

ARTICLE XVIII

PARKING

Section 15-291 Number of Parking Spaces Required.

(a) Subject to Section 15-292.1, all developments shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question. In addition, all 9.200 and 9.400 classification uses shall provide sufficient vehicle storage area to accommodate the number of vehicles likely to be on the premises awaiting work or pending removal of their owners. **(AMENDED 2/4/86; 5/18/04)**

(b) The presumptions established by this article are that: *(i)* a development must comply with the parking standards set forth in subsection (g) to satisfy the requirement stated in subsection (a), and *(ii)* any development that does meet these standards is in compliance. However, the Table of Parking Standards is only intended to establish a presumption and should be flexibly administered, as provided in Section 15-292.

(c) Uses in the Table of Parking Requirements [subsection (g)], are indicated by a numerical reference keyed to the Table of Permissible Uses, Section 15-146. When determination of the number of parking spaces required by this table results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

(d) With respect to any parking lot that is required to be paved (see Section 15-296): **(AMENDED 9/13/83)**

(1) The number of parking spaces required by this article may be reduced by a total of one space if the developer provides a bikerack or similar device that offers a secure parking area for at least five bicycles.

(2) In non-residential districts, the number of parking spaces required by this article may be reduced by one space for each motorcycle pad provided, up to a total of five percent of the required number of spaces.

(e) Whenever a building is constructed with the intention that it be used in whole or in part for use classification 2.120, 2.220, 2.320, 3.120, or 3.220, the building shall be constructed on the lot in such a manner that sufficient usable space remains on the lot to add the additional parking spaces that would be required to convert the use of the building entirely to use classification 2.110, 2.210, 2.310, 3.110, or 3.210. In addition, whenever a developer proposes to construct a building to be used for purposes that require a lesser number of parking spaces than other uses to which the building might well be put at some future date, the administrator shall send to the developer a certified letter explaining that sufficient space should be left on the lot to add parking spaces at a later time if required. **(AMENDED 2/4/86)**

(f) The Board recognizes that the Table of Parking Requirements set forth in subsection (g) cannot and does not cover every possible situation that may arise. Therefore, in cases not specifically covered, the permit-issuing authority is authorized to determine the parking requirements using this table as a guide. In addition, the Board of Aldermen may authorize a reduction of up to 25 percent in the parking requirement when approving a Village Mixed Use Master Plan or Conditional Use Permit or an Office/Assembly development Conditional Use Permit. Land necessary to meet the full, presumptive, parking requirement must be identified during the plan approval process and must be reserved should the need for additional parking arise in the future. **(AMENDED 05/25/99)**

(g) Table of Parking Requirements **(AMENDED 11/28/06)**

| USE | PART I. PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE) |
|--------------|---|
| 1.100 | 2 spaces per dwelling unit plus one space per room rented out in each dwelling unit (see Accessory Uses, Section 15-150). These required spaces shall be in addition to any space provided within an enclosed or partially enclosed garage. (AMENDED 2/24/84; 08/27/96) |
| 1.200 | 2 spaces for each dwelling unit, except that one bedroom units require only one space. |
| 1.300 | With respect to multi-family units located in buildings where each dwelling unit has an entrance and living space on the ground floor, the requirement shall be 1½ spaces for each one bedroom unit and 2 spaces for each unit with two or more bedrooms. Multi-family units limited to persons of low- or moderate-income or the elderly require only 1 space per unit. All other multi-family units require 1 space for each bedroom in each unit plus 1 additional space for every four units in the development. (AMENDED 5/10/83) |
| 1.340 | 1 space per every four dwelling units. (AMENDED 01/11/00) |
| 1.410 | 1 space for each bedroom. |
| 1.420 | |
| 1.430 | 1 space for each room to be rented. |
| 1.510 | 1 space per room plus additional spaces for restaurant or other facilities. (AMENDED 11/28/06) |
| 1.61 | 3 spaces for every five beds except for uses exclusively servicing children under 16, |
| 1.62 | in which case 1 space for every 3 beds shall be required. |
| 1.63 | |
| 1.900 | 4 spaces for offices of physicians or dentists; 2 spaces for attorneys; 1 space for all others. |
| 2.110 | 1 space per 200 square feet of gross floor area. |
| 2.120 | 1 space per 400 square feet of gross floor area. |

| USE | PART I. PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE) |
|------------------------------|--|
| 2.130 | |
| 2.140 | 1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to three spaces per window. (AMENDED 2/4/86) |
| 2.150 | 1 space per 200 square feet in the portion of the building to be used for retail sales plus 1 space for every two employees on the maximum shift. (AMENDED 04/15/97) |
| 2.210 | 1 space per 200 square feet of gross floor area. (AMENDED 2/4/86) |
| 2.220 | 1 space per 400 square feet of gross floor area. |
| 2.230 | |
| 2.240 | 1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to three spaces per window. |
| 2.310 | 1 space per 200 square feet of gross floor area. |
| 2.320 | 1 space per 400 square feet of gross floor area. |
| 2.330 | 1 space per 400 square feet of gross floor area. |
| 3.110 | 1 space per 200 square feet of gross floor area. |
| 3.120 | 1 space per 400 square feet of gross floor area. |
| 3.130 | 1 space per 150 square feet of gross floor area. |
| 3.150 | 1 space per 200 square feet of ground floor area. (AMENDED 06/20/95) |
| 3.210 | 1 space per 200 square feet of gross floor area. |
| 3.220 | 1 space per 400 square feet of gross floor area. |
| 3.230 | 1 space per 200 square feet of area within main building plus reservoir lane capacity equal to five spaces per window (10 spaces if window serves two stations). |
| 3.250 | 3 spaces arranged in close proximity to this use. (AMENDED 09/01/92) |
| 4.100 4.200 | 1 space for every two employees on the maximum shift except that in the B-1-G, B-2, B-3, and B-4 zones, such uses may provide 1 space per 200 square feet of gross floor area. |
| 5.110 | 1.75 spaces per classroom in elementary schools 5.0 spaces per classroom in high schools. |
| 5.120 | 1 space per 100 square feet of gross floor area. |
| 5.130 | 1 space per 150 square feet of gross floor area. |
| 5.200 | 1 space per every four seats in the portion of the church building to be used for |

| USE | <u>PART I.</u> <u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u> |
|------------------------------|--|
| | services plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses, plus 1 space for every 200 square feet of gross floor area designed to be used neither for services nor residential purposes. |
| 5.310 5.320 | 1 space per 300 square feet of gross floor area. |
| 5.400 | 1 space per 300 square feet of gross floor area. |
| 6.110 | 1 space for every 3 persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion -- example tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculation. |
| 6.120 6.130 | 1 space for every four seats. |
| 6.140 | 1 space for every 200 square feet of gross floor area within enclosed buildings (AMENDED 2/2/88) |
| 6.210 6.220 | 1 space per 200 square feet of area within enclosed buildings, plus 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to the maximum capacity. |
| 6.230 | Miniature golf course – 1 space per 300 square feet of golf course area plus 1 space per 200 square feet of building gross floor area; Driving range -- 1 space per tee plus 1 space per 200 square feet in building gross floor area; Par Three Course -- 2 spaces per golf hole plus 1 space per 200 square feet of building gross floor area. |
| 6.240 | 1 space per horse that could be kept at the stable when occupied to maximum capacity. |
| 6.250 | 1 space for every three seats. |
| 6.260 | 1 space per speaker outlet. |
| 7.100 | 2 spaces per bed. |
| 7.200 | 3 spaces for every 5 beds |
| 7.300 7.400 | 1 space for every two employees on maximum shift. |
| 8.100 | 1 space per 100 square feet of gross floor area. (AMENDED 2/24/87) |
| 8.200 | 1 space for every four outside seats. (AMENDED 2/24/87) |
| 8.300 | 1 space for each drive-in service spot. (AMENDED 2/24/87) |
| 8.400 | Reservoir lane capacity equal to five spaces per drive-in window. (AMENDED |

| USE | <u>PART I.</u> <u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u> |
|--|---|
| | 2/24/87) |
| 8.500 | Spaces to be determined according to projected level of carry-out service. (AMENDED 2/24/87) |
| 8.600 | 1 space per 200 square feet of floor area plus one space per employee engaged in delivery service. (AMENDED 2/24/87) |
| 9.100 | 1 space per 200 square feet of gross floor area plus an extra 810 square foot vehicle storage area per repair bay. |
| 9.200 | 2 regular spaces per bay plus a 1,540 square foot vehicle storage area per bay. (AMENDED 2/4/86) |
| 9.300 | 1 space per 200 square feet of gross floor area of building devoted primarily to gas sales operation; plus sufficient parking area to accommodate 2 vehicles per pump without interfering with other parking spaces. |
| 9.400 | 2 regular spaces per bay and office plus an 810 square foot vehicle storage area per bay. (AMENDED 2/4/86, 10/20/92) |
| 9.500 | Conveyer type--1 space for every three employees on the maximum shift plus reservoir capacity equal to five times the capacity of the washing operation. Self-service type--2 spaces for drying and cleaning purposes per stall plus two reservoir spaces in front of each stall. |
| 10.210 10.220 | 1 space for every two employees on the maximum shift but not less than 1 space per 5,000 square feet of area devoted to storage (whether inside or outside). |
| 11.000 | 1 space per 200 square feet of gross floor area. |
| 12.100 12.200 | 1 space per 200 square feet of gross floor area. |
| 13.100 13.200 13.300 13.400 | 1 space per 200 square feet of gross floor area. |
| 14.100 14.200 14.300 14.400 | 1 space for every 2 employees on maximum shift. |
| 15.100 15.200 | 1 space per 200 square feet of gross floor area. |
| 15.300 | 1 space for every 2 employees on maximum shift. |
| 15.400 | 1 space per 100 square feet of gross floor area. |

| <u>PART I.</u> | |
|--|---|
| <u>USE</u> | <u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u> |
| 15.500 | 1 space per 400 square feet of gross floor area of the collection facility plus 1 space per employee or attendant. (AMENDED 6/28/83) |
| 16.100 | 1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to three spaces per window. |
| 16.200 | 1 space per 200 square feet of gross floor area. |
| 19.000 | 1 space per 1,000 square feet of lot area used for storage, display, or sales. (AMENDED 5/12/81) |
| 20.000 21.000 | 1 space per 200 square feet of gross floor area. |
| 22.000 | 1 space for every employee plus 1 space per 250 square feet of floor area used for day care in addition to spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses. |
| 23.000 | 1 space per 200 square feet of gross floor area. 1 space per room plus additional space for restaurant or other facilities. |
| 34.000 34.100 34.200 | 1 space per room plus additional spaces for restaurant or other facilities. 2 spaces per main dwelling unit plus 1 space per room. (AMENDED 06/22/99; 11/28/06) |
| <u>PART II. (APPLIES TO PROPERTIES LOCATED WITHIN THE B-1(C), B-1(G), AND B-2 ZONING DISTRICTS)</u> | |
| <u>USE</u> | <u>PARKING REQUIREMENT</u> |
| 1.100 | 1 per bedroom and no more than 2 |
| 1.200 | 1 per bedroom and no more than 2 |
| 1.300 | 1 per bedroom and no more than 2 |
| 1.500 | .75 per room (Note: This does not include parking for associated conference and/or restaurant facilities.) |
| 2.000 | 1 per 300 square feet of gross floor area |
| 3.000 | 1 per 400 square feet of gross floor area |

(AMENDED 02/04/97; 01/11/00; 5/18/04)

(h) Bicycle parking shall be provided in accordance with the provisions of this subsection by all developments that fall within the use classifications shown in the following Table of Bicycle Parking Standards.

When determination of the number of spaces required by this table results in a requirement of a fractional space, any fraction of one-half or less shall be disregarded, while a fraction in excess of one-half shall be counted as one space.

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|---|
| Table of Bicycle Parking Standards |
|---|

| Use | Bicycle Parking Requirement |
|-------------------------|---|
| 1.300 | 1.5 spaces per unit |
| 2.100 2.200 2.300 | 1 space per 10 presumptively required auto spaces, with a minimum of 5 spaces |
| 3.100 3.200 | 1 space per 10 presumptively required auto spaces, with a minimum of 5 spaces |
| 5.100 | 1 space per 10 students plus 1 space per 10 employees |
| 6.200 | 1 space per 4 presumptively required auto spaces |
| 8.100 8.200 | 1 space per 10 presumptively required auto spaces, with a minimum of 5 spaces |
| 10.100 | 1 space per 10 auto spaces, with a minimum of 5 spaces |
| 34.100 | 1 space per 5 rooms, up to 50 rooms; 1 space per 10 rooms above 50 rooms |

(AMENDED 6/19/12)

Section 15-292 Flexibility in Administration Required

(a) The Board recognizes that due to the particularities of any given development, the inflexible application of the parking standards set forth in Subsection 15-291(g) may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The latter situation results in a waste of money as well as a waste of space that could more desirably be used for valuable development or environmentally useful open space. Therefore, as suggested in Section 15-191, the permit-issuing authority may permit deviations from the presumptive requirements of Subsection 15-291(g) and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection 15-291(a). In addition, that same flexible approach shall be followed with respect to the vehicle storage area requirements set forth in the preceding table.

(b) Without limiting the generality of the foregoing, the permit-issuing authority may allow deviations from the parking requirements set forth in Subsection 15-291(g) when it finds that:

- (1) A residential development is irrevocably oriented toward the elderly;
- (2) A residential development is located on a bus line, is located in close proximity to the central business district, and is committed to a policy of placing restrictions on the vehicle ownership of its tenants.
- (3) A business is primarily oriented to walk-in trade.

(c) Whenever the permit-issuing authority allows or requires a deviation from the presumptive parking requirements set forth in Subsection 15-291(g), it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

- (d) If the permit-issuing authority concludes, based upon information it receives in the consideration of a specific development proposal, that the presumption established by Subsection 15-291(g) for a particular use classification is erroneous, it shall initiate a request for an amendment to the Table of Parking Requirements in accordance with the procedures set forth in Article XX.