

127 – OFF-STREET PARKING AND LOADING REQUIREMENTS

127.1 PURPOSE: The off-street parking regulations contained herein are promulgated in order to achieve the following:

127.1.1 To relieve congestion on public streets so that they can be utilized more fully for the movement of vehicular and pedestrian traffic; and

127.1.2 To promote the safety and convenience of pedestrians, guests, shoppers and employees by segregating parking areas from public right-of-ways thereby lessening congestion; and

127.1.3 To promote the general convenience, welfare and prosperity of residential institutional, service, commercial and industrial developments, which depend upon off-street parking and loading facilities.

127.2 PLOT PLAN: An application for a Zoning Permit shall include a plot plan, as required by Section 140 of this Resolution, containing a scale drawing indicating, among other things, the off-street parking facilities in accordance with this Section.

127.3 PARKING SPACE: A parking space shall consist of the square footage necessary to meet the requirements as set forth in the “Off-Street Parking Dimensional Table” contained in Section 127.5 of the Resolution, but in no case shall a parking space be less than one hundred and sixty-two (162) square feet exclusive of access driveways, aisles, ramps, columns, streets, alleys, private drives or roadways, usable for the parking of passenger vehicles or commercial vehicles under two (2) tons capacity.

127.4 OFF-STREET PARKING SPACES AND ACCESS DRIVEWAYS: Off-street parking spaces and access driveways serving said individual parking spaces shall conform to the following table:

Off-street Parking Dimensional Table

Degree of Angle	45	60	90	Parallel
Width of Parking Space	10'	10'	10'	10'
Length of Parking Space	20'	20'	20'	25'
Width of Access Driveway (one way)	15'	20'	20'	15'
Width of Access Driveway (two way)	22'	22'	22'	22'

127.4.1 All parking space dimensions shall be exclusive of driveways, aisles and other circulation areas.

127.4.2 Parking areas having more than one (1) aisle or driveway shall have directional signs or markings on each aisle or driveway indicating direction(s) of traffic flow.

127.5 MINIMUM NUMBER OF REQUIRED PARKING SPACES:	
127.5.1 Residential	
Use/Activity	Minimum Parking Spaces Required
Single-Family Dwelling	A minimum of two (2) enclosed spaces and a minimum of five hundred (500) square feet of unenclosed parking area per dwelling unit shall be provided. Driveways and parking areas shall be improved with gravel, asphalt, concrete, brick or other similar type material. The percentage of front yard area improved as driveway and parking area shall not exceed forty percent (40%) of the total front yard area. There shall be no off-street parking provided within the road right-of-way.
Duplex Dwelling (Two-family dwelling)	Four (4) spaces per dwelling unit, of which two (2) spaces shall be enclosed. The driveway and parking area shall be improved with gravel, asphalt, concrete, brick or other similar type material. The percentage of front yard area improved as driveway and parking area shall not exceed forty percent of the front yard area. There shall be no off-street parking provided within the road right-of-way.
Multi-Family Dwelling	Four (4) spaces per dwelling unit, of which two (2) spaces shall be enclosed. Additional guest parking at a rate of one (1) space per two (2) units.
Senior Citizen Development	Two and one-half (2-1/2) spaces per dwelling unit, of which one (1) Dwelling (Independent or space shall be enclosed. Driveway and parking areas shall be Assisted Living units only) improved by asphalt, concrete or brick. Visitor designated parking spaces shall contain spaces which measure twelve (12) feet by twenty (20) feet in area.
127.5.2 Educational/Community Facilities:	
Child or Adult Day Care	One (1) space for every employee on maximum shift, plus one (1) Centers space per five (5) persons enrolled at center capacity. Vehicles used to transport clients on fieldtrips or similar activities shall be permitted to park overnight at the center, in compliance with the parking setbacks.
Church/Place of Worship	One (1) space for every three (3) seats.
Library, Museum	One (1) space for every 250 square feet of usable floor area and one (1) space for every employee on maximum shift, plus an area designated for the safe loading and unloading of persons.
Community Center	One (1) space for every 100 square feet of usable floor area and one (1) space for every two (2) seats at maximum facility capacity, plus an area designated for the safe loading and unloading of persons.
Governmental Facility	One (1) space per motor vehicle operated in connection with such use, Police and Fire Services plus one (1) parking space for every employee on maximum shift, and a sufficient number of spaces to serve all the users and visitors of the site.

Postal Service	One (1) space per motor vehicle operated in connection with such use, plus one (1) parking space for every employee on maximum shift, and a minimum of 10 visitor parking spaces.
Outdoor Recreation (Unless otherwise specified in this Section)	Minimum of one (1) parking space per four (4) seats of spectator seating; however, if no spectator seating is provided for the use, a parking area shall still be provided on the site, with a sufficient number of spaces to serve all users of the site.
Residential Care Facility Nursing Home, Home for the Aging & Hospice Care	One (1) space for every four (4) beds, plus one (1) space for every Nursing Home, Home for the Aging, or Hospice Care employee on maximum shift.
Schools: Elementary, Middle or Junior High	One (1) space per classroom and ten (10) additional spaces for staff with one (1) additional space for every five (5) seats in the largest assembly room.
Schools: Senior High	Five (5) spaces per classroom and one (1) space for every four (4) seats in the largest assembly room. If a high school stadium is located on the property, then one (1) additional parking space for every ten (10) stadium seats shall be provided.
127.5.3 Commercial Recreational	
Auditoriums, Stadiums, and Other Places of Public Assembly	One (1) space for every four (4) persons of seating capacity.
Studios for Instruction	One and one-half (1.5) spaces per student at maximum capacity, plus one (1) space for every employee on maximum shift, plus an area designated for the safe and convenient loading and unloading of students
Golf Course/Clubhouse	Six (6) spaces per green plus one (1) space for every three (3) persons based on the maximum anticipated capacity of all non-golf related facilities capable of simultaneous use including pool, restaurant, banquet facility, and health/recreational facilities. Plus one (1) space for every employee on maximum shift.
Health/Recreational Facility	One (1) space for every 250 square feet of exercise area, locker room or Membership Sports/Fitness area and equipment rooms.
Indoor Movie Theaters	One (1) space for every three (3) seats.
Meeting/Banquet Facilities and Clubs	One (1) space for every three (3) persons of maximum seating capacity, plus one (1) space for every employee on maximum shift
Swimming Pools, Public	One (1) space for every fifty (50) square feet of defined active (for Private Pools, see recreation area including water, lawn deck and bath house. Clubhouse)
Tennis Courts	Four (4) spaces per court.
Shooting Range	One (1) space for each shooting station, plus one (1) space for every employee on maximum shift.

127.5.4 Office and Professional Services	
Business, Professional & Administrative Offices & Services (Including government office but excepting medical and dental)	One (1) space for every three hundred fifty (350) square feet of usable floor area.
Dental, Medical and Clinical Offices	One (1) space for every 200 square feet of usable floor area.
Banks, Credit Unions and other Financial Services	One (1) space for every 300 square feet of usable floor area, plus one (1) space for every employee on maximum shift.
Funeral Home	One (1) space for every fifty (50) square feet of parlor or viewing room area.
Hospitals	One (1) space for every two (2) beds and one (1) space for every employee on maximum shift.
Veterinary Services, Animal Boarding	One (1) space for every four hundred (400) square feet of usable floor area and one (1) space for every two (2) employees.
127.5.5 Retail and Service:	
Retail and Service Uses, Unless Specified Below	One (1) space for every two hundred and fifty (250) square feet of usable floor area.
Restaurant-Counter Service	One (1) space for every 75 square feet of usable floor area, plus one (1) space for every three (3) employees, with a minimum of six (6) spaces.
Restaurant-Table Service	One (1) space for every 75 square feet of usable floor area, plus one (1) space for every employee on maximum shift, plus ten (10) spaces.
Convenience Store	One (1) space for every one hundred (100) square feet of usable floor area.
Furniture, Appliance, Showrooms(Plumbing, Electrical, Decorators and Related Trades), Nursery and Garden Supply	One (1) space for every four hundred (400) square feet of usable floor Building Supply, area or display area.
Hotels and Motels	One (1) space per room, plus seventy-five percent (75%) of the normal spaces required for accessory uses such as restaurants and meeting/banquet facilities. Plus one (1) space for every employee on maximum shift.
Bed and Breakfast	One (1) space per guest room, two (2) owner spaces, plus one (1) space for every employee on maximum shift.
Gas Station	One (1) space for every employee on maximum shift, plus eight (8) spaces for customers.
Car Wash	One (1) space for every employee on maximum shift, plus a minimum of three (3) waiting spaces for every bay or for every twenty (20) feet of building length, for a tunnel car wash.

Automotive Services/Repair	One (1) space for every employee on maximum shift, eight (8) spaces for customers and one space for every service bay.
Instant Oil Change	One (1) space for every employee on maximum shift, plus three (3) waiting spaces for every service bay.
Automobile, Boat, Motorcycle, RV, and Equipment Sales & Service (includes equip. rental/leasing)	One (1) space for every four hundred (400) square feet of enclosed sales area, one space for every six hundred (600) square feet of outdoor sales area, one (1) space for every service bay, and one (1) space for every employee on maximum shift.
Livery/Auto Rental	One (1) space for every employee on maximum shift, four (4) spaces for customers and eight (8) spaces for vehicles.
Manufacturing/Warehousing:	
Manufacturing	One (1) space for every four hundred (400) square feet of gross floor area.
Research Laboratory and Testing Labs	One (1) space for every five hundred (500) square feet of gross floor area.
Warehousing	One (1) space for every one thousand (1000) square feet of gross floor area.

127.6 UNITS OF MEASURE: In determining the required number of parking spaces, the following rules shall apply:

127.6.1 Floor Area: Where floor area is designated as the standard for determining parking space requirements, usable floor area shall be used, unless specifically noted otherwise.

127.6.2 Seating Capacity: Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated, or one (1) seat for each twenty-four (24) lineal inches of benches or pews, or when fixed seats are not indicated, the capacity shall be determined as being one (1) seat for each twenty (20) square feet of floor area of the assembly room.

127.6.3 Employees: Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two (2) successive shifts, unless specified otherwise above.

127.6.4 Fractional Numbers: Fractional numbers shall be rounded-up to the next highest whole number.

127.7 LOCATION OF PARKING SPACES:

127.7.1 All parking spaces as required under this Section shall be located on the same lot or parcel as the building or use being served, except that where an increase in the number of spaces is required by a change of use or enlargement of use where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not more than three hundred (300) feet from an institutional building served and not more than five hundred (500) feet from any other non-residential building being served, provided, however, that such spaces have reasonable and safe access to the building being served.

127.7.2 That, for other than single-family, two-family or multi-family dwellings, the parking area be designed in such a manner that a vehicle entering or leaving the parking area shall be moving in a forward direction. Access to driveways for parking areas and/or loading spaces shall be located in such a way that any vehicle entering or leaving said lot shall be clearly visible for a reasonable distance from a private or public street.

127.8 SURFACING OF DRIVES, PARKING, LOADING AND SERVICE SPACES:

Required off-street parking surfaces, access drives, and loading and service areas in any district, except in conjunction with a single or two-family dwelling, shall be of asphaltic concrete, Portland cement concrete and shall be so graded and drained as to properly dispose of any surface water and prevent the drainage of such water onto adjacent properties. Similarly paved walks shall be provided between major streets and structures and the parking areas. Pervious pavement that is allowed for by the Lake County Storm Water Regulations may be used as a surface.

127.9 LIGHTING AND STRIPING: Any parking area intended to be used during non-daylight hours shall be illuminated. Such lighting shall be so arranged as to direct the light away from any adjoining properties or public road right-of-ways. Parking areas with a required capacity of over five (5) vehicle spaces shall be striped with six (6) inch wide lines between the parking spaces.

127.10 LANDSCAPING, SCREENING AND BUFFERING: All developments shall include the following required landscaping for parking lots:

127.10.1 Interior Parking Lot Landscaping: For parking areas in any district designed to accommodate twenty (20) or more vehicles, a minimum of ten percent (10%) of the parking lot shall be planted as landscaped island areas, developed and distributed throughout the parking lot so as to provide visual and climatic relief from broad expanses of pavement and designed to reduce the amount of runoff from the site. Each individual landscaped island shall be a minimum of ten (10) feet in width in any horizontal direction and shall provide at least one (1) major shade tree having a clear trunk height of at least six (6) feet and a minimum caliper of two (2) inches. For the purposes of this section, the parking area shall be the total surface area including access and circulation aisles.

127.10.2 Additional Plantings along Public Streets: Whenever parking areas consisting of five (5) or more spaces are located such that the parked cars will be visible from a public road right-of-way, landscaping, in addition to the required interior parking lot landscaping in subsection (a) above, shall be planted and maintained between the street and the parking lot. Such landscaping shall be a minimum of three (3) feet in height and located adjacent to the perimeter of the parking lot and placed to effectively screen parking areas from the view of public road right-of-ways without impeding vision sight lines from a motor vehicle, either to the right or left with respect to an adjacent private drive or public road right-of-way. In lieu of landscaping, parking areas may be screened by the use of decorative elements such as building wall extensions, berms, mounding or other innovative means so as to screen parking areas from the view of public road right-of-ways without impeding vision sight lines from a motor vehicle, either to the right or left with respect to an adjacent private or public road.

127.11 REQUIRED DISTANCE FROM BOUNDARY OR PUBLIC RIGHT-OF-WAY: Parking in any non-residential district shall be no closer than twenty-five (25) feet to any public right-of-way line. In the non-residential districts, it is permissible to have a ten (10) foot side yard clearance, except where the side yard is a corner lot, in which case the twenty-five (25) foot restriction is in effect; or when such property abuts any residential district, then it is required to be 20 feet from the property line.

127.12 SPECIAL PARKING PROVISIONS:

127.12.1 Construction Trailers. Construction trailers may be used as a temporary business office during construction projects as long as they are located at least twenty-five (25) feet from a public road right of-way and at least fifty (50) feet from any abutting property line. Such trailer used as a business office shall be removed when a model home has been completed, if it is a residential project, and shall be removed immediately upon completion if it is a commercial or industrial project. At no time shall such trailers be used for dwelling purposes.

127.12.2 Display of Vehicles/Recreational Equipment for Sale. In all districts, the display of motor vehicles being offered for sale including, but not limited to, cars or recreational equipment such as a boat or camper, shall be limited to not more than two (2) items per calendar year. Only one (1) vehicle shall be offered at any given time. In commercial and industrial zones, the item being offered for sale shall be displayed in the driveway or other paved or gravel surface on the property and shall be titled to the occupant. The parking of such vehicles in the right-of-way or in temporary road easements shall be prohibited. Motor vehicle dealers are exempt from this rule and shall conform to section 142.4.5.17 or 142.4.5.18.

127.13 HANDICAP PARKING SPACES: Handicap accessible parking spaces shall be provided in accordance with the following provisions of the Americans with Disabilities Act, including but not limited to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) Manual published in July of 1998 by the U.S. Architectural and Transportation Barriers Compliance Board for proper design and implementation, and/or the Code of Federal Regulations (28 CFR Part 36) Revised as of July 1, 1994, and all amendments and revisions thereto.