

CITY OF ST. CHARLES

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ORDINANCE NO. 1991-Z-7

AN ORDINANCE AMENDING TITLE 17,  
"ZONING," OF THE ST. CHARLES  
MUNICIPAL CODE REGARDING  
OFF-STREET PARKING AND LOADING

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ADOPTED BY THE

CITY COUNCIL

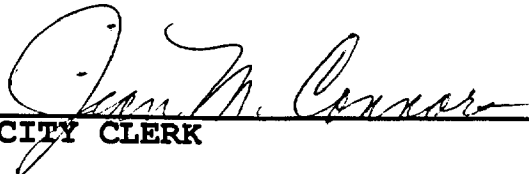
OF THE

CITY OF ST. CHARLES

THIS 1ST DAY OF JULY, 1991

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PUBLISHED IN PAMPHLET FORM BY  
AUTHORITY OF THE CITY COUNCIL  
OF THE CITY OF ST. CHARLES,  
KANE AND DU PAGE COUNTIES,  
ILLINOIS, THIS 5TH DAY OF  
JULY, 1991

  
CITY CLERK

(S E A L)

ORDINANCE NO. 1991-Z-7

DATE OF PUBLICATION 7/5/91  
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REFER TO  
MINUTES 7-1-91  
PAGE \_\_\_\_\_

AN ORDINANCE AMENDING TITLE 17, "ZONING",  
OF THE ST. CHARLES MUNICIPAL CODE REGARDING  
OFF-STREET PARKING AND LOADING

WHEREAS, a Petition dated August 21, 1990, has been filed for amending Title 17, "Zoning" of the St. Charles Municipal Code regarding off-street parking and loading; and

WHEREAS, the Plan Commission of the City of St. Charles has held a public hearing on said Petition in accordance with law; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

Section 1. That Title 17, "Zoning", of the St. Charles Municipal Code be and is hereby amended as follows:

A. Delete Sections 17.38.010, 17.38.020, 17.38.030, 17.38.040, 17.38.050, 17.38.060, 17.38.070, 17.38.080, 17.38.090, 17.38.100, 17.38.110, 17.38.120, 17.38.130, 17.38.140, 17.38.150, 17.38.160, 17.38.170, 17.38.180, and 17.38.190 and substitute the following:

**17.38.010 Scope of Regulations:**

The provisions of this Chapter shall apply as follows:

A. Existing parking and loading facilities: Existing accessory off-street parking and loading facilities shall not be reduced below the requirements of this Chapter. If such existing facilities are already less than the requirements of this Chapter, they shall not be further reduced. Existing off-street parking and loading facilities which do not conform to the requirements of this Chapter, but which were in conformance with the requirements of this Chapter in effect at the time the parking or loading facilities were established or at the time any substantial modification was made, are permitted to continue as legal, non-conforming uses.

- B. Damage or destruction: When a building is reconstructed or repaired after being damaged or destroyed, off-street parking and loading facilities shall be restored or maintained in an amount equivalent to that maintained at the time of such damage or destruction; however, it shall not be necessary to restore or maintain parking and loading facilities in excess of the applicable requirements of this Chapter.
- C. New construction and new uses: The provisions of this Chapter shall apply to all buildings and structures erected or altered after August 1, 1991 and to all uses of land established after August 1, 1991 including the construction of new parking and loading facilities.
- D. Increase of intensity of use: When the intensity of use of any building, structure, or parcel of land is increased, additional parking and loading spaces shall be provided. (Intensity of use is defined as square feet of floor area, number of dwelling units, number of employees, or other factor used as a basis for requiring parking or loading facilities.) The number of additional parking and loading spaces shall be based on the increase in the number of dwelling units, floor area, seating capacity, or other units of measurement used to calculate the number of required parking or loading spaces.
- E. Decrease of intensity of use: When the intensity of use (as defined in the preceding paragraph) of any building, structure or parcel of land is decreased, the number of parking and loading spaces may be reduced if the requirements of this Chapter are met for the entire building, structure, or parcel of land as modified.
- F. Change of use: When an existing use of a building, structure, or parcel of land is changed to a new use, parking and loading spaces shall be provided as required for such new use. Provided, however, additional parking or loading spaces are required only in the amount by which the requirements for the new use exceed the requirements for the existing use.
- G. Voluntary parking and loading facilities: Nothing in this Chapter shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities, provided that all regulations governing the location, design, and control of such facilities shall be followed.

**17.38.020 Computation of Required Off-Street Parking and Loading**

- A. Fractions: In computing the number of off-street parking or loading spaces required by this Chapter, a fraction of less than one-half (1/2) may be disregarded and a fraction of one-half (1/2) or more shall be counted as one (1) parking or loading space.
- B. Floor area: For the purpose of determining the number of required off-street parking or loading spaces, "floor area" shall be construed as defined in Section 17.04.210 of this Title 17.
- C. Employee-based requirements: Except as otherwise specified, parking or loading spaces required on an employee basis shall be based on the maximum number of employees normally present on the premises at any one time.
- D. Multiple uses: If a building, structure, or parcel of land has more than one use, the parking and loading requirements shall be based on the sum aggregate total of the parking and loading requirements for the individual uses.

**17.38.030 Permits**

- A. Permit required: A Parking and Loading Construction Permit shall be obtained from the Building Commissioner prior to any construction, alteration, or addition of any parking facility providing five or more parking spaces, and for any loading facility. For purposes of this Section 17.38.030, construction, alteration or addition shall include all paving of previously unpaved surfaces, replacement of pavement with new binder and surface courses, construction of curbing, installation of new landscaping, and similar activities. Construction, alteration or addition shall not include maintenance activities such as replacement of landscaping, curb repairs, sealing, restriping, or placement of surface course pavement over previously paved areas. No permit shall be required for maintenance activities.

The application for a Parking and Loading Construction Permit shall include a plot plan, drawn to scale and fully dimensioned, indicating all existing and proposed buildings, structures, utilities, landscaping, and off-street parking and loading facilities. The application shall also include a plat of survey of the lot containing the parking or loading facilities, which shall show the

location of all existing structures, paved areas, utilities, and easements. Written information shall also be provided specifying:

1. the use of the building, structure, or parcel of land; and
2. the number or amount of dwelling units, floor area, seating capacity, number of employees, or other units of measurement specified herein; and
3. zoning and existing uses on property abutting the parcel of land on which the parking is to be located; and
4. other conditions on the site and on adjoining property as may be necessary to determine compliance with the applicable requirements.

The Building and Zoning Commissioner shall issue a permit if the proposed parking and loading improvements are in full compliance with the requirements of this Chapter and other provisions of the St. Charles Municipal Code.

- B. Time of completion: The off-street parking and loading facilities required by this Chapter shall be completed prior to the issuance of the occupancy permit for the use they serve. If weather conditions do not permit such completion the Building and Zoning Commissioner may issue a temporary occupancy permit for a maximum period of eight months. The off-street parking and loading facilities shall be completed prior to the expiration of the temporary occupancy permit.

**17.38.040 Off-Street Parking Use and Location Standards**

- A. Vehicle storage, display, and repair prohibited: Motor vehicle storage, display for sale, repair work and service of any kind, except emergency repairs, shall be prohibited within any open off-street parking area.
- B. Residential parking - location: All required parking spaces for residential uses shall be located on the same lot as the building or use served.
- C. Non-residential parking - location: All required parking for non-residential uses shall be located on the same lot as, or within 300 feet walking distance of, the building or use served, except as provided in Chapter 17.25 (B-2-C District). Off-street parking accessory to a non-

residential use shall not be located in a residential zoning district.

- D. Collective provisions: Off-street parking spaces for separate uses may be provided collectively if the aggregate total number of spaces provided is not less than the sum of the spaces required for all of the separate uses collectively.
- E. Ownership and Control: Where parking facilities are located on a lot separate from the building or use served, the owner of the lot containing the building or use shall demonstrate the right to maintain and use such parking by either of the following:
  - 1. The lot containing the building or use served and the lot containing the parking shall have the same owner of record.
  - 2. The owner of record of the lot containing the building or use served shall have a recorded lease for the lot containing the parking.

If the owner of a building or use no longer has the right to maintain or use parking facilities on a separate lot (for example, when a lease expires and is not renewed), then the Certificate of Occupancy shall be revoked with respect to the building or use for which the separate parking was required. The Certificate of Occupancy shall be reinstated when all applicable provisions of the St. Charles Municipal Code are complied with.

- F. Use of loading spaces prohibited: Space allocated to any off-street loading space shall not be used to satisfy the requirement for any off-street parking space or access aisle or portion thereof.

**17.38.050 Parking Setback and Landscaping Requirements**

- A. For purposes of this Section, landscaping shall be defined as living plant material or nonliving durable materials such as earth berms, fences, timbers, or rocks, purposely installed or preserved for functional or aesthetic reasons. Plant materials shall be sized so as to attain the size specified in this Chapter 17.38 at the end of two growing seasons following planting.
- B. 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 Title 17 or as otherwise applicable to the property in question.

- C. Yards and screening 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 or side yard adjoining a public street, except that an access drive generally perpendicular to such right of way may traverse such yard. Screening shall be provided within such yard, by means of landscaping and/or earth berms, so as to screen a minimum of fifty percent (50%), measured horizontally, of the parking lot adjoining said yard, as viewed from the public street; such screening shall be at least 18 inches but not more than thirty inches in height above the parking lot pavement grade adjoining such yard.
- D. 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) per cent of a front yard, nor more than fifty (50) per cent of a side yard abutting a street.
- E. Parking adjacent to residential districts: Open off-street parking spaces and access drives adjoining a lot zoned for a residential use shall be separated from such lot by a yard not less than five (5) 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 grade adjoining such yard.
- F. General landscaping requirement: A minimum of ten percent of a lot containing off-street parking facilities shall be landscaped. Required yards for parking facilities adjoining a street and required yards for parking facilities adjoining a residential lot shall not be counted as landscaped area for purposes of calculating this requirement.

- G. Tree planting required: A minimum of one (1) tree shall be planted or preserved for each ten (10) parking spaces in an open off-street parking facility. Such trees shall be located at the perimeter of the paved area, or in landscape islands within the perimeter. All trees planted to satisfy this requirement shall meet the City's subdivision requirements for parkway trees then in effect.
- H. Landscape Maintenance: All landscaping required herein shall be properly watered, trimmed, and otherwise maintained in good health. Any dead, unhealthy or missing plants shall be replaced within six months of notification by the City. Such maintenance and replacement shall be provided in perpetuity for all parking areas permitted under this Chapter 17.38.
- I. Landscape Design: All landscape areas adjacent to parking lots and within parking lot islands shall be protected from vehicles by anchored concrete bumpers, curbing, or similar barriers.



**17.38.060 Off-Street Parking Design and Construction Standards**

All off-street parking facilities shall comply with the following requirements:

- A. Minimum dimensions of spaces/handicap parking: Off-street parking spaces shall be at least nine feet (9.0') in width, except required off-street parking spaces for grocery and multiple-family dwellings shall be at least nine and one half feet (9.5') in width. Handicapped spaces shall be at least 16 feet in width. The dimensions of off-street parking spaces, aisles and layout shall be in accordance with the following standards:

For nine-foot (9') spaces:		<u>45</u>	<u>60</u>	<u>75</u>	<u>90</u>
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length	B	18.0	18.0	18.0	18.0
Stall line length	C	27.0	23.2	20.4	18.0
Stall depth to wall	D	19.1	20.0	19.7	18.0
Stall depth to face of curb	E	17.7	18.3	17.8	16.0
Stall depth to interlock	F	15.9	17.8	18.6	18.0
Aisle width	G	12.0	15.0	21.5	24.0
Module, wall to interlock	H	47.0	52.8	59.8	60.0
Module, interlocking	I	43.8	50.6	58.7	60.0
Module, curb face to interlock	J	45.6	51.1	57.9	58.0
Bumper overhand	K	1.4	1.7	1.0	2.0
One-way cross aisle	L	14.0	14.0	14.0	14.0
Two-way cross aisle	M	24.0	24.0	24.0	24.0

Parking parallel to aisle: 8-foot width, 22-foot length

- B. Access: Adequate access shall be provided for all off-street parking spaces by means of driveways and aisles conforming to the dimensions set forth in the preceding paragraph. Off-street parking shall not be designed so as to necessitate backing movements for ingress or egress, except for entering or exiting an individual parking space.
- C. Minimum vertical clearance: Off-street parking spaces, aisles, and driveways shall have a minimum vertical clearance of seven feet (7').
- D. Marking/stripping: Parking spaces within parking lots having more than five spaces shall be delineated with paint or other permanent materials which shall be maintained in clearly visible condition. Handicap spaces shall be identified with a sign visible at all times of

the year, regardless of snow cover, plant growth, or similar conditions.

- E. Surfacing: Open off-street parking spaces and access drives shall be graded and paved with bituminous concrete or portland cement concrete.
- F. Drainage: Open off-street parking facilities shall comply with the requirements of Title 18 of the St. Charles Municipal Code, as amended.
- G. Visibility: Parking facilities, sidewalks, and landscaping shall be located so that visibility at interior and street intersections is not inhibited; landscaping and other obstructions at such intersections shall not exceed 30 inches in height.
- H. Access control and signage: One-way driveways shall be clearly marked with appropriate entrance and exit signs or pavement marking. If traffic conditions in the vicinity of the site warrant the restriction of turning movements or access to or from a parking facility, signs and driveway modifications necessary to accomplish said restrictions shall be provided by the property owner. The Director of Public Works may impose such restrictions based upon applicable State and Federal requirements or, if no requirements are applicable, good engineering practice.
- I. Lighting: Lighting installed for the purpose of illuminating off-street parking facilities shall be designed so that it does not produce direct illumination onto surrounding public and private property.

**17.38.070 Required Off-street Parking Spaces:**

The minimum number of off-street parking spaces to be provided for the designated uses shall be as follows:

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
single family detached dwellings	2.0 parking spaces per each dwelling unit
single family semidetached dwellings	
single family attached dwellings	
two-family detached dwellings	
multiple family dwellings:	parking spaces per dwelling unit:
studio, efficiency, and one-bedroom units	1.2
two bedroom units	1.7
three or more bedroom units	2.0
apartment hotels	1 space for each 2 separate lodging rooms
rooming houses	
amusement game arcades	10 parking spaces per 1000 square feet of floor area
auction rooms	
pool halls	
tea rooms	
restaurants	15 parking spaces per 1000 square feet of floor area
taverns and cocktail lounges	
dance halls	
automobile sales and rental	2.0 parking spaces per 1000 square feet of floor area
furniture stores	
greenhouses	
carpet and rug stores	
monument sales	
barbershops	4.0 spaces per 1,000 square feet of floor area
beauty parlors	
blueprinting and photocopying establishments	

