

SECTION 18

OFF-STREET PARKING AND LOADING

18.1 PURPOSES:

The purposes of this Section 18 are to alleviate and prevent congestion of the public streets, and so to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking, loading and unloading, and storage of motor vehicles, recreational vehicles, and trailers in accordance with the use to which property is zoned.

18.2 GENERAL PROVISIONS:

18.2-1 *Procedure:* An application for a building permit for a new or enlarged building, structure or use shall include a plot plan, drawn to scale, and fully dimensional showing all parking and loading facilities to be provided in compliance with the requirements of this Zoning Code.

18.2-2 *Extent of Control:* The off-street parking and loading requirements of this Zoning Code shall apply as follows:

- A. All buildings and structures shall provide accessory off-street parking, loading, and vehicle storage facilities as required by this Section 18.
- B. When a building or structure undergoes any decrease in the number of dwelling units, gross floor area, seating capacity, number of employees or other unit of measurement specified in this Section 18 for the required parking or loading facilities, and further, when said decrease would result in a requirement for fewer total parking or loading spaces through application of the provisions of this Section 18, then the parking and loading facilities may be reduced accordingly, provided that existing parking or loading facilities remaining will at least equal the minimum parking or loading required by this

Section 18 for the building or structure as modified.

- C. When a building or structure undergoes any increase in the number of dwelling units, gross floor area, seating capacity or other unit of measurement specified in this Section 18 for the required parking or loading facilities, and further, when said increase would result in a requirement for additional total parking or loading spaces under this Section 18, then the parking and loading facilities shall be increased accordingly, to at least equal the parking or loading required by this Section 18 for the building or structure as modified.

18.2-3 *Existing Parking and Loading Spaces:* Accessory off-street parking and loading spaces in existence as of the effective date of this Zoning Code shall not be reduced to a number less than required by this Section 18 for equivalent new construction.

18.2-4 *Permissive Parking and Loading Spaces:* Nothing in this Section 18 shall prevent establishing off-street automobile parking or loading spaces to serve any existing use of land or buildings, subject to full compliance with the provisions of this Zoning Code.

18.2-5 *Damage or Destruction:* Any building, structure or use that has fewer parking or loading spaces than are required by this Zoning Code and that is damaged or destroyed by fire, collapse, explosion or other cause may be reconstructed, re-established or repaired without the addition of off-street parking or loading facilities, provided, however, that the same number of parking and loading spaces that existed prior to such damage or destruction shall be provided. No building, structure, or use that meets or exceeds the parking or loading space requirements of this Section and that is damaged or destroyed by fire, collapse, explosion, or other cause, shall be reconstructed, re-established, or repaired except only if all parking and loading spaces required by this Section are provided.

18.2-6 *Schedule of Required Number of Parking Spaces:*

A. *Required Parking and Loading:* Requirements governing the number of off-street parking spaces and off-street loading spaces are established in Sections 18.3 and 18.8 of this Section. The parking and loading requirements for any use not specified herein shall be the same as for a similar specified use, as determined pursuant to Sections 18.3 and 18.8.

B. *Floor Area:* For office, retail, merchandising or service types of use, the term "floor area" as used in this Section 18 shall mean the gross floor area of a building or structure used or intended to be used for service to the public as customers, patrons, clients, patients or tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise, and areas used for food preparation in restaurants. For purposes of this Section 18, "floor area" shall not include any area used for:

1. Floor area primarily devoted for storage purposes.
2. Processing or packaging of merchandise.
3. Show windows or offices incidental to the management or maintenance of a store or building.
4. Restrooms
5. Utilities
6. Dressing, fitting or alteration rooms
7. Stairwells
8. Elevator Shafts

18.2-7 *Surfacing Requirements for Outdoor Parking and Storage Areas in Commercial Districts:*

Areas in the M-1 or M-2 Manufacturing Districts used strictly for the outdoor storage of equipment or vehicles may be treated with gravel, ground asphalt, crushed limestone or other material as approved by the Community Development Department. Such areas shall not exceed 10% of the total site area and shall not be located in a front yard. A 50 foot long asphalt or concrete driveway shall be provided from the paved street onto the property to prevent gravel or dirt from being carried onto the public street. Areas for the outdoor storage of equipment or vehicles shall be clearly shown and labeled on the plans required for permitting.

18.3 MINIMUM OFF-STREET PARKING REQUIREMENTS:

The minimum parking requirements are listed in the chart at the end of this Section.

18.4 ADDITIONAL PARKING REGULATIONS

- 18.4-1 *Use of Approved Parking Areas in Residential Districts:* Off-street parking spaces accessory to residential use and developed in any residential district in accordance with the requirements of this Section 18 shall be used solely for the parking of vehicles owned or operated by the occupants of the dwelling structures to which such facilities are accessory or by guests of said occupants. The parking or storage of commercial vehicles and commuter vans must be within a fully enclosed structure, except as allowed as follows. The outside parking and storage of commercial vehicles having a class "D" plate (as defined by the Illinois Vehicle Code) or lower is permitted, however any vehicle with a class "B", "C", or "D" plate must be no higher than 9 feet in height as measured from the ground to the vehicle's highest point including a cargo box, other permanently mounted equipment, or cargo. Commercial Vehicles with a class "F" or higher plate and semi-trailer tractor units shall not be parked or stored in residential zoning districts. Recreational vehicles having a class "RV" plate, recreational trailers with a class "RT" plate, and recreational vehicles not required to have a plate are permitted in residential districts, subject to "off-season" and other restrictions listed in this section.

Trailers with a classification of "TA", "TB", "Motorcycle TA", and "UT" (as defined by the Illinois Vehicle Code) are permitted in residential districts, however the cargo box height shall be no higher than 9 feet. Neither "TA" trailers nor "UT" trailers shall have a length of over 16 feet, excluding the trailer tongue. Trailers with a classification of "TC" are allowed on a temporary basis not to exceed 7 days and must be approved by the Chief of Police or designee. No more than two temporary trailer authorizations shall be issued to the same property in any calendar year. All vehicles must be located on an approved hard surface as defined in this Zoning Code. All boats, trailers, and recreational vehicles in all residential districts shall meet the requirements of this section and Section 18.4-1.1.

No equipment or machinery designed for the movement of earth, roadwork, or for use on a farm, (including but not limited to bulldozers, road graders, tractors, cranes, forklifts or rollers), shall be stored in a residential area, except as permitted in relation to work approved by the Village.

The parking of trucks, trailers and other vehicles prohibited under this section shall be permitted, if they are temporarily being used in conjunction with a service, delivery or pick up actually being conducted for the benefit of the property where the vehicle is being parked for a period not to exceed the time period of permitted construction hours for each day.

All motor vehicles parked in a residential district must not be in violation with Chapter 12. 02 - D, "Public Nuisances Affecting Peace and Safety" of the Municipal Code related to unlicensed motor vehicles and inoperable motor vehicles. The covering of an unlicensed or inoperable motor vehicle, or trailer by a cover or tarp is prohibited, except when placed within a fully enclosed structure. The covering of licensed and operable motor vehicles, or trailer must be done with a commercially made motor vehicle cover, securely fastened at all times.

18.4-1.1 Boats, Trailers, and Recreational Vehicles in Residential Districts

- A. *Flammable Liquids*: With the exception of fuels used in the operation of the boat, trailer or recreational vehicle in the primary fuel tanks, the owner of such a vehicle shall not park, or store such vehicle leaving flammable liquids on board.
- B. *Dangerous or Unsafe Storage*: The owner of a boat, trailer, or recreation vehicle shall not park, or store such vehicle in a manner as to create a dangerous or unsafe condition on the property where parked, or stored. Parking or storing the boat, trailer or recreation vehicle in a manner that a vehicle may tip, roll, or create a hazard shall be considered a prohibited dangerous and unsafe condition.
- C. *Street Parking*: At no time shall any boat, trailer, or recreational vehicle be permitted to be parked on any Village street for more than 24 hours.
- D. *Proof of Ownership*: A legal or beneficial owner of, or lessee of the property shall have, and display upon request to authorized Village officials, proof of ownership of a parked, or stored boat, trailer or recreation vehicle.
- E. *Sewage Disposal*: Sewage shall be disposed only into approved sanitary facilities.
- F. *Maintenance*: A boat, trailer or recreation vehicle which is stored outdoors, shall be maintained in operable condition, and shall not be stored off the ground except when properly loaded on a trailer. Service utilities, such as electrical power, may not be attached to the stored vehicles.
- G. *Trailer and Recreational Vehicle Parking and Storage Limits*: No more than a combination of two of the following may be stored on any one residential zoning lot: boat/trailer combination, recreational vehicle/ trailer combination, "TA", "TB", "Motorcycle TA", "RT", or "UT" trailer free-standing or combined with other use/vehicle, or freestanding recreational vehicle.

- H. *Ownership Control*: No person shall store on any property any boat, trailer, or recreation vehicle which is not owned by an occupant of the residence for more than 14 days.
- I. *Overnight Use*: No boat or recreation vehicle shall be used as primary living or sleeping quarters while parked or stored in the Village. Occasional overnight use may be allowed but only if permission is granted in advance by the Chief of Police or designee.
- J. *"In season"*: During the "in season" a boat, trailer or recreational vehicle shall be stored on an approved surface and not encroach on a Village Street or public sidewalk. The boat, trailer, or recreational vehicle must be parked or stored a minimum of 2 feet back from the edge of any street in areas where there are no public sidewalks. Boats, trailers, and recreational vehicles may be parked or stored in any yard, on an approved surface, during the "In season".
- K. *"Off season"*: During the "off season", boats, trailers with a classification of "RT", "TA", or "TB" or recreational vehicles shall be stored either indoors; or outdoors in the rear yard on an approved surface. The dimensions of the approved surface shall not be less than the overall width and length dimensions of the stored trailer or vehicle. As an exception, boats, trailers with a classification of "RT", "TA", or "TB", or recreational vehicles which require a license plate may be stored in the side yard on an approved surface so long as the side yard is screened with a 6 foot high fence that is a maximum of 30% open. Boats, trailers with a classification of "RT", "TA", or "TB", and recreational vehicles which require a license plate may be stored in the front yard (side), front yard (rear), or front yard (front) on an approved surface and shall be behind a screening fence the maximum height allowed, within a location allowed by Section 15, and a maximum of 30% open.
- L. *All year storage*: Trailers with a classification of "Motorcycle TA", "TA", or gross vehicle weighted rate of 2,000 pounds or less, with or without a loaded vehicle, shall be allowed to be stored year-round in any yard. Trailers shall be stored on an

approved surface and not encroach on a Village Street or public sidewalk. The trailers must be parked or stored a minimum of 2 feet back from the edge of any street in areas where there are no public sidewalks. Up to a maximum of (2) canoes, kayaks, or row boats shall be permitted to be stored in rear yards on the ground and shall be permitted year-round.

- M. *Winter use vehicles:* Winter use vehicles are snowmobiles or trailers for the specific purposes of hauling a snowmobile. They shall be considered "in season" from November 1st through April 30th of the subsequent year, and "Off season" otherwise.

18.4-2 *Control of Off-Site Facilities:* When required accessory off-site parking spaces are provided elsewhere than on the lot on which the principal use served is located, they shall be in the same possession, either by deed or long term lease, as the property occupied by such principal use. The owner shall be bound by covenants filed of record in the office of the McHenry County Recorder of Deeds requiring the owner and his or her heirs and assigns to maintain the required number of parking spaces during the existence of said principal use.

18.4-3 *Design and Maintenance in all districts, unless otherwise noted:*

- A. *Parking Space and Aisle Size:* A required off-street parking space shall be in accordance with the requirements specified herein (also see Section 18.4-6). These specifications are exclusive of access drives and aisles, ramps, columns and office and work areas accessible from streets or alleys or from private driveways or aisles leading to streets or alleys and to be used for the storage or parking of passenger vehicles or commercial vehicles under 12 ton.

Angle	Stall Width	Stall Length	Aisle Width (1 way)	Aisle Width (2 way)
0	8	22		
45	9	18	13	25

60	9	18	18	25
75	9	18	18	25
90	9	18	25	25

- B. *Calculation of Required Spaces:* When the calculation of the required number of off- street parking spaces results in a requirement for a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall be interpreted as one parking space.
- C. *Open and Enclosed Spaces:* Except as provided herein, parking areas may be open or enclosed.
- D. *Access:* Parking facilities shall be designed with appropriate means of vehicular access to a street or alley in such a manner providing least interference with the movement of traffic. A driveway access in any residential zoning district shall be at least 12 feet in width and not exceed 30 feet in width from the lot line to the edge of the roadway pavement, and shall not exceed a 20 percent grade in any direction (that is, a 20 foot vertical rise in 100 feet of horizontal distance). The Community Services Director shall have authority to allow grades in excess of 20 percent on lots where the driveway services an existing building and site conditions prevent meeting the 20 percent standard. The driveway in any residential zoning district shall be at least 12 feet wide throughout its length. The Community Services Director shall have authority to reduce driveway to a width not less than 10 feet in cases where site conditions prohibit construction to a width of 12 feet.
- E. *Signs:* No signs shall be displayed in any parking area within any residential zoning district except as may be reasonably necessary for the orderly use of the parking facilities. All signs must conform to Section 16 of this Zoning Code.
- F. *Surfacing:* All open off-street parking areas and driveways shall be constructed as an approved hard surface.
- G. *Lighting:* Lighting shall be required for new business, manufacturing and residential off-

street parking areas with 20 or more spaces.

1. General Requirements: Any lighting shall be directed away from adjoining and adjacent properties. The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending on to adjacent property. Shielding means that a) the bulb/light source and cover portion of a fixture that transmits the light shall not extend beyond or below the opaque portion of such fixture so the bulb/light source is not visible from general side view and b) the fixture itself is angled properly so the bulb/light source is not visible from general side view.

2. Pole Height

a. In Business, Manufacturing, Airport District 2 and Institutional Buildings Zoning Districts:

- i. for developments up to 2 acres the maximum height of light fixtures including the pole, pole support, fixture and related equipment shall be 25 feet;
- ii. for developments over 2 acres the maximum height of light fixtures including the pole, pole support, fixture and related equipment shall be 35 feet;

b. In Residential Zoning Districts the maximum height of light fixtures including the pole, pole support, fixture and related equipment shall be 25 feet.

c. In the Airport District 1 Zoning District, lighting shall be allowed only per the regulations described in Chapter 26 of the Municipal Code.

3. Light intensity

a. Light intensity at a property line abutting a residential property shall not exceed 0.1

foot candle.

- b. Light intensity at a property line abutting a non-residential property right-of-way shall not exceed 0.5 foot candle.

4. Lighting Plans: A lighting plan shall be submitted in conjunction with applications for subdivision, planned unit development and development within any environmentally sensitive area. Such lighting plans shall be subject to establishment and approval through the applicable review processes. Said lighting plan shall show the following:

- a. The location and height of external light fixtures;
- b. The type (such as incandescent, halogen, high pressure sodium) and luminous intensity of such light source;
- c. The type of fixture (such as floodlight, full-cutoff, lantern, coach light);
- d. Estimates for site illumination resulting from the lighting, as measured in foot-candles, should include minimum, maximum and average illumination. Comparable examples already in the community that demonstrate technique, specification and/or light level should be provided if available to expedite the review process; and;
- e. Other information deemed necessary by the Director of Community Development.

5. The provisions for lighting are applicable to the use and development of all private and public lands, exclusive of the following:

- a. Public street lighting;
- b. Temporary seasonal decorative lighting;
- c. Specialized lighting necessary for safety, such as navigational or runway lighting at the Lake in the Hills Airport, temporary lighting associated with emergency operations, road hazard warnings and other similar operations;
- d. Outdoor recreational uses, such as ball diamonds, playing fields and tennis

courts, which have unique requirements for nighttime visibility and generally have limited hours. These uses may exceed the lighting standards provided. To the maximum extent possible, lighting is to be located and directed to minimize spillover onto residential properties.

- H. *Miscellaneous*: Any wall or fence developed around any parking area shall be subject to the front yard setback requirements of this Zoning Code in the same manner as a building or structure. No parking spaces shall be permitted beyond the boundaries of a zoned lot.
- 18.4-4 *Overnight Parking*: In all Business, Manufacturing and Airport zoning districts overnight parking shall not be permitted except for vehicles accessory to the principal use of the lot and in the case of a vehicle owned by an employee at a business that operates 24 hours a day.
- 18.4-5 *Stacking Design*: Stacking spaces provided for drive-thru uses shall 1) be a minimum of 9 feet wide and 20 feet in length; 2) be placed in a single line; 3) be located so that when in use they do not obstruct ingress/egress to the site and do not obstruct access to required parking or loading spaces; 4) begin behind the last vehicle being washed in an automobile laundry and from the last point of service, such as a window, for all other drive-thru uses.
- 18.4-6 *Non-Parking Aisle Design*: Aisles provided to allow traffic circulation that do not have adjacent parking stalls shall be a minimum of 11 feet wide for one-way and a minimum of 22 feet wide for two way traffic.
- 18.4-7 *Storage for Automotive Repair Operations*: Any inoperable vehicle or trailer temporarily parked or stored in relation to a vehicle repair facility, shall be placed in the rear yard, or screened from view from the public road with fencing in compliance with the fencing regulations of the Zoning Ordinance, or as approved by ordinance specific to the location. No vehicles stored in relation to a repair facility shall be stored on the lot for a period of more than 60 days.

18.5 LOCATION OF PARKING AREAS:

18.5-1 *Extent of Control:* Off-street vehicle parking facilities shall be located as hereinafter specified. Where a distance is specified, such distance shall be measured from the nearest point of the parking area to the nearest entrance of the building that the parking area is required to serve.

- A. One and two family dwellings: off-street parking facilities shall be provided on the same lot with the buildings the parking area is required to serve.
- B. Single-family attached dwellings not exceeding two stories in height: off-street parking facilities shall be provided on the same lot or parcel of land as the building the parking area is required to serve. For the purpose of this requirement, a group of such uses constructed and maintained under single ownership or management shall be considered as a single lot or parcel of land.
- C. Multiple family dwellings containing four or more dwelling units and three and four family dwellings exceeding two stories in height: off-street parking facilities shall be provided on the same lot or parcel of land as the building the parking area is required to serve, or on a separate lot or parcel of land not more than 300 feet from the nearest entrance to the main building being served, provided the lot or parcel of land selected for the parking facilities is located in an R-4 or less restricted zoning district.
- D. Hotels, motels, clubs, hospitals, sanitariums, orphanages, homes for the aged, convalescent homes and for other similar uses: off-street parking facilities shall be provided on the same lot or parcel of land as the main building or buildings being served, or upon properties contiguous to the zoning lot upon which is located the building or buildings the parking area is intended to serve.
- E. For uses other than those specified above:

off-street parking facilities shall be provided on the same lot or parcel of land as the main building served, or on a separate lot or parcel of land not exceeding 1,000 feet from the entrance of the main building, measured from the nearest point of the parking area, provided the separate lot or parcel of land intended for the off-street parking facilities is located in the same zoning district as the principal permitted use or in a less restricted zoning district.

18.6 PARKING SETBACKS:

- 18.6-1 *Parking within buildings and structures:* Enclosed buildings, carports, or other structures containing off-street parking shall comply with the front, rear and side yard setback requirements for such structures as contained in this Section or as otherwise applicable to the property in question.
- 18.6-2 *Yards adjoining streets:* With the exception of single family and two family dwellings, off-street parking spaces and access drives shall not be located within a required front yard, except that an access drive generally perpendicular to such right of way may traverse such yard.
- 18.6-3 *One and two family front yards:* Off-street parking spaces and access drives may be located in any yard of single family and two family dwellings, provided that such parking spaces and access drives shall not cover more than fifty (50%) percent of a front yard, nor more than fifty (50%) percent of a side yard abutting a street. For a single family detached unit with a front yard of 1,000 square feet or less (or a lot width of 50 feet or less), the maximum width for an off-street parking space or access drive shall be 12 feet for a one-car garage and 20 feet for a two-car garage.
- 18.6-4 *Parking adjacent to residential districts:* Open off-street parking spaces for five or more vehicles and access drives adjoining a lot zoned for a residential use shall be separated from such lot by a yard not less than ten (10) feet in depth. Screening consisting of earth berms, landscaping, and/or fencing shall be provided and maintained so as to protect the privacy of adjoining residential

uses. Such screening shall be a minimum of five (5) feet in height above the adjacent parking lot pavement grade; except that screening located within twenty (20) feet of a street right-of-way line shall not exceed thirty inches in height above the parking lot pavement adjoining such yard.

18.7 OFF-STREET LOADING FACILITIES:

18.7-1 *Design in all districts:*

- A. *Construction, Size:* An off-street loading space shall be a hard-surfaced area of land, open or enclosed, other than a street or a public way, used principally for the standing, loading or unloading of motor trucks, tractors and trailers so as to avoid undue interference with the public use of streets and alleys. The loading space shall be a minimum of 10 feet in width and 45 feet in length exclusive of access aisles and maneuvering space, except as otherwise specifically dimensioned hereafter.
- B. *Location:* No loading space, whether required in addition to any requirement, shall be closer than 50 feet to any property in any Residential zoning district unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combination thereof not less than six feet in height. No such loading space shall be located within 25 feet of the nearest point of an intersection of any two streets. Loading spaces open to the sky may be located in any required yard.
- C. *Calculation of Required Spaces:* When the calculation of the required number of off-street loading spaces results in a requirement for a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall be interpreted as one loading space.
- D. *Surfacing:* All open loading spaces shall be improved with a compacted macadam base not less than seven inches thick, surfaced with a minimum of two inches compacted asphaltic concrete or some comparable all-weather

dustless material.

18.8 MINIMUM LOADING SPACE REQUIREMENTS:

In all zoning districts where property uses include the loading and unloading of materials or merchandise from vehicles, off-street loading spaces shall be provided as required herein. For buildings under the square footage thresholds listed herein, the Director of Community Development may determine the number, if any, of off-street loading spaces required.

18.8-1 Hotels containing exhibition halls, convention halls, auditoriums, office facilities or retail shops: one off-street loading space for the first 40,000 square feet of gross floor area, plus one additional off-street loading space for each 150,000 square feet of gross floor area or fraction thereof of gross floor area in excess of 40,000 square feet.

18.8-2 Hospitals or sanitariums containing 40,000 to 100,000 square feet of gross floor area: one off-street loading space, plus one additional such space for each additional 100,000 square feet of gross floor area or fraction thereof in excess of 100,000 square feet.

- 18.8-3 Buildings containing bowling alleys, taverns, restaurants or any retail shop containing 40,000 to 100,000 square feet of gross floor area: one off-street loading space, plus one additional such space for each additional 100,000 square feet of gross floor area or fraction thereof in excess of 100,000 square feet.
- 18.8-4 Banks, business or professional offices or public administration buildings containing 40,000 to 100,000 square feet of gross floor area: one off-street loading space, plus one additional such space for each additional 100,000 square feet of gross floor area or fraction thereof in excess of 100,000 square feet.
- 18.8-5 Buildings containing furniture and appliance stores, motor vehicles sales, wholesale stores, household equipment or machinery sales and having 8,000 to 25,000 square feet of gross floor area: one off-street loading space, plus one additional space for each 25,000 square feet of gross floor area or fraction thereof in excess of 25,000 square feet.
- 18.8-6 Buildings containing manufacturing uses; research and testing laboratories; laundry and dry-cleaning establishments; printing, binding and publishing of newspapers, periodicals, books and other reading matter; warehouses and storage facilities; engraving shops; assembly of materials and products; processing and distribution of materials and products; and other similar uses having more than 10,000 square feet of gross area, exclusive of basement area, and less than 40,000 square feet of gross floor area: one off-street loading space, plus one additional such space for each additional 60,000 square feet of gross floor area in excess of 40,000 square feet.

18.9 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

Use of Property	Required Parking Spaces
Airport and associated uses	Per the Director of Community Development
Airport Hangar (For private land and hangars)	.5 per aircraft space
Assembly hall / Convention hall	1 space per 100 square feet
Automobile Sales	1 space per 250 sq. ft. of floor area
Automobile Repair, Major and Minor	3 parking spaces per service bay
Automotive Service Facility	3 spaces per service bay
Bank	1 parking space for each space 250 square feet of floor area, 5 stacking spaces for each drive-thru service lane
Bar / Lounge	1 space per 70 square feet
Bowling alley	3 parking spaces for each alley, 1 parking space for each 300 feet of floor area devoted to affiliated uses such as restaurant, bar, etc.
Car Wash (full service automatic)	5 stacking spaces for each wash bay plus 1 drying space per bay
Car Wash (full service by hand)	3 stacking spaces for each wash bay, plus 1 drying space per bay
Car Wash (self-serve)	1 parking space for every 2 wash bays, 2 stacking spaces per wash bay plus 1 drying space per bay
Club, lodge (private)	1 space per 250 square feet
Contractors Office/Shop	1 parking space per 300 sq. ft.
Day care center	1 space per 400 square feet
Drive-thru establishments, except as specifically listed elsewhere in this Section	5 stacking spaces for each drive-thru service lane
Dwelling unit, single family, two family	2 parking spaces per unit

Use of Property	Required Parking Spaces
Dwelling unit, multiple family	2 parking spaces for each unit plus 2 additional spaces for each four units
Educational facility: Elementary and middle school, public or private	1 space for each classroom plus 1 space for each 4 seats or 72" of seating spaces in the main place of assembly
Educational facility: High school, public or private	1 space per teacher and staff member plus 1 space per 5 students plus 1 space for each 4 seats or 72" of seating spaces in the main place of assembly
Educational Facilities: Pre-schools	1 parking space for each employee/teacher, plus 1 space for each 10 students for guest parking
Equestrian sports facility	Per the Director of Community Development
Funeral home	1 space per 100 square feet of chapel area, 1 space for each funeral vehicle maintained on premises, 2 spaces for each family residing on premises
Gas Station	1 space per 4 gas pumps plus 1 space per 350 sq. ft. of floor area where the retail sale of goods takes place
Group Home	2 spaces for every 3 bedrooms
Horse Stable	1 space for each 2 stalls
Hospital	1 parking space for each 2 hospital beds plus 1 parking space for each 1,500 square feet gross floor area in residents' quarters, plus 1 space for each staff or visiting doctor
Hotel / Motel	1 space per lodging room plus 1 space per 300 square feet of meeting and restaurant space.
Industrial use	1 space per 1,000 square feet.
Kennel	1 space per 500 square feet.
Library	1 space per 800 square feet.
Long Term Care Facility	0.5 spaces per dwelling unit

Use of Property	Required Parking Spaces
Mining operation	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle used in the operation of the use or stored on the premises.
Motor vehicle sales	1 space per 400 square feet.
Museum	1 space per 800 square feet.
Nursery, including retail sales	1 space per 1,000 sq. ft.
Nursing Homes / Sanitariums	1 space for each 4 beds.
Office: Business	1 space per 300 square feet.
Office: Medical or Dental	1 space per 200 square feet.
Office: Public Administration	1 space per 300 square feet.
Places of Worship	1 space for each 4 seats.
Post Office	1 space per 200 square feet plus 1 space per government-owned vehicle stored on the premises.
Restaurant	1 space per 70 square feet plus 10 stacking spaces for drive-thru
Retail / Service Establishment Single-tenant buildings under 30,000 sq. ft. (Multi-tenant buildings 30,000 sq. ft. or less, provided that no more than 50% of the building is occupied by restaurant uses ¹)	1 space per 200 square feet.
Retail / Service Establishment (Single-tenant buildings over 30,000 sq. ft.; Multi-tenant buildings over 30,000 sq. ft., provided that no more than 50% of the building is occupied by restaurant uses ¹)	1 space per 300 square feet.
Senior Housing	1 parking space per dwelling unit
Skating rink	1 parking space for each 100 square feet of floor area used for assembly

Use of Property	Required Parking Spaces
Sports / recreational facility / health club	1 space per 300 square feet.
Stadium, sports arena, auditorium, gymnasium (other than incidental to a school or place of worship)	1 parking space for each 4 seats
Storage facility	1 space per 20 storage stalls plus 1 per 400 square feet of usable area
Theater, indoor	1 parking space for each 4 seats up to 500 plus 1 parking space for each 2 seats over 500
Vehicle rental facility	1 space per 300 square feet of indoor office area plus 1 space per rental vehicle.
Warehouse	1 space per 1,000 square feet
Wholesale store	1 space per 600 square feet.

¹ To the extent that restaurant uses exceed 50% of a Retail/Service Establishment multi-tenant building, additional parking requirements based on calculations for Restaurant use must be met.

If a use is not specifically mentioned, the Director of Community Development shall make a determination on the number of required parking spaces based upon standards of the closest comparable use or data provided from the American Planning Association or Institute of Traffic Engineers to determine the particular parking demand.