

SEC. 13-2-13 OFF-STREET PARKING.

- (a) **Spaces Required.** Any building hereafter erected or structurally altered shall be provided with an off-street parking space not greater than 500 feet from the principal use. A parking space shall be 9 feet in width by not less than 20 feet in depth for 30°, 60°, or 90° (angled) parking and not less than 25 feet in depth for 0° (parallel) parking, and there shall be at least 24 feet of width between opposite facing parking stalls for ingress and egress. The following schedule shall be utilized to determine the number of parking spaces for various uses allowed by this ordinance:
- (1) Two spaces per dwelling unit (such dimensions as enumerated above, however, are not required for single family detached housing).
 - (2) Auditoriums, churches, theaters, community centers and other places of public assembly: one space for every 2 seats.
 - (3) Retail business establishments, restaurants, etc.: 7 spaces for the first 1,000 square feet then 5.5 spaces per 1,000 square feet thereafter of primary floor area devoted to the principal use of the property. This requirement does not apply to the area of the building utilized for storage purposes. No additional space will be required for such storage space.
 - (4) Wholesale and other general business establishments: one space for each 2 employees during any 12-hour period and 1 space per 300 square feet of office floor area.
 - (5) Office buildings: one space for each 300 square feet of floor area.
 - (6) Medical and dental clinics: 5 spaces for each doctor and one space for each employee.
 - (7) Industrial buildings and warehouse buildings: one space for each employee during any 12-hour period and 1 space per 300 square feet of office space.
 - (8) Sanitariums, institutions, rest homes, nursing homes: one space for each 2 beds, plus one space for every 2 employees.
 - (9) Hospitals: one space for each 2 beds, plus one space for every 2 employees.
 - (10) Hotels and motels: one space for each guestroom, plus one space for every 2 employees.
 - (11) Colleges, vocational and night schools, secondary and elementary schools: one space for each employee, plus one space for every 2 students except that the requirement for parking at elementary schools may not include student parking. At secondary schools, the number of stalls for student parking shall be determined by the Plan Commission and appropriate provisions made consistent with the intent of this provision.
- (b) **Residential Parking.** Parking of vehicles accessory to a residential use shall be limited to those actually used by the residents or for temporary parking for guests. Vans or pick-up trucks for private and recreational use or a motor home (recreational vehicle) or one van or pick-up truck used in a business or trade or used for transportation to and from a place of employment of the occupant may be parked on a residential property as long as such use does not become a nuisance to the neighborhood.
- (c) **Parking of Trucks and Equipment.** No other vehicular equipment of a commercial or industrial nature, as excepted in (b) above, shall be parked or stored for more than 2 consecutive hours and 4 accumulative hours during any 24 hour period on any lot in any zoning district except in Business and Industrial Districts or as follows:

Provisions

- (1) Agricultural equipment (such as farm tractors, plows, farm plows, seeders, combines, cultivators, trucks owned and used by the farmer in the operation of his farm, etc.) used in a farm operation.
- (2) Not more than one panel, van, or pick-up truck used in the conduct of a conforming business activity being carried on in a Residential or Agricultural District, or used to commute to a business elsewhere. In any case, there shall be no more than one such commercial type vehicle parked in an area zoned Residential or Agricultural except that the Board of Appeals may, if the need is evident, permit more than one such vehicle if the Town Board and Planning Commission indicate they have no objection to the increase in the number of such vehicles. No limitation shall be placed on vans or pick-up trucks if they are used for private non-business or non-commercial recreational purposes.
- (3) A conditional use permit pursuant to Section 13-2-9(i)(8) may be granted to permit the parking of commercial or industrial type vehicles in certain districts. In Business and Industrial Districts where such vehicles are necessary to an otherwise permitted business or commercial use, a conditional use permit will not be required and there are no limitations as to the number of such vehicles that may be parked on the property except as may be hereinafter established under the provisions of the applicable zoning district.
- (d) **Surfacing.** Any off-street parking area, other than that provided for a residence, having a capacity for more than 4 vehicles shall be surfaced and maintained in a dustless condition. Bituminous asphalt, concrete, or similar material may be used with Plan Commission approval.
- (e) **Screening.** Any off-street parking area, other than that provided for a residence, which abuts or faces a Residence District, shall provide a planting screen, landscaped fence, or wall, at least 5 feet in height, along the side abutting or fronting on a Residence District.
- (f) **Offset.** In any off-street parking area, other than that provided for a residence, no vehicle shall be allowed to park closer than 10 feet to the abutting lot line.
- (g) **Setback.** No vehicle shall be parked closer than 10 feet to the base setback line.
- (g) **Lighting.** Lights provided in any parking area shall be hooded or beamed so as not to create undesirable glare of illumination of adjacent property.