

**AMENDING CHAPTER 23 "UNIFIED DEVELOPMENT ORDINANCE", ARTICLE 12 "OFF-STREET PARKING, LOADING AND STORAGE REQUIREMENTS", OF THE CITY OF DEKALB, ILLINOIS MUNICIPAL CODE.**

**WHEREAS**, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

**WHEREAS**, the City adopted a Unified Development Ordinance (the "UDO"), which provides for the City's zoning and subdivision standards and procedures; and

**WHEREAS**, the City wishes to amend Article 12 "Off-Street Parking, Loading and Storage Requirements" of the UDO as set forth in the attached and incorporated Exhibit A (the "Text Amendment"); and

**WHEREAS**, on February 6, 2023, pursuant to due notice, the City's Planning and Zoning Commission held a public hearing on the Text Amendment, made findings of fact, and recommended approving the Text Amendment; and

**WHEREAS**, the City's corporate authorities find that approving the Text Amendment is in the City's best interests for the protection of the public health, safety and welfare; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:**

**SECTION 1:** The recitals to this Ordinance are true, material, adopted and incorporated as Section 1 to this Ordinance.


**SECTION 2:** The City's corporate authorities adopt and approve the Text Amendment to amend Chapter 23 "Unified Development Ordinance", Article 12 "Off-Street Parking, Loading and Storage Requirements" of the City's Municipal Code as set forth in Exhibit A.

**SECTION 3:** This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED BY THE CITY COUNCIL** of the City of DeKalb, Illinois at a Regular meeting thereof held on the 13<sup>th</sup> day of February 2023 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre, Barnes. Nay: None.



  
**COHEN BARNES, Mayor**

ATTEST:

  
**Ruth A. Scott, Executive Assistant**

## EXHIBIT A

### ARTICLE 12

#### OFF-STREET PARKING, LOADING AND STORAGE REQUIREMENTS

##### 12.01 Purpose and Intent

It is the purpose of these off-street parking and loading regulations to reduce the congestion on the streets due to excessive use for parking and loading of motor vehicles, to provide for appropriate areas for vehicle parking, loading and storage of motor vehicles and other vehicles and trailers, and to assure that said areas are compatible with the intent and purpose of the underlying zoning districts. Further this Ordinance is intended to improve the appearance of said off-street parking, loading and storage areas and protect and preserve the appearance, character and value of the surrounding properties and streets by providing for the installation and maintenance of landscaping, screening and buffering.

##### 12.02 Applicability

1. For every use, activity or structure permitted by this Ordinance, and for all buildings or structures erected in accordance therewith, there shall be provided sufficient space for access and off-street standing; parking; circulation; unloading and loading of motor vehicles that may be expected to transport their occupants, whether as patrons, residents, customers, employees, guests or otherwise, to an establishment, activity or place of residence at any time under normal conditions for any purpose. When a use is expanded or changed, accessory off-street parking and loading shall be provided in accordance with the regulations herein for the area or capacity of such expansion or change, and including that which would be required for the previously existing uses, structure or activity.
2. These off-street parking regulations shall not apply to any use of new buildings or structures, or any existing principal building or structure which is enlarged or increased in capacity after the adoption of this Ordinance, when located with the area bounded as follows:
  - a. A tract of land situated in the City of DeKalb, County of DeKalb, State of Illinois, said tract bounded as follows:

Beginning at a point where the centerline of the right-of-way of First Street crosses the centerline of the right-of-way of Oak Street; thence Easterly along said centerline of Oak Street to a point where said centerline of Oak Street crosses the centerline of Seventh Street; thence Southerly along the said centerline of Seventh Street to a point where the said centerline of Seventh Street crosses the centerline of Grove Street; thence Westerly along said centerline of Grove Street to a point where said centerline of Grove Street crosses the centerline of Second Street; thence Northerly along said centerline of Second Street crosses the Southerly right-of-way line of the ~~Chicago and Northwestern Union~~ Pacific Railroad; thence Westerly along said Southerly right-of-way line of said railroad to a point where said Southerly right-of-way line crosses the centerline of First Street; thence Northerly along said centerline of First Street to the point of beginning.

This provision in no way effects required off-street loading spaces.

3. These off-street parking regulations shall not apply to any use of new buildings or structures, or any existing principal building or structure which is enlarged or increased in capacity after the adoption of this Ordinance, when located with the area bounded as follows (1995-074):

- a. A tract of land situated in the City of DeKalb, County of DeKalb, State of Illinois, said tract bounded as follows:

Beginning at a point where the centerline of the right-of-way of First Street crosses the centerline of the right-of-way of the ~~former-Chicago and Northwestern (now Union Pacific)~~ Railroad right-of-way, thence easterly along the centerline of said railroad right-of-way to a point where said centerline intersects with the centerline of Second Street, thence southerly along said centerline of Second Street to a point where it intersects with the centerline of Grove Street, thence easterly along the centerline of said Grove Street right-of-way to the intersection with the centerline of the right-of-way of Fifth Street, thence southerly along said centerline of the right-of-way of Fifth Street to a point where said centerline intersects with the centerline of the right-of-way of Franklin Street, thence westerly along said Franklin Street right-of-way centerline to the point where said centerline intersects with the centerline of the First Street right-of-way, thence northerly along said First Street centerline to the point of beginning.

- b. Within the above described area, the number of private off-street parking spaces existing on or before the effective date of this ordinance shall not be reduced, unless approved as part of a Planned Development. A maximum of a 20% reduction in parking spaces may occur within this area if approved by the Community Development Director or designee.
- c. This provision in no way effects required off-street loading spaces.
4. Prior to the issuance of a building, ~~or~~ grading or site development permit for a parking area, driveway, storage area or loading area, a site plan shall be submitted in accordance with Article 17, "Site Plan Review Requirements."

### **12.03 Design and Locational Requirements** (2019-025)

1. *Construction Requirements – Commercial/Industrial/Multi-Unit Residential (excluding townhome units with individual direct access to the street):* Loading areas, parking lots, driveways, access ways and any other areas on which motor vehicles are parked or stored, or which are used for motor vehicle circulation, or used for the storage or parking of any other vehicle and/or trailer, shall be constructed of either Portland Cement Concrete or Bituminous Concrete or Concrete Pavers, which materials shall conform to the specifications (if applicable) contained in the most recent edition of the Standard Specifications for Road and Bridge Construction, adopted by the Illinois Department of Transportation. The above materials shall meet the following minimum requirements:

*Portland Cement Concrete:* Six (6) inches of PCC reinforced pavement, over six (6) inches of gravel or crushed stone base (CA-6).

*Bituminous Concrete:* Two and one-half (2-1/2) inches of bituminous concrete surface over eight (8) inches of gravel or crushed stone base (CA-6).

*Concrete Paver:* three (3) inch unit depth, over a minimum of eight (8) inches of clean crushed stone base with an allowable additional two (2) inches of fine setting material. Concrete Pavers shall not be located in the public right-of-way.

Alternate Surfaces: Alternate surfaces (e. g. chip seal) for areas primarily reserved for the outside storage of equipment and vehicles are allowed subject to the following:

Allowed only in the GC, LI, HI or Planned Development Zoning Districts.

Alternate surface must be properly graded and approved by the City Engineer or designee.

Storage area shall not be accessible to the general public.

Storage area must be located no closer to the street than the principal building.

Storage area must be at least 50 feet from a residential zoned property containing residential uses.

a. Aesthetic Design of Concrete Pavers

Paver color/tone shall be traditional ranges of red, gray, or brown and should coordinate with adjacent streetscaping; unless approved in writing by the Community Development Director or designee.

b. Permeable Design of Concrete Paver

1) Permeability of design is not required in order to allow paver use in general. However, if storm water runoff reduction is desired, the design/construction shall meet the following requirements.

- a. Permeable pavers can be used where the underlying in-situ subsoils have an infiltration rate of 0.5-3.0 inches per hour; underdrains and pipe discharges may be provided to achieve suitable hydrologic site conditions.
- b. Permeable pavers will be used in applications where the pavement receives tributary runoff primarily from impermeable areas. The ratio of the contributing impermeable area to the permeable paver surface area should be no greater than 3:1.
- c. A minimum of two (2) feet of clearance is required between the bottom of the base course and underlying bedrock or the seasonally high groundwater table.
- d. Permeable pavers should be sited at least ten (10) feet down gradient from buildings and 100 feet away from drinking water wells.
- e. The stone aggregate used should be washed, crushed stone, 0.75-1.0 inches in diameter with a void space of about 40 percent. A porosity value (void space/total volume) of 0.32 should be used in calculations.
- f. The base course must have a minimum depth of eight (8) inches. The following equation can be used to determine if the depth of the base course layer needs to be greater than the minimum depth to accommodate hydrologic storage.

$$V$$

$$D = \frac{V}{An}$$

Where:

D = Base Layer Depth (feet)

V = Total Volume to be Infiltrated

A = Surface Area (square feet)

N = Porosity (use n = 0.32)

- g. For permeable paver applications, the large size of the No. 57 aggregates creates an uneven surface when compacted. To provide a smooth and level surface for the placement of the pavers, a bedding course of ASTM No. 8 crushed aggregate is placed and compacted into the No. 57 open-graded base. The thickness of the No. 8 bedding layer should not exceed two (2) inches prior to compaction.

- h. All of the materials need to be clean, washed material with less than 1-2% passing the No. 200 sieve.

2. *Construction Requirements – Single Family and Two Family Structures in Single Family and Two Family Residential Districts:* Driveways, access ways and any other areas on which motor vehicles are parked or stored, or the storage or parking of any other vehicle and/or trailer, shall be constructed of either Portland Cement Concrete, Bituminous Concrete, or Concrete Pavers, which materials shall conform to the specifications (if applicable) contained in the most recent edition of the Standard Specifications for Road and Bridge Construction, adopted by the Illinois Department of Transportation. The above materials shall meet the following minimum requirements:

*Portland Cement Concrete:* Four (4) inches of PCC reinforced pavement, over six (6) inches of gravel or crushed stone base (CA-6).

*Bituminous Concrete:* Two (2) inches of bituminous concrete surface, over six (6) inches of gravel or crushed stone base (CA-6).

*Concrete Paver:* Three (3) inch unit depth, over a minimum of four (4) inches of clean crushed stone base with an allowable additional one (1) inch of fine setting material. Concrete Pavers shall not be located in the public right-of-way.

a. Aesthetic Design of Concrete Pavers

Paver color/tone shall be traditional ranges of red, gray, or brown and should coordinate with adjacent streetscaping; unless approved in writing by the Community Development Director or designee.

b. Permeable design encouraged but is not considered for individual stormwater runoff parcel impacts.

3. *Vehicular Access and Circulation:*

- a. An off-street parking, loading or storage facility shall be provided with an appropriate means of vehicular access (conforming to Chapter 6 of the Municipal Code of the City of DeKalb) to an improved street or alley which will least interfere with traffic and pedestrian movements. Such facilities shall be designed to avoid motor vehicles backing onto or into streets, alleys or sidewalks. Existing curb cuts, curb cut radii and driveways across public right-of-way that do not comply with shall only be used if they comply with the applicable standards shall not be expanded unless they are in compliance with this Ordinance for new curb cuts, curb cut radii and driveways.
- b. Such facilities shall be so designed, maintained and regulated so that no parking (including parking or stopping of vehicles in loading spaces) or maneuvering incidental to parking shall be on any public street, walk or alley.
- c. The location of any entrance or exit for any off-street parking area shall be as approved by the City Engineer or his/her designee-designee or applicable Township, County or State Highway Department.
- d. All parking lots shall be striped and marked to provide a visible indicator of the most effective way of parking and moving all vehicles. All striping and marking shall be approved by the City Engineer or his/her designee and a permit obtained from the Community Development Department.
- e. Vehicular traffic to, from and within an off-street parking or loading area shall be controlled by appropriate traffic control signs, surface markings and curb islands. All parking areas which



will, in the opinion of the City Engineer or ~~his/her~~ designee, generate a high volume of traffic movement shall have its entrances clearly marked and designated as to direction of traffic flow or other conditions of use of the access driveway by the use of low-profile signs. Such signs shall not exceed five (5) feet in height, nor six (6) square feet in area in commercial ~~and multiple family zoned areas or residential~~ zoned areas ~~with non-residential uses~~ or six (6) feet in height, nor twelve (12) square feet in area in industrially zoned areas. ~~(1993-070)~~. Such signs shall be placed on private property outside the public right-of-way. There shall not be more than two (2) such signs for each entrance or exit. Such parking areas may also necessitate the preparation of a traffic access and impact study as provided for in Section 7.12, "Traffic Access and Impact Studies". Article 7, "Supplementary District Regulations."

4. *Drainage:* Proper drainage and grading shall be provided for all parking lots to dispose of all runoff water. In no case shall drainage be allowed to drain across any public sidewalk within a public right-of-way. For any parking area in excess of five (5) spaces or any loading area in excess of 2,500 square feet, all runoff water shall be discharged via an appropriate storm sewer or other approved drainage system as approved by the City Engineer or-All designee. All storm conveyance facilities drainage facilities shall be designed using the "Rational Method" for a storm of a minimum of a ten (10) year frequency. Storm water run-off and drainage facility sewer calculations shall accompany all systems designs in excess of the above noted threshold minimum parking or loading area and shall be in accordance with Article 11, "Floodways, Floodplains, Storm Drainage and Erosion Control."
5. *Location of Parking Facilities:* Location of required off-street parking shall be provided on the same parcel of land occupied by the use or building to which it is appurtenant, except as provided for in paragraph "b" below. ~~In the event that there are practical difficulties in satisfying the requirement for parking space and/or if the public safety or convenience would be better served by another location, the Council may authorize an alternate location by ordinance through approval of a plat, plan, special use permit, rezoning or other formal action.~~ If parking is to be located elsewhere than on the lot which the principal use is located, then the "off-site" property occupied as parking shall be in the same possession (either by deed or by long-term lease which has a term equal to or exceeding the projected life or term of lease of the facility) as the owner of the principal use. Furthermore, the owner of property used for off-site parking shall be bound by covenants filed on record in the DeKalb County Clerk and Recorder's Office of the County Recorder, requiring the owners, heirs or assigns to maintain the required number of off-street parking spaces during the existence of such principal use utilizing the property for parking.
  - a. ~~For residential dwelling units, community residences, fraternities and sororities, group homes, lodging houses and rooming houses, parking shall be provided on the same lot with the building they are required to serve. For the purpose of this requirement, a group of those uses constructed and maintained under single ownership or management shall be considered to be on a single lot or parcel of land;~~
  - b.a. For all other uses, p Parking shall be provided on the same lot or parcel of land as the building they are required to serve, or on a separate lot or parcel of land not more than three hundred (300) feet from the nearest entrance to the principal building being served, provided the lot or parcel of land is located in a zoning district that allows the parking lot, either as a permitted or special use, and otherwise in compliance with this Ordinance.

6. *Setbacks of Parking Facilities:*

- a. Notwithstanding other requirements of this Ordinance, and except for parking associated with single-family ~~detached, single-family attached or two-family attached dwelling units, and two-family residential districts~~, all parking areas and driveways may be located in a required front yard, side yard or rear yard provided that a minimum five (5) foot setback be maintained between the parking area and the property lines, and a minimum ten (10) feet setback shall be maintained between the parking area and the street right-of-way line. The interior boundary of such parking area setback shall be defined with six (6) inch concrete curbing, ~~or other control and conveyance method curbing material as~~ approved by the City Engineer ~~or designee~~. However, in no instance shall a parking lot be located in a required buffer area.
  - 1) *Exception:* Where the proposed parking area will be located within the side yard, ~~rear yard~~ or front yard adjacent to a similarly zoned property ~~or land use~~ and where internal access will be provided between the two properties, the five (5) foot side-yard setback requirement shall not apply.
  - 2) *Exception within the "CBD," Central Business District:* Where the proposed parking area is on property zoned "CBD" Central Business District, the setback may be reduced in width ~~in accordance with Article 12.04, paragraph 5, and~~ if, in the opinion of the City Engineer, the parking lot is designed so that no portion of any vehicle, when parked, will project across adjacent property or into adjacent public rights-of-way.
  - 2)3) *Exception when adding Five (5) or Fewer Parking Spaces:* When five (5) or fewer parking spaces are added to an existing parking area, the setback for the new spaces can be reduced below the minimum established in Article 12.03 (6)(a), but not closer to the lot line than the existing parking area.
- b. No loading space or vehicle storage areas shall be closer than fifty (50) feet to any property in a residential district unless said space is completely enclosed by a building or separated from the adjacent property by a building, or an extension of the building wall, ~~unless screening is provided per Article 7.05(1) of this Ordinance~~. No loading space or vehicle storage area shall be located within any area where parking is prohibited by this Ordinance. ~~Vehicle storage areas do not include required parking spaces.~~
- c. Within the residential zoning districts, no motor vehicle, recreational vehicle, camper, trailer or similar vehicle shall be permitted to be parked anywhere on the lot unless said vehicle is parked upon a driveway. Said driveway and its use shall conform to all of the following standards:
  - 1) The driveway shall not be wider than forty (40) percent of the width of the lot on which the driveway is located or thirty-six (36) feet, whichever is less. ~~Driveways abutting an alley shall not be wider than eighty (80) percent of the width of the lot on which the driveway is located;~~
  - 2) The driveway shall not cover more than forty (40) percent of the required front yard setback area;
  - 3) The driveway shall be constructed with materials as provided for in Article 12.03, paragraph 1 ~~and 2~~ of this Ordinance;
  - 4) The driveway shall access an adjacent street ~~or alley~~ with an appropriate curb cut as determined by the City Engineer or ~~his/her~~ designee;
  - 5) In all instances, no vehicle shall park so as to have any portion of said vehicle located ~~over a public sidewalk within five (5) feet of an adjacent street right-of-way;~~ and

- 6) In all instances, no vehicle shall park so as to reduce the open width of any driveway giving access to a building containing more than two (2) dwelling units or in a structure that requires a rooming house license which restricts traffic flow to less than fourteen (14) feet.
- d. Within the residential zoning districts, no motor vehicle, recreational vehicle, camper, trailer, or similar vehicle may be stored anywhere on the lot unless stored inside an enclosed building or on an approved surface constructed of materials in compliance with Article 12.03, paragraph 1 and 2, of this Ordinance. Further access shall be provided to this storage area via an approved driveway constructed of an approved surface constructed of materials in compliance with Article 12.03, paragraph 1 and 2, of this Ordinance.

No ~~recreational vehicle, camper, trailer, or similar~~ such vehicle shall be stored or parked in a front yard for more than 30 days in a six month period. ~~For the purposes of this Article, "stored" shall mean "parked" without being moved for a period of thirty days or more.~~ This Article shall apply regardless of whether the vehicle is licensed, unlicensed, operable or inoperable.

~~For the purposes of this Article, "stored" shall mean "parked" without being moved for a period of thirty days or more. This Article shall apply regardless of whether the vehicle is licensed, unlicensed, operable or inoperable.~~

7. *Compact Vehicle Parking Space Allowance:* For multiple family developments (including rooming houses, fraternities, sororities and dormitories), off-street parking spaces shall conform to the size required for full-sized vehicles (see Section 12.06 of this Article). However, not more than twenty-five (25) percent of the required spaces for vehicles may be reduced in size for compact vehicles, provided that, in as much as possible, such smaller spaces are located in a single contiguous area that is clearly marked as being for small or compact vehicles only. These compact parking spaces shall be no less than seven (7) feet, six (6) inches wide (for all space angles) and an equivalent perpendicular depth of seventeen (17) feet. Aisle widths shall be in accordance with the specifications contained in Section 12.06 of this Article.

8. *Lighting Requirements:* See Article 10, "Utilities," Section 10.05.

#### **12.04 Landscape Requirements**

It is the purpose and intent of these regulations to provide adequate protection for contiguous property against 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, and to provide shade for parking and to visually and physically break up major expanses of asphalt into a more human scale. As such, all parking and loading areas for any uses other than single family homes (attached or detached) or duplexes, constructed after the date of this Ordinance, shall be properly screened and landscaped as hereinafter described.

1. *Definitions:* For purposes of this Ordinance, landscaping shall mean living green plants in combination of trees and either shrubs or ground cover, all of which are defined as follows:
  - a. Deciduous trees having, at the time of planting, not less than a two and one-half (2-1/2) inch caliper measured on the trunk six (6) inches above the ground;
  - b. Ornamental trees having, at the time of planting, not less than one and one-half (1-1/2) inch caliper measured on the trunk six (6) inches above the ground;
  - c. Evergreen trees having, at the time of planting, a height of not less than four (4) feet;
  - d. Shrubs having, at the time of planting, a height of not less than two (2) feet;



- e. Ground cover which includes grass, ivy, juniper, wood mulch, decorative or aggregate rock, or other approved pervious surfaces.
2. All parking lots, loading, ~~storage~~ and maneuvering areas except for outdoor storage areas defined in Article 12.03 for any uses other than single family homes (attached or detached) or duplexes shall comply with these regulations. These landscaping regulations shall apply to single family or two-family homes located in other than a residential zoning district, if the property is also occupied by another principal use otherwise required to comply with these regulations.
- a. *Landscape Plan Required:* The ~~engineered~~ site plan (required per Article 17) and/or Planned Development plan for any parking lot required to include landscaping as provided herein, shall also include a landscape plan. The landscape plan is subject to the approval of the Community Development Director ~~or designee.~~ The landscape plan shall be prepared by a ~~State of Illinois~~ Registered Landscape Architect, Landscaping Design/Build firm or similar Landscape Professional, and shall include the items listed below, following: The Community Development Director or designee may waive any site plan requirement that is not applicable to the site.
- 1) The landscape plan shall be based upon the engineered site plan and shall be prepared at the same scale as the site plan.
  - 2) The plan shall show the location and dimensions of all existing vegetation, existing and proposed structures, parking lots, drives, loading storage and maneuverings areas, roadways and right of way, sidewalks, bike paths, signs, refuse disposal areas, easements, locations of underground utilities (existing and proposed), locations of easements, and all other information otherwise required on the ~~engineered~~ site plan.
  - 3) The location and square footage of all landscaped areas, the type of ground cover, the location, quantity, size, root ball condition (B/B or potted) and type, both scientific and common name of all proposed plant materials, ground covers, trees, shrubs and other.
  - 4) Location of all existing landscaping materials proposed to be conserved and details of protection for those materials during the construction process.
  - 5) Cross sections, locations and details of all grade changes, such as berms, including proposed contours at one-foot intervals and percent of slope;
  - 6) Selection, planting and installation specifications complying with the American Association of Nurserymen's standards, with plant species and materials of a good quality and capable of thriving in the north central Illinois climate and the individual microclimates of the site. Salt tolerance for parking lot landscaping materials is imperative.
  - 7) Details and location of irrigation system controls, connections, lines, sprinkler or soaker heads, etc., designed in such a way so as to avoid conflicts with other utilities and to avoid future maintenance problems either with the landscaping, the irrigation system itself, or other site improvements.
- b. *Pedestrian Areas:* For parking lots having sixty (60) or more spaces, Parking lot landscaped areas which are expected to receive high levels of pedestrian traffic shall be improved with stepping stones, sidewalks, or appropriate pedestrian improvements to minimize maintenance problems and to create safe havens for pedestrians, subject to the approval of the Community Development Director ~~or designee.~~ ~~Such areas would include the landscaped islands between the parking lot and the major entry or entries to the building. Such areas shall not be covered with mulch, decorative rock or gravel. Further, these areas shall not be allowed where the intent of creating such areas would otherwise circumvent the intent of this Ordinance. Therefore, any areas consisting strictly of an impervious cover shall not count toward the required parking lot~~

~~landscaping. However, such areas will count if improved with appropriate ground covers and other landscaping, in addition to the pedestrian use areas.~~

- c. *Conflict with Utility Easements:* All parking lot landscaping required herein shall be provided in areas where it shall not conflict with any utility easements, ~~when such easements prohibit landscaping.~~ In cases where the proposed landscaping conflicts with an existing or proposed utility easement, the requirements of this Ordinance shall not be waived. Options in such instances would include relocation of the easement ~~or, and/or expansion of the proposed landscaping area,~~ either of which is subject to the approval of the Community Development Director ~~or designee.~~
  - d. *Waiver:* The Community Development Director ~~or designee,~~ may waive the requirement for a Landscape Professional's plan in instances where the ~~engineered~~ site plan is not required, or in instances where the parking lot contains thirty (30) or fewer parking stalls. This does not waive the requirement to prepare a plan, nor does it waive the requirement to install the landscaping.
3. *Landscaping Requirements Adjacent to Streets.* Where any parking lot lies adjacent to or is visible from any public or private street, the entire frontage along said parking or loading area, excluding curb cuts or other access ways shall be landscaped and screened as follows:
- a. One (1) tree and four (4) shrubs shall be planted for every thirty (30) feet of frontage to be located within a strip of land paralleling the adjacent street and having a width of not less than ten (10) feet. Trees do not have to be placed thirty (30) feet on-center (except see Article 6, Section 6.02, "South Annie Glidden Road Corridor Overlay District"). Strategic grouping of trees and shrubs is encouraged.
  - b. The landscaped strip of land paralleling the adjacent street shall be located on private property. The City Engineer and/or the official of the public agency having jurisdiction may permit this landscaped area to occur within the public right-of-way if it can be satisfactorily demonstrated that no reasonable alternative exists for its location on private property.
  - ~~b.—~~
  - c. This landscaped strip shall not be substantially impeded by utility easements or other encroachments which would negatively affect the intent of this Article. If existing easements would negatively affect the intent of this Article, said landscaped strip shall be located between the parking area and the right of way in such a manner as to fulfill the intent of this Article, which shall be subject to the approval of the Community Development Director ~~or designee.~~
  - d. A maximum of fifty (50) percent of the required number of trees may consist of a mix of ornamental and evergreen trees.
  - e. In ~~lieu of the landscaped strip, addition to the required number of trees and shrubs~~ earth sculpting, berms, or decorative screening fences or walls ~~may shall~~ be installed on private property along the frontage of the adjacent street to a height of not less than three (3) feet above the grade of the parking area and, in the opinion of the Community Development Director ~~or designee,~~ are designed to effectively screen the parking area yet avoid erosion, drainage, maintenance or visibility problems. ~~In lieu of earth sculpting, berms or decorative screening, fences or walls, the frontage may be 100 percent screened with shrubs that reach a height of three (3) feet at the time of maturity. (2019-025)~~
  - f. No landscaping, hedge, wall, fence or berm that exceeds twenty-four (24) inches in height shall be located ~~within ten (10) feet of any driveway opening nor otherwise located~~ so as to interfere with the visibility of vehicles or pedestrians, as determined by the Community Development Director or designee (see Article 7, "Supplementary District Regulations").

4. *Landscaping Requirements for Side and Rear Yards:* When any vehicle parking lot, storage or loading area is adjacent to a side or rear yard and landscaping is not otherwise required pursuant to Article 7.05, the side or rear yard setback area shall be landscaped as follows:
- a. A minimum of one (1) tree and four (4) shrubs shall be planted for every thirty (30) lineal feet of yard located parallel to and adjacent to the property line. Trees do not have to be placed thirty (30) feet on-center. Trees shall include an equal mix of deciduous, decorative and evergreen varieties. Strategic grouping of trees and shrubs is encouraged.
  - b. A berm with a minimum height of three feet may be included as part of the landscaping requirement, in lieu of the shrubs, provided the berm is designed with side slopes not exceeding 3:1 and will not create any drainage or maintenance problems. Said berm shall be finished in an appropriate live ground cover.
  - c. Alternative Option: A continuous hedgerow with a minimum height of 3 feet at the time of planting, consisting of evergreen species with dense vegetation, so as to effectively provide a continuous screen of the area.
  - d. Up to 50% of the required quantity of landscaping for the side and rear yards may be relocated to the front yard or interior areas per the approval of the Community Development Director or designee.
  - ~~e. Side and rear yard areas adjacent to a residential zoned lot shall include screening pursuant to Article 7.05 of this Ordinance.~~
  - ~~d. Exception: This requirement shall not apply when the side yard setback is waived per paragraph 5-a (1), above.~~
5. *Landscaping Requirements for Interior Areas.* Any parking lot having sixty (60) or more parking spaces shall be further landscaped as follows:
- a. A minimum of twenty (20) square feet of interior landscaped areas shall be provided for each parking space. The landscaping shall be in one or more areas so as to break up the apparent expanse of the parking area, and so far as practicable, in such a way so as no aisle contains more than twenty (20) parking stalls without including a landscaped island. In order to qualify as an interior landscaped area, said area shall be located wholly within or projecting inward from the boundaries of the parking area. The setback area landscaping, as provided in Sections 32 and 43, above, shall not qualify as an interior landscaped area, regardless of its width or depth.
  - b. Individual interior landscaped areas shall have a minimum area of fifty (50) square feet and a minimum width of nine (9) feet. One (1) tree shall be planted for every four hundred (400) square feet of the aggregate total of all interior landscaped areas. Trees shall be evenly spaced whenever possible.
  - c. A maximum of fifty (50) percent of the required number of trees may consist of a mix of ornamental and evergreen trees.
  - ~~e. d. Up to 50% of the required quantity of landscaping for interior areas may be relocated to the front yard, side yard or rear yard per the approval of the Community Development Director or designee.~~
6. *Additional Requirements for Large Parking Lots:* When any parking lot contains three hundred (300) or more parking stalls, or exceeds the minimum parking required by the UDO by thirty (30) percent or more, the following additional landscaping requirements shall apply:

- a. The minimum size standards for 50% of the all trees shall be increased as follows:
    - 1) Deciduous trees shall be not less than three and one-half (3-1/2) inches caliper;
    - 2) Decorative trees shall be not less than two and one-half (2-1/2) inches caliper;
    - 3) Evergreen trees shall be not less than six (6) feet in height.
  - b. In addition to the interior landscaping required in paragraph ~~35~~, above, there shall be one landscaped strip, located between parking rows and parallel to the primary driving aisles, and running the length of the parking row, for each four (4) rows of parking or fraction thereof. For the purposes of this paragraph, one parking row shall include one driving aisle with parking stalls on one or both sides. These landscaped strips shall meet the following criteria:
    - 1) The landscaped strip shall have a minimum width of ten (10) feet
    - 2) The strips shall be located along the longest rows of parking, and if possible in such a way so as to frame the primary entrance(s) to the building;
    - 3) The strips shall be landscaped with a ground cover, and shall include one deciduous tree with a minimum caliper of three and one-half (3-1/2) inches for each thirty (30) feet in length, or portion thereof;
    - 4) The landscaped strips may include sidewalks or walkways, subject to the approval of the Community Development Director or designee, and provided that the intent of these areas to provide additional landscaping is not circumvented;
    - 5) No part of the landscaped strips shall be included as part of the required interior or perimeter parking lot landscaping
    - 6) For parking lots exceeding the minimum parking standards of the UDO by thirty (30) percent or more, the interior landscaping shall be increased to thirty (30) square feet per parking stall, not including the perimeter landscaping or the landscaped strips required above, for each stall that exceeds the UDO minimum requirements.
7. Landscaping Requirements for Parking Lots Adjacent to Residentially Zoned Property. See Section 7.05, Article 7, "Supplemental District Regulations."
  8. *Exception in "CBD," Central Business District:* Where a proposed parking lot is located on property zoned "CBD," Central Business District, the location and minimum dimensions of the required parking lot landscaping areas, whether perimeter or interior, may be adjusted and/or relocated to any combination of perimeter and/or interior landscaped areas, provided that the cumulative landscaped area and number of trees and plants is equivalent to what would otherwise be required, and the required landscaping is still located within or around the parking area(s). (1996-042).
  9. *Landscaping requirements for loading and storage areas, and all other vehicular use areas:* In order to minimize the effect of large expanses of asphalt, all loading, storage, and vehicle maneuvering or other use areas not otherwise required to provide interior landscaping shall comply with the following:
    - a. One tree shall be provided for each two thousand five hundred (2,500) square feet of such area;
    - b. Fifty (50) square feet of landscaped area shall be provided for each two thousand five hundred (2,500) square feet of such area;



- c. The landscaped area and trees are in addition to the other landscaping required on the site, and shall not be expected to be located within the vehicle maneuvering areas, but rather, shall be located along the periphery of such areas or elsewhere on the site.
10. *Maintenance of Landscaping and Screening:* All landscaping and screening shall be installed and permanently maintained as follows:
  - a. All new landscaped areas shall be installed within six (6) months after the final occupancy or use of the building or premises. Dead plant materials shall be replaced in a timely fashion with living plant material, taking into consideration the season of the year, and shall have at least the same quantity and quality of landscaping as initially approved.
  - b. All landscaping and screening 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 pervious ground cover located beneath and surrounding the trees and shrubs.
  - c. 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 City Engineer and/or designee per the requirements in Article 12.03.6(a) of this Ordinance.
11. *Exception for residential uses:* No landscaping shall be required for any single family or two-family residence located within a residential zoning district, regardless of the number of parking spaces, storage areas or loading areas. Said exception shall not apply if the dwelling is not the principal use of the property.
12. *Exception for industrial, ~~and commercial~~ and institutional uses:* These landscaping requirements shall not apply to existing parking lots for industrial, ~~or commercial~~ or institutional properties which were legal at the time the parking areas were constructed, nor shall the new requirements set forth in this amendatory ordinance of 2003~~2~~ apply to any Planned Development - Commercial or - Industrial zoned site which has an approved Preliminary Plan prior to the effective date of this amendatory ordinance of 2003. However, the new requirements shall apply to any expansion or redevelopment of any parking lots for said uses, and/or any formal amendments to an approved Preliminary Plan or Special Use Permit to the degree that compliance is possible. In the case where compliance with specific terms is not possible, the equivalent quantity of landscaping may be required to be placed elsewhere on the property. The Community Development Director or shall designee shall have the ultimate determination of the degree of compliance that is possible.

## **12.05 Maintenance of Parking Facilities**

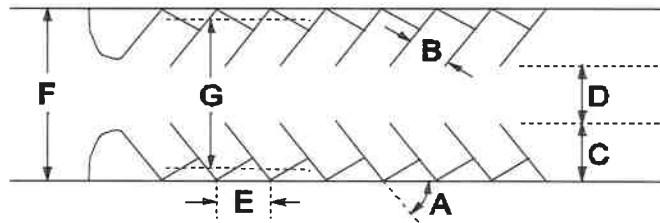
Any person operating or owning a parking lot shall keep it free, as may be practical, of snow, ice, dirt and debris. Such persons shall also keep all adjacent sidewalks free from dirt, ice and shall keep the sidewalks in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic ~~movement and location~~ movement, location of parking spaces, and tow risk regulations shall be maintained in a neat and legible condition. Tow risk signs shall comply with Chapter 35.12 of the Municipal Code. Likewise, any lighting; walls; landscaping; including trees and shrubbery; as well as surfacing and curbing of the parking lot, shall be maintained in good condition throughout its use for parking purposes.



## 12.06 Minimum Off-Street Parking Space Dimensions

The regulations of this subsection shall govern the dimensions of off-street parking spaces, including those provided in developments approved in planned districts or by a special use permit procedure.

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



### 1. Parking Table

A Parking angle	B Stall width	C 19' min stall to curb*	D Aisle width**	E Curb length per car	F Curb to curb	G Center to center width of double row with aisle between
45°	9.0'	19.7'	12.5'	12.7'	51.9'	45.6'
60°	9.0'	21.0'	17.5'	10.5'	59.5'	55.0'
90°	9.0'	19.0'	24.0'	9.0'	62.0'	62.0'

\* Or as otherwise approved by the City Engineer or designee.

\*\* Aisle widths indicated are for one-way flow except for ninety degree (90°) angled parking. All two-way aisles shall have a minimum width of twenty-four (24) feet. As may be determined by the City Engineer or designee, additional aisle width and turning radii may be required to accommodate City of DeKalb fire vehicles or, where the aisle serves as the principal means of access to on-site buildings or structures, drive-up facilities or loading and unloading areas.

- In the event that the desired parking angle is not specified by the above table, the City Engineer or his/her designee may specify other equivalent dimensions associated with the desired parking angle by interpolating from dimensions listed in the table.
- On-site parallel parking spaces shall be 9.0' x 22.0' adjacent to a 22' two-way aisle or 15' one-way aisle.
- Perpendicular parking depths may be reduced to eighteen feet (18'), subject to the approval of the City Engineer and the Community Development Director or designee, in cases where the parking stall is adjacent to a landscaped area which provides additional overhang depth for the parking stalls. Angled parking stalls may be reduced by a proportional amount under the same circumstances.
- Aisle widths associated with allowable compact car parking spaces shall be the same as required in the above table.

6. Off-street parking spaces for vehicles other than automobiles or small trucks (one ton or less) shall be of a size (exclusive of aisle, drives and maneuvering space) sufficient to accommodate the length and width of the vehicle as well as the opening of vehicle doors for ingress and egress as determined by the City Engineer or designee.

## **12.07 Supplemental Off-Street Parking and Loading Regulations**

### ***1. Determination of Required Number of Spaces***

- a. *Employees:* Employees, when used as a measurement for determining the number of parking spaces for a new or established business expanding, shall be based on the number of employees in the largest shift.
- b. *Floor Area:* The term "floor area," as employed in this Article, shall mean that, in the case of office, merchandising, or service types of use, the floor area of a building or structure intended to be used for employee service to the public as customers, patrons, clients or patients including area occupied by fixtures and equipment used for conduct of office activities, display or sale of merchandise. "Floor area" for the purpose of this Article shall not include area used for storage accessory to the principal use of a building or other accessory areas such as stairwells, restrooms, mechanical rooms and processing or packaging areas, etc.
- c. *Fractional Parking Spaces:* When application of the schedule of parking requirements as hereinafter provided might be interpreted as requiring a certain number of parking spaces, plus a fraction of a space, then such fraction shall be rounded off to the next highest whole number to determine the number of spaces required.

### ***2. Accessible Parking***

- a. Parking spaces provided for persons with disabilities shall comply with the standards set forth by the American National Standards Institute (ANSI) Code and the most recent edition of the Illinois Accessibility Code, as may be amended by state statute.
- b. In shopping centers, ramps from accessible parking spaces or drive aisles shall be provided along the sidewalks abutting building frontages at intervals of not more than sixty (60) feet.

3. *Parking Exception for Churches:* Off-street parking facilities required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of usable public or private off-street parking areas.

- ~~4.~~ *Parking for Multiple Use Buildings:* The number of parking spaces required for land or buildings used for two or more purposes, shall be the sum of the requirements for the various uses, computed in accordance with this Article. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except for churches. The same off-street parking spaces may be shared between two (2) or more separate non-residential uses on the same lot, but only to the extent the demand for such spaces by the separate uses will not occur at the same hours during the same days of the week. No shared parking shall be approved unless the Community Development Director or designee makes a finding that the use of shared parking spaces will not occur at the same hours during the same days of the week, based upon the type of uses and their hours of operation. The total number of required parking spaces for all the uses shall not be reduced by more than 25%.

- ~~5.~~ *Use of Parking Spaces; Non-Residential Uses:* Off-street parking facilities provided for the uses hereinafter listed shall be solely for the parking of motor vehicles, in operating condition, used by patrons, occupants or employees of such uses and shall not be used for the storage of vehicles, boats, motor homes, campers, mobile homes or materials, unless as approved by a Planned

Development or Special Use Permit or for the parking of trucks used in the conducting the business or use.

#### Correct numbering

4. Use of Required Parking Spaces; Residential Uses: Required off-street parking spaces serving residential uses and in a residential district including the driveway thereof, shall be used only for the parking of passenger automobiles of two axles or less, designed to carry twelve or less passengers; trucks of less than six feet, six inches in height measured from the highest point to the ground with fully inflated tires; boats; and recreational vehicles, the same being any vehicle originally designed or permanently converted and used for living quarters or for human habitation and not used as a commercial vehicle, including a house trailer, camper, or private living coach. However, said recreational vehicles shall not be used for living quarters or for human habitation and shall be parked on a surface constructed in accordance with the standards provided in Section 12.03. Because said parking is accessory to the permitted residential use, all required residential parking spaces shall be used solely for the benefit and convenience of the occupants of the occupants of the residence(s) served, and shall not be rented, leased or otherwise used for the parking or storage of motor vehicles by any other persons.

#### 6.5. Snow ~~Stockpiling~~ Removal

- a. ~~Snow removal shall be required when an accumulation of four (4) to six (6) inches of snow or sleet occurs in a period of twelve (12) or more hours on any more than thirty (30) percent of any required parking facility for any multiple family buildings containing three or more units, rooming houses, lodging houses, fraternities and sororities, hospitals, nursing homes or convalescent homes.~~
- b. ~~Snow removal shall be required when an accumulation of six (6) to eight (8) inches of snow or sleet occurs in a period of twenty-four (24) or more hours on any more than thirty (30) percent of any required parking facility for any multiple family buildings containing three or more units, rooming houses, lodging houses, fraternities and sororities, hospitals, nursing homes or convalescent homes.~~
- c. ~~Snow removal shall be required when an accumulation of eight (8) to ten (10) inches of snow or sleet occurs in a period of thirty-six (36) or more hours on any more than thirty (30) percent of any required parking facility for any multiple family buildings containing three or more units, rooming houses, lodging houses, fraternities and sororities, hospitals, nursing homes or convalescent homes.~~
- d. ~~Snow removal shall be required when an accumulation of ten (10) or more inches of snow or sleet occurs in a period of forty-eight (48) or more hours on any more than thirty (30) percent of any required parking facility for any multiple family buildings containing three or more units, rooming houses, lodging houses, fraternities and sororities, hospitals, nursing homes or convalescent homes.~~
- e. ~~a.~~ All parking lots should provide must have a designated location for the stockpiling of snow storage, which shall be located away from public street rights-of-way and alleys, and shall not interfere with the safe movement of traffic within the parking lot. Further, the designated location shall be in an area where drainage is appropriate and re-freezing of sheet drainage will not negatively affect the safe movement of traffic in the parking lot or surrounding rights-of-ways.

7. ~~6.~~ Truck Parking: The unenclosed parking of trucks as a permitted accessory use associated with a permitted use in the commercial or industrial zoning districts shall be limited to vehicles not exceeding one and one-half (1-1/2) tons capacity when located within seventy-five (75) feet of a residential zoning district.

**8.7. Bicycle Parking:** Any parking lot serving a residential use of **103** or more units, rooming house or dormitory, and any other parking lot with 20 or more parking stalls, **located along a designated bike path**, shall provide at least one bicycle rack for safe and secure bicycle parking. The bicycle parking area shall be in a location which does not impede the safety of the cyclist or security of the parked bicycle.

**9.8. Shopping Cart Corrals:** Any parking lot with 100 or more parking stalls, designed to service a retail use, shall provide parking cart return corrals equally distributed throughout the parking lot, and placed in such a manner so that no parking stall is more than fifty feet (50') from a cart corral.

## **12.08 Schedule of Off-Street Parking and Loading Requirements**

Subsections 12.08.01 through 12.08.09 of this Article contain the schedule of required parking for a variety of land uses and developments. For uses not included in any of these subsections, the Community Development Director or designee shall determine the number of required parking spaces based on the similarity of such use(s) to other uses contained in the schedule and/or the actual demand for off-street parking and loading estimated to be generated by the particular use(s).

### **12.08.01 Off-Street Parking Requirements – Commercial**

Retail sales, business, personal and professional services and office and research service facilities shall provide off-street parking and loading facilities as follows:

<b>Use</b>	<b>Minimum Parking Requirements</b>
Auto parts and accessory stores, except auto parts departments of department or similar stores	1 space for every 300 square feet of floor area
Auto Sales	1 space for every 300 square feet of floor area of sales shown and showroom area, 3 spaces for every service bay in repair garage areas and one space for every vehicle customarily used in the operation of use or stored on the premises. This shall not include space provided for vehicles for sale or lease
Banks or other Financial Institutions with Drive-through Facilities	1 space for every 250 square feet of floor area, plus 3 stacking spaces for each drive-through teller station, including automatic teller machines
Banks or other Financial Institutions without Drive-through Facilities	1 space for every 250 square feet of floor area
<del>Bar or, Tavern or other facility requiring a Class "A" liquor license in order to dispense alcoholic beverages as provided for in the DeKalb Municipal Code</del>	1 space for every 50 square feet of floor area
Barber and Beauty Shops	3 spaces for every chair
Beverage Shops (Packaged Liquor Store)	1 space for every 150 square feet of floor area
<del>Bookstores and Card Shops</del>	<del>1 space for every 250 square feet of floor area</del>

Use	Minimum Parking Requirements
Car Wash, except self-service	Reservoir (line-up) stacking equivalent to five (5) vehicles per wash bay
Car Wash, self-service	Line-up area for each wash stall of sufficient size to accommodate three (3) vehicles.
Day Care Centers, Day Care Homes, Group Day Care Homes	1 space for every 10 children, plus 1 space for every employee on the maximum shift
<del>Cigar and Newspaper Stands</del>	<del>1 space for every 300 square feet of floor area</del>
Clubs and Lodges	1 space for every 3 seats, plus 1 space per employee on the maximum shift
Commercial Service Facilities, <del>and Retail Sales Uses (except as herein noted)</del> and Multi-Tenant Buildings/Shopping Centers (except as herein noted)	<del>Less than 50,000 sq. ft. - 1 space for every 250 square feet of floor area</del> 50,000 sq. ft. and over – 1 space for every 300 sq. ft.
Commercial Plant Nurseries and Greenhouses	1 space for every employee on the maximum shift, 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus 1 space for every 250 square feet of floor area of salesroom
<u>Data Center</u>	<u>1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises</u>
Department, Discount and Variety Stores	1 space for every 250 square feet of floor area
Distillery	1 space for every 3 seats, plus 1 space for every employee on the maximum shift
<del>Equipment Sales, Service, Rental and Repair</del>	<del>1 space for every 300 square feet of floor area</del>
<del>Farm Equipment Sales, and Service, Rental and Repair</del>	1 space for every 300 square feet of floor area of sales and showroom area and one space for every vehicle customarily used in the operation of this use or stored on the premises. This shall not include space provided for vehicles for sales or lease
Grocery Stores and Food Markets, 7,500 square feet floor area and over	1 space for every 200 square feet of floor area
Grocery Stores and Food Markets under 7,500 square feet floor area (convenience store)	1 space for every 300 square feet of floor area
Furniture Store, Retail	1 space for every 600 square feet of floor area
Gas Station (with no service)	1 space for every employee on the maximum shift
Gas Station (with service)	1 space per employee on the maximum shift, 3 spaces for every service bay and 1 space for every vehicle customarily used in operation of the use



Use	Minimum Parking Requirements
<del>Hardware Stores</del>	<del>1 space for every 250 square feet of floor area</del>
Home Improvement Centers	1 space for every 300 square feet of floor area
Hotels, Motels	1 space for every sleeping unit, 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus the appropriate number of parking spaces for other ancillary uses
Kennels	1 space for every employee on the maximum shift, plus one space per 1000 square feet of floor area
Laundromats, Laundry and Dry-Cleaning Pick-up	1 space for every 200 square feet of floor area
<del>Mail Order Sales</del>	<del>1 space for every employee on the maximum shift, or 1 space for every 600 square feet of floor area, whichever is greater, plus one space for every vehicle customarily used in operation of the use or stored on the premises</del>
Medical, Dental and Chiropractic Offices and Clinics	1 space for every 250 square feet of floor area, or 4 spaces for every doctor and 1 space for every additional employee, whichever is greater
Micro-Distillery	1 space for every 3 seats, plus 1 space for every employee on the maximum shift
Mortuaries and Funeral Homes	1 space for every 5 seats, or 1 space per 75 square feet of chapel or parlor area, whichever is greater, but not less than 10 spaces
Office and Office Buildings (except as noted herein)	1 space for every 300 square feet of floor area
Plumbing, Air Conditioning and Heating Equipment (Sales, Repairs and Warehousing)	1 space for every 300 square feet of sales and office area, 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Research Facilities and Laboratories	1 space for every employee on the maximum shift, or 1 space for every 600 square feet of floor area, whichever is greater, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Restaurants	1 space for every 3 seats, plus 1 space for every employee on the maximum shift. <u>Additional parking is not required for temporary seasonal outdoor seating areas.</u>

Use	Minimum Parking Requirements
Restaurants, <del>with Drive-Through</del> Fast-Feed	1 space for every <del>32</del> seats, plus 1 space for every employee on the maximum shift, plus 5 stacking spaces for each drive-through pick-up window. <u>Additional parking is not required for temporary seasonal outdoor seating areas.</u>
Vehicle Service Centers and Repair Facilities	1 space for every employee on the maximum shift, 3 spaces for every service bay and 1 space for every vehicle customarily used in operation of use or stored on the premises
Veterinary Clinics and Hospitals	4 spaces for every doctor, plus 1 space for every additional employee
Video Gaming Establishment	1 space for every 250 square feet of floor area
<del>Wholesaling</del>	<del>1 space for every employee on the maximum shift, or 1 space for every 600 square feet of floor area, whichever is greater, plus 1 space for every vehicle customarily used in operation of use or stored on the premises</del>

#### 12.08.02 Off-Street Parking Requirements – Cultural, Entertainment and Recreational

Cultural, entertainment and recreational uses shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements
Amusement Parks	1 square foot of parking for each square foot of public activity area
Athletic Fields	20 spaces for every diamond or athletic field, or 1 space for every 4 seats, whichever is greater (1 seat is equal to 2 feet of bench length)
Auditoriums, Theaters, Meeting Rooms and Place for Public Assembly (except as noted herein)	1 space for every 4 seats or 1 space for every 50 square feet floor area when there is no fixed seating
Bowling Alleys	3 spaces for every alley
Clubs and Lodges	1 space for every 3 seats, plus 1 space per employee on the maximum shift
Community Centers, Recreation and Health Centers, including Gymnasiums and indoor Swimming Pools	1 space for every 300 square feet of floor area
<del>Drive-In Theaters</del>	<del>1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or store on the premises</del>

<b>Use</b>	<b>Minimum Parking Requirements</b>
Fairgrounds	Sufficient open land convertible to parking such that no vehicle needs to be parked on any street
Golf Courses	4 spaces for each hole, plus 1 space per employee on the largest shift, plus 50 percent of the spaces otherwise required for any accessory uses (i.e., bars and restaurants)
Golf Driving Ranges	2 spaces for every tee
Gymnasium without bleachers or fixed seating	1 space for each 4 persons allowed within the maximum occupancy load
Parks, Playgrounds, Picnic Grounds	Space equivalent to 1 percent of the total land area. Parking area available along park roads or private drives may be used to fulfill this requirement
Stadiums, Sports Arenas and Gymnasiums with spectator facilities	1 space for every 4 seats (1 seat is equal to 2 feet of bench length)
Swimming Pools	2 spaces for every 100 square feet of water area
Tennis Courts	4 spaces for every court

#### 12.08.03 Off-Street Parking Requirements – Industrial

Industrial uses shall provide off-street parking and loading facilities as follows:

<b>Use</b>	<b>Minimum Parking Requirements</b>
Animal Slaughtering, Meat-packing and Rendering	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Blacksmith, Sheet Metal and Welding Shops	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Extraction of Raw Materials	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Impound Yards, Junk Yards, Salvage Yards, Wrecking Yards and Land-fills	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Laundry or Dry-Cleaning Plants	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises

Mail Order Sales	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Manufacturing and Fabrication	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Plumbing, Air Conditioning and Heating Equipment (sales, repairs and warehousing) and contractor offices and shops	1 space for every 300 square feet of floor area of sales and office area, 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Reclamation Plants, Steel Mills, Foundries or Smelters Warehousing	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily use in operation of the use or stored on the premises but, in no case, shall there be less than 3 spaces
Warehouse and wholesale establishments, distribution centers	1 space for every employee on the maximum shift plus 1 space for every vehicle customarily used in operation of the use or stored on the premises

#### 12.08.04 Off-Street Parking Requirements – Institutional

Institutional uses shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements
Churches	1 space for every 4 seats (one seat equals 2 feet of bench length)
Fire Stations	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Hospitals	1 space for every 2 beds, plus 1 space for every staff doctor and employee on the maximum shift
Libraries, Reading Rooms	1 space for every 250 square feet of floor area, 1 space for every 6 seats in an auditorium and 1 space for every employee on the maximum shift
<del>Senior Housing</del> <del>Nursing Homes</del>	<del>Nursing Home/Congregate Care-</del> 1 space for every 5 beds, 1 space for every self-care unit and 1 space for every employee on the maximum shift; <del>Independent Living – 1 parking space per dwelling unit; Assisted Living - .5 parking spaces per dwelling unit</del>
Police Stations	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus a minimum of 3 visitor spaces
Postal Stations	4 spaces for every customer service station, 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Schools, Public and Private; all grades	1 space for every classroom and office, 1 space for every 4 students over 16 years of age, 1 visitor space for each office, and 1 space for every non-teaching or non-office employee on the maximum shift
Schools, Vocational, Business and Trade	1 space for every classroom, plus 1 space for every 2 students

#### 12.08.05 Off-Street Parking Requirements – Open Space and Agriculture

Open space and agriculture uses shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements
Cemeteries	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Forest and Wildlife Reservations	Sufficient open <del>space land available for parking</del> so that no vehicle <del>is need be</del> parked on any street



Use	Minimum Parking Requirements

#### 12.08.06 Off-Street Parking Requirements – Residential

Residential uses shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements
Community Residence; Small or Large	1 parking space for every 4 bedrooms, plus 1 space for each support staff on the maximum shift
Dwelling, Single Family Detached, Single Family Attached, Two Family Attached, Duplexes	2 parking spaces per dwelling unit
Use	Minimum Parking Requirements
Dwelling, Multiple Family and Condominiums, or Townhomes used for rental purposed (not owner occupied)	1 parking space per bedroom (including rooms which may be readily used as bedrooms including, but not limited to, dens, studies, etc.) PLUS another 0. <del>335</del> parking stalls per unit, e.g.  Efficiency or 1-bedroom = 1. <del>335</del> spaces 2 bedroom = 2. <del>335</del> spaces 3 bedroom = 3. <del>335</del> spaces 4 bedroom = 4. <del>335</del> spaces
Fraternities or Sororities	<del>.854</del> spaces for each occupant calculated on the licensed capacity of the building
Group Home	1 space for each occupant calculated on the licensed capacity of the building
Lodging House	1 space for every 4 occupants calculated on the licensed capacity of the building
Rooming House	1 space for each occupant calculated on the licensed capacity of the building

#### 12.08.07 Off-Street Parking Requirements – Transportation, Communication and Utilities

Transportation and communication uses and utilities shall provide off-street parking and loading facilities as follows:

Use	Minimum Parking Requirements
Airports, Heliports and Landing Strips	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus 1 space for every 200 square feet of lobby area
Highway Department Garages	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
Terminal (air, bus, railroad and truck)	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in

	operation of the use or stored on the premises, plus on space for every 200 square feet of lobby area
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#### 12.08.08 Loading Requirements

An off-street loading space shall be an area other than a street or public right-of-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, any established fire lanes, or any parking lot aisles or parking spaces. All off-street loading spaces shall be constructed in accordance with the design standards specified in Section 12.03.

#### 12.08.09 Storage Requirements

No parking lot or driveway shall be used as a storage area if located between the principal building and the street. No portion of the required parking may be used for storage. Exceptions to this requirement shall only include temporary special events or seasonal displays, ~~such as garden centers and/or back-to-school sales,~~ and are subject to obtaining a Temporary Use Permit in accordance with Article 14.07.01 of this Ordinance.

Certificate of the Publisher

Daily Chronicle

Description: UDO TEXT AMEND PARKING  
2048558  
STEPHANIE TURNER

CITY OF DEKALB  
ATTN: BETH PATRICK  
164 E LINCOLN HIGHWAY  
DEKALB IL 60115

Shaw Media certifies that it is the publisher of the Daily Chronicle. The Daily Chronicle is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of DeKalb, County of DeKalb, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Daily Chronicle, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 01/20/2023

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its publisher, at DeKalb, Illinois, on 20th day of January, A.D. 2023

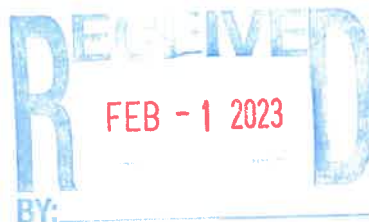
Shaw Media By:



Laura Shaw, Publisher

Account Number 40609

Amount \$84.94



**LEGAL NOTICE**

NOTICE is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Monday, February 6, 2023, at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on the petition by the City of DeKalb for text amendments to Chapter 23 "Unified Development Ordinance (UDO)" of the Municipal Code, to amend Article 12 "Off-Street Parking, Loading and Storage Requirements" of the UDO regarding design and locational requirements, minimum parking space requirements, parking setback and landscaping requirements and other miscellaneous amendments.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Monday, February 6, 2023, or by e-mail to [dan.olson@cityofdekab.com](mailto:dan.olson@cityofdekab.com). Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb's web page at <https://www.cityofdekab.com/1103/Public-Hearings>. Max Maxwell, Chair DeKalb Planning and Zoning Commission

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