

SECTION 9 - OFF-STREET PARKING AND LOADING

9.01 General Requirements:

- A. For all uses established or placed into operation after the effective date hereof, there shall be constructed, provided, preserved, and maintained the amount of off-street parking space hereinafter set forth.
- B. Whenever the intensity of use of any structure or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, additional employment, or other unit of measurement, such additional parking as required herein to provide for the expanded use shall be provided.
- C. Parking in existence on the effective date hereof or that was provided voluntarily after such effective date, shall not hereafter be reduced below, or if already less than, shall not further be reduced below, the requirements of this ordinance for a new use.
- D. No vehicle shall be parked in any front yard except upon a regularly constructed driveway.
- E. Prior to the issuance of a building or grading permit for a parking area, a site plan shall be submitted to the appropriate Village authorities and other agencies for their consideration and recommendations. The site plan shall include, but not be limited to, the boundaries of the property, location of the adjacent houses, parking spaces, circulation patterns, drainage plan, and construction plan for boundary walls and planting plan.
- E. All parking facilities shall have a bituminous or concrete surface except that outdoor storage areas and truck parking areas in any industrial district may have a stone or gravel surface if located in the rear yard.

9.02 Location: Off-street parking space shall be located on the same lot as the use for which provided, except as otherwise specifically provided:

- A. In all residential districts, parking facilities shall be located on the same lot or lots with the building they are required to serve. The driveway shall not be wider than forty (40) percent of the width of the lot on which the driveway is located.
- B. In all commercial districts (except C-3, Central Business District);
 - 1. Parking facilities shall be located within three hundred feet (300') of the building they are required to serve.
 - 2. Parking facilities where permitted shall not be located within five (5) feet of any property line except in the case of combined parking facilities.
 - 3. No loading space or spaces shall be closer than fifty (50) feet to any property in a residential district unless said space is completely enclosed by a building. No loading space shall be located within any area where parking is prohibited in this Ordinance.
- C. In the C-3, Central Business District, parking facilities shall be located within a reasonable distance of the building they are required to serve.
- D. In all industrial districts,
 - 1. Parking facilities shall be located within six hundred feet (600') of the building they are required to serve.
 - 2. Parking facilities where permitted shall not be located within five (5) feet of any

property line except in the case of combined parking facilities.

3. No loading space or spaces shall be closer than fifty (50) feet to any property in a residential district unless said space is completely enclosed by a building. No loading space shall be located within any area where parking is prohibited in this Ordinance.

9.03 Lighting

To ensure the security of property and the safety of persons using any parking area, the following minimum lighting standards shall apply:

1. For residential uses, lights shall be installed in all parking areas containing five (5) or more parking spaces and shall be illuminated between dusk and dawn. For nonresidential uses, lights shall be installed in all parking areas containing five (5) or more parking spaces and shall be illuminated between dusk and dawn whenever said premises are open for operation. "Open for operation" shall be any time that a retail business is open for the sale of goods or services or a retail, office, or industrial facility actually has employees working within or upon said premises, other than guards or watchmen. Lights shall be not more than fifteen (15) feet in height in residential zoning districts, and not more than thirty (30) feet in height in other zoning districts.
2. Where lighted areas are required, lighting shall be provided as follows:

	<u>Minimum*</u>	<u>Maximum*</u>
Residential Zoning Districts	1.5	2.0
Commercial Zoning Districts	2.0	5.0
Industrial Zoning Districts	2.5	5.0

*Average Ground Level Foot-Candles

9.04 Landscaping Requirements

It is the purpose and intent of these regulations to provide adequate protection for contiguous property against the undesirable effects caused by the creation and operation of parking and loading areas, and to protect and preserve the appearance and character of the surrounding neighborhoods through the screening effects and aesthetic qualities of such landscaping. As such, all parking and loading areas, constructed after the date of this Ordinance, shall be properly screened and landscaped as hereinafter described:

1. All yards and open spaces surrounding, parking lots, access drives and streets shall be landscaped with trees and shrubs, and shall be maintained by the property owner.
2. For parking lots adjacent to residentially zoned property, Section 6.07 (Screening between Non-Residential and Residential Zoning Districts), shall apply.
3. All new landscaped areas shall be installed within six (6) months after the occupancy or use of the building or premises. Dead plant materials shall be replaced in a timely fashion with living plant material and shall have the same quality and quantity of the initially approved landscaping.
4. All landscaping shall be maintained in a healthy, neat, trimmed, clean and weed-free condition. Landscaped areas shall be covered with either grass and/or other types of ground cover located beneath and surrounding the trees and shrubs.
5. Landscaped areas within and immediately adjacent to an off-street parking or loading area

shall be protected from the encroachment of motor vehicles by placing, along the entire perimeter of the landscaped area, a six (6) inch concrete curb or other curbing material approved by the Village Engineer.

9.05 Off-Street Parking Dimensions

The regulations of this Section shall govern the dimensions of off-street parking facilities including those approved as planned unit developments and special uses.

Except as otherwise provided for in this section, all uses except for single-family residential, shall comply with the following requirements:

1. **Standard Dimensions.** Subject to number one (1) and two (2) of this list, each parking space shall contain a rectangular area at least nineteen (19) feet long and nine (9) feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs and aisles, so long as the parking spaces so created contain within them the rectangular area required by this section.
2. **Compact Car Provisions.** In parking areas containing ten (10) or more parking spaces, up to twenty (20) percent of the parking spaces need contain a rectangular area of only seven and one-half (7 ½) feet in width by fifteen (15) feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.
3. **Parallel Parking.** Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall not be less than 22 feet by 9 feet.
4. **Parking Aisle Widths.** Parking aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking:

Parking Angle	0	30	45	60	90
One-Way Traffic (Aisle Width)	13'	11'	13'	18'	24'
Two-Way Traffic (Aisle Width)	19'	20'	21'	23'	24'

5. **Driveways.** Driveways shall not be less than ten (10) feet in width for one-way traffic and eighteen (18) feet in width for two-way traffic.

9.06 Space Required: At least the following numbers of usable off-street parking spaces, shall be provided; also adequate provision for ingress, egress, and maneuvering shall be provided.

A. Residential Uses:

One-family dwellings and two-family dwellings

2 parking spaces for each dwelling unit.

Multiple-family dwelling

2 parking spaces for every dwelling unit.

Hotels, Motels, Inns and auto courts

1 parking space for each guest or sleeping room or suite, plus 1 additional space for each employee

Lodging, rooming and boarding houses

1 parking space for each 2 lodging rooms, plus 1 space for the owner or manager

B. Commercial Uses:

Automobile laundry

Stacking space shall be provided to accommodate waiting automobiles equal in number to 5 times the maximum capacity of the automobile laundry for each wash rack, plus 1 parking space for each 2 employees. Maximum capacity, in this instance, shall mean the greatest number of automobiles undergoing some phase of laundering at the same time.

Automobile service stations

2 parking spaces for each island of pumps and each service stall plus 1 parking space for each 2 employees.

Banks

1 parking space for each 200 square feet of floor area. Drive-in establishments shall provide 6 stacking spaces per teller or customer service window.

Barber shop

2 parking spaces for each barber chair plus 1 per each employee.

Beauty parlor

1 parking space for each 150 square feet of floor area.

Bowling alleys

3 parking spaces for each alley, plus such additional spaces as may be required herein for affiliated users (bars, restaurants, and the like).

Furniture and appliance stores, household equipment or furniture repair shops

1 parking space for each 600 square feet of floor area in excess of 1,000 square feet.

Motor vehicle sales and machinery sales

1 parking space for each 800 square feet of floor area.

Restaurants or establishments dispensing food and/or beverages for consumption on the premises (not including drive-in establishments)

1 parking space for each 100 square feet of floor area, or 1 space for each 3 seats, plus 1 parking space for each 3 employees, whichever is greater.

Restaurants (Carry-out)

1 parking space for each 50 square feet of floor area.

Restaurants (Drive-in) and/or refreshment stand (where food and/or beverage is consumed in a vehicle)

1 parking space for each 20 square feet of floor area, but not less than 10 spaces.

Retail stores

1 parking space for each 180 square feet of floor area.

Theaters (Indoor)

1 parking space for each 4 seats up to 400 seats, plus 1 for each 6 seats over 400 seats.

Theaters (Outdoor)

Reservoir parking spaces at the entrance to the theater equal to 10% of the vehicle capacity of the theater.

Undertaking establishments, funeral parlors

6 parking spaces for each chapel or parlor, or 1 for each 50 square feet of floor area used for services, whichever is greater, plus 1 parking space for each funeral vehicle kept on the premises.

C. Office Uses:

Business or professional offices

1 parking space for each 250 square feet of floor area.

Medical or dental clinics

2 parking spaces for each office, examining room or treatment room, plus 1 for each employee.

D. Industrial Uses:

Manufacturing uses or any establishments engaged in production, processing, cleaning, servicing, testing or repair of materials, goods, or products

1 parking space for each employee on maximum shift, plus 1 parking space for each vehicle used in the conduct of the enterprise.

Truck terminals

1 parking space for each 2 employees, plus 1 for each truck.

Warehouses and storage buildings

1 parking space for each 2 employees, plus 1 space for each vehicle used in the conduct of the enterprise.

Wholesale establishments (but not including warehouses and storage buildings other than accessory)

1 parking space for each 600 square feet of floor area in excess of 4,000 square feet. Plus, one spot per employee per shift.

E. Schools, Institutions, and Places of Assembly:

Athletic fields

20 spaces for every diamond or athletic field or 1 space for every 4 seats, whichever is greater (One space equals 2 feet bench length).

Auditoriums, gymnasiums, convention halls, and all places of assembly

1 parking space for each 5 seats or parking spaces equal to 1/5 the capacity of the facility in persons.

Churches

1 parking space for each 4 seats in main auditorium.

Colleges, universities, trade schools

1 parking space for each 5 students (based on the maximum number of students that the facility is designed to handle at any one time), plus 1 for each 2 employees.

Elementary school

2 parking spaces for each classroom. However, if a place of

assembly is provided in the school and the parking spaces provided for the place of assembly is equal to or in excess of the requirement for the classrooms, the classroom requirement need not be provided.

Golf Courses	4 spaces per hole plus 1 space for every 2 employees on the maximum shift.
Hospitals	1 parking space for each 2 beds, plus 1 for each staff doctor or visiting doctor, plus 1 for each 2 employees.
Junior high and high school	1 parking space for each 8 students (based on the maximum number of students that the facility is designed to handle at any one time), plus 1 for each 2 employees.
Nursery school	1 parking space for each employee.
Nursing home, convalescent home and similar type establishments	1 parking space for each 3 beds, plus 1 for each 2 employees.
Library	1 parking space for each 1,000 square feet of floor area, plus 1 parking space for each 4 employees.
Private clubs and lodges	Parking spaces equal to 1/5 the capacity of the facility in persons.

F. Other Uses: For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed uses, or as determined by the Plan Commissioner.

9.07 Off-Street Loading:

When Required: Off-street loading space shall be required and maintained in connection with any building or part thereof, hereafter erected or altered which is to be occupied by uses requiring the receipt or distribution of materials or merchandise.

Location: Off-street loading space shall be located on the same lot as the structure for which provided.

9.08 Design, Development and Maintenance: Every parcel of land hereafter used for off-street loading space shall be designed, developed, and maintained in accordance with the following requirements:

- A. Shall be graded for proper drainage and provided with an all-weather surfacing maintained at all times in such a manner as to prevent the release of dust and to be free of dust, trash and debris.
- B. Off-street loading spaces that adjoin or are across the street from property zoned for any residential use, shall have a dense evergreen planting, fence, masonry wall, or such other screening, as may be determined by the Plan Commission. The Plan Commission shall also determine the height, location and density of screening used to provide adequate protection to adjoining property.
- C. Shall be provided with entrances and exits not less than twelve feet (12') or more

than thirty five feet (35') in width and so located as to minimize traffic congestion.

- D. No portion of a vehicle shall project into a street or alley while being loaded or unloaded.
- E. Each off-street loading space shall be not less than ten feet (10') in width, twenty five feet (25') in length, and twelve feet (12') in height, exclusive of access drives. When more than three (3) spaces are required, the spaces other than the first three (3) shall be twelve feet (12') in width, sixty five feet (65') in length, and fifteen feet (15') in height.
- F. Off-street loading space may occupy all or any part of any required yard space, unless otherwise prohibited by this ordinance.

9.09 Amount of Space Required: At least the following amounts of off-street loading space shall be provided, plus an area or means adequate for maneuvering, ingress and egress:

Required

Square Feet of Gross Floor Area Number of Spaces

Up to 20,000 square feet	1
20,001 to 40,000 square feet	2
40,001 to 70,000 square feet	3
70,001 to 120,000 square feet	4
120,001 to 200,000 square feet	5
For each additional 100,000 square feet	1 additional

9.10 ALLEYS - POLICY GOVERNING ALLEYS

Purpose: The regulations of this policy are intended to govern the use of alleys, whether complete or partially finished. The regulations set forth are designed to provide for the safety and method of development of alleys within the Village of Elwood.

- A. The Village reserves the rights to dictate the uses on these alleys.
- B. Partially finished alleys without gravel are considered incomplete and shall not be used as a thoroughfare.
- C. The Village will post signs as necessary to stop traffic on partially finished alleys.
- D. These alleys will be finished as the need arises and funds become available.
- E. Individuals desiring to extend or improve an alley shall fund an extension and or improvement on their own.
- F. A permit shall be required from the Village along with the approval of the Street and Alley Commissioner to extend or improve any alley.