

ORDINANCE NO. 8990-68

AN AMENDMENT TO THE ZONING ORDINANCE

OF THE CITY OF URBANA, ILLINOIS

(PARKING AMENDMENT)

WHEREAS, The City of Urbana Zoning Administrator submitted a petition to amend Article VIII entitled "Parking and Access" and other relevant sections of the Zoning Ordinance of the City of Urbana; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1269-T-87; and

WHEREAS, after due publication in accordance with Section XI-7, entitled "Amendments" of the Zoning Ordinance and Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on the proposed amendment on June 22, 1989, which hearing was continued to July 6, 1989, July 20, 1989 and August 10, 1989; and

WHEREAS, the Urbana Plan Commission voted to forward said plan case to the Urbana City Council with a recommendation for approval; and

WHEREAS, after due and proper consideration, the Council of the City of Urbana has determined that the amendment referenced herein conforms with the goals, objectives, and policies of the Comprehensive Plan in that the amendment promotes public health, safety and welfare and encourages appropriate location and development of off-street parking; and

WHEREAS, after due and proper consideration, the Council of the City of Urbana has deemed it to be in the best interests of the City of Urbana to amend the text of the Zoning Ordinance of the City of Urbana, Illinois as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, that the Zoning Ordinance of the City of Urbana, Illinois is amended as follows:

Section 1. That Article VIII entitled "Parking and Access" in its entirety is hereby repealed upon the effective date of this Ordinance. The repeal of such provision shall not abrogate or affect any act committed or done or any penalty or forfeiture incurred or any pending litigation or prosecution under such repealed provision.

In place of the Article herein repealed, a new Article VIII is hereby enacted to read as follows:

**ARTICLE VIII. PARKING AND ACCESS**

**Sec. VIII-1. Applicability.**

1. Off-street parking facilities required by this Article shall be provided whenever a building or structure is erected, converted, enlarged, or structurally altered, or whenever a use of land, building, or structure is established, expanded, or changed. However, this requirement shall not prohibit the owner of an existing building occupied by a conforming use from converting, enlarging, or structurally altering said building for the purpose of meeting the minimum requirements of applicable health, fire and safety regulations.

2. Parking spaces shall be provided either in garages or parking spaces which conform with the provisions of the Urbana Zoning Ordinance.

**Sec. VIII-2. Design and Specifications of Off-Street Parking**

**A. Design and Construction Requirements.**

1. Adjacent residential uses shall be shielded from direct rays of light from the illumination of any off-street parking areas.

2. All off-street parking lots, access drives, off-street loading areas and parking spaces shall be paved with Portland Cement Concrete of a minimum of six (6) inches thick for residential, commercial and industrial uses and eight (8) inches thick for industrial uses having heavy truck traffic. Said paving shall have standard joints on a compacted base. Alternatively, a bituminous concrete surface of equal structural strength, or A-3 oil and chip surface on a compacted base or other comparable surface treatment acceptable to the City Engineer may be used.

Driveways and access drives existing as of March 1, 1990 which are not improved with a surface specified above shall not be required to be paved unless a new structure intended to be occupied by a principal use is constructed. Where a garage is not provided in new construction of single or two-family

dwellings, a paved driveway and access drive shall be provided to accommodate a minimum of two off-street parking spaces per dwelling unit which will not encroach on the public right-of-way.

**B. Handicapped Parking.**

1. When Illinois State or Federal law requires handicapped accessibility, all off-street parking lots, except those serving single-family and duplex dwelling units, shall have an appropriate number of handicapped parking spaces in conformance with Table VIII-1.

2. Handicapped spaces shall be located as close as possible to the shortest accessible path of travel to each building, adjacent street or sidewalk serving that parking area.

**Table VIII-1.  
HANDICAPPED PARKING**

<u>Total Number of Parking Spaces</u>	<u>Number of Handicapped Parking Spaces Required</u>
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total number
over 1,000	20 plus 1 for each 100 over 1,000

3. Handicapped parking spaces shall be at least 16.0' wide and 18.5' in length. This handicapped space width shall include an eight (8) foot wide access aisle. Adjacent handicapped parking spaces shall not share a common access aisle.

4. Handicapped parking spaces, including design and signs, must comply with the State of Illinois Accessibility Code as amended. Where the requirements in **Section VIII-2.B** of the Urbana Zoning Ordinance and the State Code differ, the more restrictive of the two standards shall apply.



C. Standards for Parking Space, Aisle Widths and Module Width Design

1. Off-street parking lots and parking spaces shall meet the standards in Table VIII-2 regarding minimum space length, space width, aisle and module widths. The table contains two options for space width and corresponding aisle and module width. Either option will satisfy the requirements of the code. (See, also, Figure VIII-1.):

**TABLE VIII-2 PARKING LOT AND PARKING SPACE STANDARDS**

<u>PARKING ANGLE</u>	<u>SPACE WIDTH</u>	<u>SPACE LENGTH</u>	<u>AISLE WIDTH</u>	<u>MODULE WIDTH (2 ROWS OF PARKING)</u>
0 DEGREES (PARALLEL)	8.5'	22.0'	13.0'	28.0'
	9.0'	22.0'	11.5'	28.0'
15 DEGREES	8.5'	18.5'	14.0'	40.0'
	9.0'	18.5'	12.5'	39.5'
30 DEGREES	8.5'	18.5'	14.0'	47.2'
	9.0'	18.5'	12.5'	46.6'
45 DEGREES	8.5'	18.5'	12.5'	50.7'
	9.0'	18.5'	14.0'	52.9'
60 DEGREES	8.5'	18.5'	16.0'	56.5'
	9.0'	18.5'	14.5'	55.6'
75 DEGREES	8.5'	18.5'	18.5'	58.6'
	9.0'	18.5'	17.0'	57.4'
90 DEGREES	8.5'	18.5'	23.0'	60.0'
	9.0'	18.5'	21.5'	58.5'

Aisle widths are for one-way aisles except for 90 degree parking which must provide a two-way aisle.

Any proposed parking angle not shown in Table VIII-2 is subject to review and approval of the Zoning Administrator.

D. Compact Car Spaces.

1. Where ten (10) or more parking spaces are required, the Zoning Administrator may authorize up to twenty (20) percent of the total required parking spaces to be designated as compact car spaces. Such spaces shall be clearly designated and reserved for compact cars. Compact car spaces may be included in modules designed for standard spaces.

2. The length of compact car spaces may be reduced from the standard to 15'6" and the width may be reduced to 8'6".

E. Access Drives.

1. Any access drive shall be the following minimum clear widths outlined in Table VIII-3.

**TABLE VIII-3. WIDTHS FOR ACCESS DRIVES**

	MINIMUM WIDTH IN FEET	
	<u>ONE-WAY</u>	<u>TWO-WAY</u>
Single-family Dwelling Units	9.0'	9.0'
Two to Four Dwelling Units	12.0'	20.0'
Five to Twenty-four Dwelling Units	12.0'	24.0'
Twenty-Five or more Dwelling Units	12.0'	24.0'
Commercial and Industrial Use	12.0'	24.0'

2. No zoning lot shall have more than (2) driveways per frontage, unless the City Engineer approves additional driveways. The Urbana City Engineer approves all driveway locations within the public right-of-way as provided for in Chapter 20 of the Urbana City Code.

3. When the access drive for ninety (90) degree parking is a permanent dead-end, a turn-around shall be provided. The turn-around shall be designed with a minimum radius of fifteen (15) feet, a minimum width of twenty-three (23) feet, and a minimum depth of six (6) feet. Comparable turnaround designs may be approved by the Zoning Administrator. (See Figure VIII-2 for reference.)

4. In order to improve the visibility for vehicles exiting from parking structures or parking lots that have a mean elevation below that of adjacent right-of-way, the access driveway shall be constructed in conformance with the dimensions illustrated in Figure VIII-3.

F. Screening of Off-Street Parking.

1. Off-street parking which is located along any setback line and which directly adjoins a residential zoning district or residential use shall be screened. No screening is required, however, between adjacent parking lots serving separate multi-family structures or when a parking lot is adjacent to a public alley except that screening is required when parking faces a public alley (see Figure VIII-4). On-site or off-site screening existing at the time when approval for construction of new parking is sought may satisfy this requirement subject to approval of the Zoning Administrator.

2. Design of Parking Screening, Materials and Maintenance

a. Landscaped screening will be no less than three (3) feet in height except that in order to enhance visibility along the right-of-way shrub planting adjacent to an access driveway shall not exceed three (3) feet in height along the lot line adjacent to the right-of-way. If screening for off-street parking is in the form of a wall or fence, the requirements of this article shall supersede the requirements of Chapter 7 of the Urbana City Code entitled "Fences".

The requirements of the visibility triangle set forth in Article VI of Chapter 20 of the Urbana City Code shall supersede the provisions of this Article.

Species and planting size acceptable for such hedge plantings are shown in Table VIII-4. The Zoning Administrator may approve landscape berms or types of plant material other than those specified in Table VIII-4 upon recommendation of the City Arborist.

TABLE VIII-4

PARKING SCREENING SHRUBS

<u>SPECIES</u>	<u>MINIMUM SPACING REQUIREMENT*</u>	<u>PLANTING HEIGHT</u>
Mint Julep Juniper	3'	18" - 24"
Sea Green Juniper	3'	18" - 24"
Brown Yew	3'	18" - 24"
Hicks Yew	3'	18" - 24"
Boxwood Species	30"	15" - 18"
Holly Species	3'	18" - 24"
Euonymus Alatus Compactus	3'	18" - 24"
Compact American Cranberry Bush Viburnum	3'	18" - 24"

\*Measured from center to center at planting grade

b. Where off-street parking areas are to be screened by means of a shrub planting hedge, a three (3) feet wide planting area is required at the end of the paving surface.

c. All parking screening shall be maintained to effectively function as a direct headlight screen. All plant materials shall be maintained as living plant material and promptly replaced within ninety (90) days when any such foliage dies.

3. Special Conditions Requiring Shade Tree Planting

All off-street parking lots greater than twenty (20) parking spaces (except for parking lots provided in a parking structure or under a principal structure) shall include shade trees placed in the parking lot according to the following requirements (also see Figure VIII-5 for reference):

(a) One tree shall be provided for every nine (9) parking spaces. Trees may be planted at intervals of less than nine (9) spaces to achieve a more even spacing along the row. Where this ratio results in a fraction, the fraction shall always be rounded upward to the next highest number (eg. 11.1 trees = 12 trees to be planted.)

(b) Trees plantings shall begin within twenty (20) feet from the the ends of adjoining parking rows.

(c) Trees shall have a minimum planting size of 2" in diameter. Acceptable tree species are shown in Table VIII-5. The minimum planting area for trees shall be eight (8) feet by six (6) feet and the maximum distance between trees shall be ninety (90) feet. Existing trees may satisfy the tree planting requirement if approved by the City Arborist.

(d) The Zoning Administrator, upon the City Arborist's recommendation, may approve alternate tree species or alternate tree planting plans which differ from these requirements but which substantially conform with the intent of Sec. VIII-2.F.

(e) All tree materials shall be maintained as living materials and promptly replaced within ninety (90) days when any such material dies.

**TABLE VIII-5**

Shade Tree Species

White Ash-Male Cultivars  
Male Ginkgo  
Linden Species  
Red Maple Species  
Sugar Maple Species  
English Oak  
Bald Cypress  
Hackberry  
Honey Locust (Seedless/Thornless)

**G. Wheelstops and Sidewalks.**

In any zoning district, for any parking space (except parallel) where the surface area is within two and one-half (2 1/2) feet from a property line, wheelstops of masonry, steel or heavy timber shall be placed two (2) feet from the end of the parking space. When a private walkway or sidewalk is located at least four (4) inches but no more than six (6) inches above the grade of the adjoining parking spaces, the sidewalk may act as a wheelstop. The length of adjoining parking spaces may be reduced by two (2) feet. The two (2) foot overhang area of the sidewalk must remain unobstructed at all times.



H. Subsurface Drainage Connection.

1. Subsurface drainage connection to an approved public storm sewer is required when the impervious area and distance from existing storm sewers meets the conditions shown in Figure VIII-6 or as required by the City Engineer.

2. Impervious area includes all paved surfaces including parking lots, loading areas, access drives and sidewalks within the development, exclusive of structures.

The distances from a storm sewer in Figure VIII-6 shall be measured from the point of the impervious area nearest the existing storm sewer along the projected path of the proposed storm sewer.

3. All requests for developments with more than 10,000 square feet of impervious area shall prepare a storm water management plan. Said plan shall be prepared by a Registered Professional Engineer and include drainage calculations for existing conditions and proposed conditions for two (2) year, five (5) year and fifty (50) year storm recurrence intervals. A site plan shall be included showing the proposed storm water management system including the location and size of all drainage structures, storm sewers, swales and swale sections, detention basins, outlet lines, and analyses of the effect of said improvement on the receiving outlet pipe and storm sewer and the associated swale and high water elevations for each storm event. Additional site specific information may need to be submitted as required by the City Engineer.

4. The Owner/Developer shall include in his plans a typical detail of the method of connection to the storm sewer and details for the replacement and restoration of all paved and unpaved portions of the public right-of-way. Inspection and approval of any work required by this section VIII-2 H shall be the responsibility of the City Engineer.

**Sec. VIII-3. Location of Parking Facilities.**

A. All off-street parking spaces required by this Article shall be located on the same zoning lot as the use to which they are accessory, except as provided herein.

B. Accessory off-street parking may be located on a lot other than on the same zoning lot where the principal use is located as provided for in Section V-3 entitled "Table of permitted uses, by district", subsection E.

C. Except as otherwise allowed herein, off-street parking in a required front or side yard, in a required open space area or on an unapproved parking space is prohibited.

D. The Zoning Administrator or his/her duly authorized agent shall cause parking citations to be issued for violations of this section.

E. Except for driveways serving a single family or two family residence, no parking space shall be permitted where the exiting vehicle must be backed into or out of a public street. Vehicles are allowed to back out toward public alleys when proper aisle widths are provided.

F. Parking in a required yard is prohibited except as follows:

1. Access drives clearly serving single family dwelling units, individual townhouses or duplex dwelling units may contain required parking for licensed passenger vehicles in the required front or side yard except that such area devoted to parking and access thereto shall not exceed forty-five (45) percent of the total lot width. Such spaces may be stacked.

2. Accessory off-street parking may encroach into the required side yard and rear yard, provided that the parking is located behind the rear face of the principal structure and an eighteen inch setback between the lot line and the paved surface space is maintained.

G. In residential zoning districts the following shall regulate the parking of commercial vehicles, recreational vehicles, watercraft and off-the-road vehicles.

1. Recreational vehicles and watercraft greater than twenty (20) feet in length and off-the-road vehicles shall be stored inside a carport or garage, or outside if the vehicles are located behind the face of the principal building, except for loading and unloading operations completed within a 24-hour period.

2. The surface for such storage area shall consist of either pavement, bricks or concrete blocks or other surface acceptable to the Zoning Administrator with approved access thereto. Dirt, woodchips, sod, or gravel surfaces are prohibited.



3. No recreational vehicle shall be used for living, sleeping or housekeeping purposes while stored.

4. No more than two commercial vehicles shall be on the zoning lot parked at any one time. Commercial vehicles stored outside must be parked on an approved driveway or parking space. Such commercial vehicles shall not exceed three-quarter (3/4) ton capacity and shall be used by an occupant of the dwelling for personal or business transportation. Commercial vehicles engaged in a lawful construction or service operation on the site are exempt from this requirement.

H. Any vehicle regulated by this section which is stored outside shall be in mechanically and legally operable condition.

I. Accessory off-street parking may be constructed for single and two-family residences for passenger vehicles. Said accessory parking may be in addition to and on other than the access drive. The surface for such storage area shall consist of either pavement, bricks or concrete blocks, CA-10 gravel with curb or border of railroad ties or cement or other surface acceptable to the Zoning Administrator. Said accessory parking area shall have approved access thereto. Dirt, woodchip or sod surfaces are prohibited.

#### **Sec. VIII-4 Amount of Parking Required**

A. Except as otherwise provided in this Article or Article VII entitled "Standards and Procedures for Conditional and Special Uses" and Article XI entitled "Administration, Enforcement, Amendments and Fees", whenever a use is established or a building or structure is erected or converted to any use listed in this section, or the use of a building is changed to a use listed in this section, off-street parking for the use shall be provided in the amount required by Table VIII-6, "Parking Requirements by Use." When a building or structure is enlarged, expanded or structurally altered, and the existing parking is legally nonconforming, the total parking requirement shall be calculated by adding the number of existing off-street parking spaces to the number of newly required parking spaces for the additional floor area as determined by Table VIII-6. In the case of a use which is not specifically mentioned in Table VIII-6, parking shall be provided according to the requirements for the use to which it is most related or similar as determined by the Zoning Administrator.

B. The parking requirements in Section VIII-4 shall not apply in the B-4 Central Business zoning district. Off-street parking is not required in the B-4 Central Business Zoning District. If parking is constructed in B-4 it shall be in conformance with these regulations.

C. In the case of mixed or multiple principal uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as meeting requirements for any other use, except as provided herein.

D. Where the applicable zoning district regulations permit, nothing in this Article shall be construed to prevent the provision of collective off-street parking facilities for two (2) or more business or industrial uses. The required total of such off-street parking spaces supplied collectively shall not be less than eighty-five (85) percent of the sum of the requirements computed separately. In cases of collective usage involving dwelling units, there shall be no reduction in the requirements of this Article. All such parking spaces shall be located in accordance with Section VIII-3.

E. Provisions must be made for the parking of bicycles in those instances where ten (10) or more automobile parking spaces are required. Bicycle racks with a minimum capacity for four bicycles shall be provided for bicycle parking. Parking areas for bicycles are permitted wherever automobile parking is allowed, and shall be paved with an all-weather dustless material approved by the Zoning Administrator. Bicycle parking areas shall not obstruct walkways or other pedestrian areas. Inclines shall be provided wherever there are curbs, stairways, or other grade separations between bicycle parking areas and the street or driveway.

F. Drive-in facilities shall provide a lane(s) for the stacking of motor vehicles waiting to drive through the facility. The minimum length of each stacking lane for drive-in facilities other than restaurants (such as automobile washes, banks) shall be sixty (60) feet per drive-up facility or window. The minimum total capacity of each stacking lane for restaurants shall be ninety (90) feet per drive-up facility or window. Each stacking lane shall have a minimum width of seven and one-half ( $7 \frac{1}{2}$ ) feet. Such stacking lane(s) shall not include any portion of any access aisles for off-street parking lots. This Subsection "F" shall not apply to gas stations.

G. For the purposes of determining off-street parking requirements listed in Table VIII-6, the following units of measurement shall apply:



1. Floor area. In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, floor area shall mean the gross floor area as defined in Article II, Definitions, of the Zoning Ordinance but exclusive of such floor areas the Zoning Administrator determines to be storage closets.

2. Places of Public Assembly

a. In stadiums, sports arenas, churches, and other places of public assembly in which those in attendance occupy benches, pews, and other similar seating facilities, each twenty-two (22) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining the off-street parking requirements of the Urbana Zoning Ordinance.

b. For open assembly areas (no seats), the number of parking spaces shall be equal in number to 25% of the capacity in persons as determined by the Zoning Administrator.

c. In cases where a place of assembly has both fixed seats and open assembly areas, requirements shall be computed separately for each type and then added together to determine total parking requirement.

3. When units of measurement determining the number of required parking spaces result in requirements of a fractional space, any fraction under one-half (1/2) shall be disregarded, and any fraction of over and including one-half (1/2) shall require one (1) full parking space.

**TABLE VIII - 6 PARKING REQUIREMENTS BY USE**  
USE NUMBER OF SPACES REQUIRED

1. Agriculture

--Resource Production, Stables	None
--Implement, supply, nursery and other Retail Sales, Greenhouse	1 for every 400 sq. ft. of sales area

## 2. Residential & Related Uses

--Single, Two-Family, Rowhouse,  
or Townhouse 2 per unit

### --Multi-Family Dwellings:

Efficiency apartment designed  
to be occupied by one (1)  
person 1 per unit  
70-119 sq. ft. of area/bedroom .5  
120-169 sq. ft. of area/bedroom 1.0  
170-219 sq. ft. of area/bedroom 1.5  
220 sq. ft. or greater of area/  
bedroom 2.0

**NOTE:** The intent for multi-family dwellings is to provide parking at a rate of one-half (1/2) space per person. However, in no case shall a dwelling unit have less than one (1) parking space.

--Dormitories 1 for every 3 resi-  
dents

--Boarding House, Rooming House,  
Tourist Home, Single Family &  
Duplex Dwelling - Extended  
Group Occupancy 1 for every 2 resi-  
dents

--Nursing Home 1 for every 6 beds,  
plus 1 for every 3  
employees on maximum  
shift

--Motel, Hotel 1 for each living or  
sleeping unit

--Mobile Home 2 per mobile home,  
as per Article  
VII, Section  
VII-4B.5.i

-- Dwelling, CLF I, II, III  
Home for Adjustment One for every  
employee on maximum  
shift plus one for  
every four(4)  
members of the  
service dependent  
population

### 3. Public & Quasi Public

--Church or Temple	1 for every 5 seats in the principal assembly area
--Municipal or Government Building	1 for every 300 sq.ft. of floor area
--Public Utility Building primarily used for the operation and storage of mechanical equipment -Dial Exchange -Electric Substation -Filtration and pumping plants -Sewage Treatment Plants	None
--Hospital	1 space for each bed based on permitted bed occupancy and 1 space for each employee on regular work day shift (beds do not include bassinets)
--Art Gallery, Museum, Education Research Center, Library	1 for every 500 sq. ft.
--Schools (including public, private, parochial)  Elementary, Junior High or Middle School	1 for every 30 classroom seats or 1 for every 8 auditorium seats, whichever is greater
Senior High	1 for every 8 auditorium seats, or 1 for every 30 classroom seats plus 1 for every 50 classroom seats in the 11th and 12th grades, whichever is greater

--Private Kindergarten or Day Care Center	3 spaces for each 2 employees and drive-in facility for drop-off of children
--Auditorium or Assembly Hall	1 for every 8 seats
--Post Office, Telegraph Office	1 for every 250 sq. ft. of floor area
--Police or Fire Station	1 per employee on maximum shift
--Lodge or Private Club	1 for every 2 bedrooms and 1 for every 50 sq. ft. of area used for assembly, dancing or dining

#### **4. Office and Related Uses**

--Professional & Business Office	1 for every 300 sq. ft. of floor area
--Medical Clinic or Office	1 for every 250 sq. ft. of floor area
--Bank, Savings & Loan Assoc. & Other Financial Institutions	1 for every 250 sq. ft. of floor area

#### **5. Service Business Uses**

--Animal Hospital/Kennel	1 for every 400 sq.ft. of floor area
--Dry Cleaning or Laundry Establishment	1 for every 300 sq. ft. of floor area
--Locksmith	1 for every 200 sq. ft. of floor area
--Barber & Beauty Shop	1 for every 200 sq. ft. of floor area
--Frozen Food Locker	
--Shoe & Hat Repair	
--Clothes and Costume Rental, Dressmaking, Tailoring & Furrier	1 for every 300 sq. ft. of floor area
--Vocational, Trade or Business School	1 for every 400 sq. ft. of floor area
--Catering Service	



--Contractors' Shop & Showroom	1 for every 400 sq. ft. of floor area
-Carpentry	
-Electrical	
-Exterminating	
-Upholstering	
-Sign Painting	
-Other Home Improvement Shops	
--Educational, Philanthropic, or Charitable Institution	Parking based on specific uses within a facility and their corresponding requirements in this section
--Ambulance Service	.75 for every employee on maximum shift
--Medical Carrier Service	.75 for every employee
--Mortuary, Funeral Home	1 per 8 seats in chapel

#### 6. Retail Business Uses

--Restaurant, taverns or bars	1 for every 100 sq. ft. of floor area (including outdoor area used for business)
--Supermarket, Food & Beverage Stores	1 for every 250 sq. ft. of floor area
-Bakery	
-Liquor Store	
-Meat Market	
-Convenience Store	
--Building Materials, Hardware, Garden Supplies, Bicycle Sales & Service	1 for every 300 sq. ft. of floor area
--General Merchandise, Variety & Miscellaneous Retail	1 for every 250 sq. ft. of floor area
-Discount Store	
-Dime Store	
-Sporting Goods	
-Art Supply	
-Book Store	
-Dry Goods, Fabric Store	
-Office Supply	
-Computer Supply	

--Apparel & Accessory Stores	1 for every 250 sq. ft. of floor area
-Clothing Store	
-Shoe Store	
-Jewelry Store	
--Drug Stores	1 for every 250 sq. ft. of floor area
--Furniture, Appliance Stores, Home Furnishings	1 for 400 sq. ft. of floor area
--Shopping Center	1 for 250 sq. ft. of floor area
--Department Store	1 for 250 sq. ft. of floor area

## 7. Commercial Recreation

--Golf Course Miniature Golf	4 for each Tee
--Bowling Alley or Lanes	5 per alley or lane
--Country Club	Parking based on specific uses within a facility and their corresponding requirements in this section.
--Indoor Movie Theater	1 for every 5 seats
--Outdoor Commercial Recreation Enterprise	1 per 2000 sq. ft. of lot area
--Private Indoor Recreation Facilities	1 for every 400 sq. ft. of floor area
-Health Club	
-Dance Halls	
-Pool Hall	
--Swimming Pool	1 for every 100 sq. ft. of lot area used for the facility
--Tennis Courts	2 per court

**8. Transportation & Related Uses**

- |   |   |
|---|---|
| --Gasoline & Service Stations                                   | 2 for every service stall plus 1 per 250 sq. ft. of floor area devoted to retail sales. The area designated for cars using the pump islands may be counted as parking space if one space per gasoline pump station is provided. |
| --Automobile, Boat, Truck & Mobile Home Sales                   | 1 for every 400 sq. ft. of floor area and 1 for every 3 employees   |
| --Warehouse & Wholesale Distribution, Freight or Truck Terminal | 1 for every 2000 sq. ft. of floor area.   |
| --Automobile Repair, Major                                      | 1 for every 400 sq. ft. of floor area and 1 for every 3 employees   |
| --Self-Service Storage Facility                                 | 1 space for every 100 storage units, but no less than 2, shall be located next to the project office, plus 2 spaces shall be provided for the dwelling unit if the manager resides on the premises.                             |
| --Bus Station or Depot  | 1 for every 400 sq. ft of leasable floor area   |

**9. Industrial Uses**

- |                 |   |
|-----------------|---|
| Industrial Uses | 1 for every 1000 sq. ft. of floor area. |
|-----------------|---|

**SEC. VIII-5 Off Street Loading Regulations**

1. All off-street loading spaces shall have a vertical clearance of at least fourteen (14) feet.
2. All off-street loading spaces shall be designed with adequate means of vehicular access to a street or improved alley in a manner which will least interfere with traffic movement.
3. Off-street loading spaces shall be screened in accordance with Section VIII-2.F of this Article.
4. Off-street loading berths and spaces shall be improved in accordance with Section VIII-2.A of this Article.
5. In no case shall an off-street loading space be considered as part of the area provided to satisfy off-street parking requirements as listed herein.
6. Off-street loading spaces may be located in a required rear yard.

Section 2. That Article II, Section II-3 entitled "Definitions" is hereby amended to delete the following definitions:

Compact Car: A compact car parking space is a parking space for compact cars and has a minimum allowable size of eight (8) feet by seventeen (17) feet.

Travel Trailer: A vehicle designed for recreational use, which is not included in the definition of a mobile home under the terms of this Ordinance.

Section 3. That Article II, Section II-3 entitled "Definitions" is hereby amended to add or amend the following definitions:

Access Drive: An access for vehicles from a public right-of-way to a parking space, garage, dwelling, parking lot or other structure. An access drive as regulated by this Article is located entirely on the zoning lot and no portion is within the right-of-way.

City Arborist: The City Arborist of the City of Urbana, Champaign County, Illinois.

City Engineer: The City Engineer of the City of Urbana, Illinois, or the City Engineer's designee.



Commercial Vehicle: Any vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for hire or not-for-hire and displaying the name or symbol of a commercial or industrial enterprise; not including, however, a vehicle used in a ride sharing arrangement.

Driveway: A private roadway to a parking space, garage, dwelling or other structure or to individual lots and located entirely within the right-of-way.

Off the Road Vehicles: Vehicles designed for use off the public right-of-way. These vehicles include, but are not limited to snowmobiles, motorcycles, and all-terrain vehicles.

Parking Lot, Private: The total area on a zoning lot provided for the parking of four (4) or more motor vehicles and meeting the requirements of Article VIII. Parking spaces in a private lot shall be reserved for occupants of the building for which such parking lot is provided and required under the Urbana Zoning Ordinance.

Parking Lot, Public: The total area on a zoning lot provided for the parking of four (4) or more motor vehicles and available in whole or in part for public use. The renting of parking spaces to non-occupants of the principal building shall constitute a public parking lot. Public parking lots may be either publicly or privately owned and operated.

Parking Space: A temporary storage area, either indoors or outdoors, used, or intended to be used, for the parking of a motor vehicle, provided with but not including an access driveway or other means of access, and constructed in compliance with the design regulations and specifications of Section VIII-2. A parking space not within a public street right-of-way is an off-street parking space. The following are types of parking spaces.

1. Standard - Standard parking spaces are designed to accommodate common sizes of licensed passenger motor vehicles.
2. Compact - Compact car parking spaces are designed to accommodate compact cars only. Compact cars are defined as those cars with dimensions smaller than or equal to 5'9" in width and 14'11" in length.
3. Parallel - Parallel parking spaces are those spaces where the length of the space is parallel to the curb or edge of street surface.

4. **Stacked** - Spaces reserved for cars waiting to use a drive-in facility or spaces in which cars are parked behind one another in a private driveway. Individual stacked spaces are not required to have direct access to a driveway or aisle.

**Passenger Vehicle:** An automobile, station wagon, van, pick-up truck, or panel truck used exclusively for personal transportation and for hauling property of the owner.

**Recreational Vehicles:** A vehicular type portable structure without permanent foundation, which can be towed, hauled, or driven and is primarily designed as a temporary living accommodation for recreational, camping, and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

**Self-Service Storage Facility:** A structure containing separate storage spaces of varying sizes leased, rented or sold as individual units.

**Watercraft:** Any craft that is used for water travel, either mounted on a boat trailer or unmounted; also boat trailers without a boat mounted.

**Yard, required:** That minimum yard, either front, side, or rear, the dimensions of which are set by various sections of the Urbana Zoning Ordinance, with or without the presence of a building on the lot containing the yard.

Section 4. That Article VII, entitled "Standards and Procedures for Conditional and Special Uses" is amended by deleting Section VII-10 entitled "Waiver of parking, B-1 zones."

Section 5. That Article V entitled "Use Regulations", Section V-2 entitled "Principal and accessory uses", subsection C is hereby amended to read as follows:

C. A structure or use may be erected or established as an accessory structure or use to a permitted principal structure or use, provided that:

1. It is located on the lot occupied by or intended for the principal use or building established or existing, or on another lot under the provisions of Section V-3.E.

2. It is compatible in character and extent with the principal use and district where located;

3. It conforms with such other regulations as apply;

4. It is not prohibited by other City Ordinances;

5. It shall not be erected or established prior to the establishment or construction of the principal use or building, except as authorized by the Zoning Administrator;

6. It is customarily incidental to the principal structure or use.

7. If such accessory building is to be located on a lot containing a single- or two-family dwelling, the area of the building shall not be greater than seven hundred fifty (750) square feet, regardless of zoning district.

8. It is not a public parking lot as defined in Article II of the Urbana Zoning Ordinance or the use is not a parking space being rented to persons who are not occupants of the principal structure.

Section 6. That Article V entitled "Use Regulations", Section V-3 entitled "Table of permitted uses, by district" is hereby amended to add the following subsection E:

E. In any zoning district, accessory off-street parking in a location other than on the zoning lot where the principal use is located, may be allowed under conditional use or special use procedures in accordance with the following criteria. If, however, the principal use is or becomes a nonconforming use, the expansion of the off-street parking facilities not located on the same zoning lot as the principal use shall not be allowed.

1. A conditional use is required when such accessory parking areas are located in districts in which the principal use is permitted by right or as a conditional use as shown in Table V-1, Table of Uses. If the principal use requires a conditional use permit, such permit shall be obtained prior to or simultaneously with the granting of the conditional use permit for the accessory parking lot.

2. A special use is required when such accessory parking areas are located in districts in which the principal use is permitted only as a special use as shown in Table V-1, Table of Uses. If the principal use requires a special use permit, such permit shall be obtained prior to or simultaneously with the granting of the special use permit for the accessory parking lot.



3. Such parking areas shall be within three hundred (300) feet of the principal use, measured from the nearest point of the lot containing the parking facility to the nearest point of the lot occupied by the building or use which such parking is required to serve.

Section 7. That Article V entitled "Use Regulations", Table V-1 entitled "Table of uses" be amended to include "Parking garage or lot" as special use in the R-4 Medium Density Multiple Family Residential, R-5 Medium High Density Multiple Family Residential, R-6 High Density Multiple Family Residential, and R-6B High Density Multiple Family Residential - Restricted Business districts.

Section 8. That Article XI entitled "Administration, Enforcement, Amendments and Fees", Section XI-2 entitled "Plan Commission", subsection C be amended to read as follows:

**Sec. XI-2. Plan Commission**

C. Powers and duties of the Plan Commission. The Plan Commission shall have the following powers and duties:

1. To prepare and recommend to the City Council a comprehensive plan for the City and its peripheral area and, from time to time, to review and propose any needed amendments to the plan;
2. To prepare and recommend to the City Council, from time to time, plans for specific improvements in pursuance of the official comprehensive plan;
3. To consider all amendments to the Urbana Zoning Ordinance, and make recommendations thereon to the City Council, as provided in section XI-7 of this Article;
4. To consider all proposed special uses, and make recommendations thereon to the City Council, as provided in Article VII of the Urbana Zoning ordinance;
5. To review subdivision plans and make recommendations thereon to the City Council, as provided in Chapter 21, entitled "Subdivisions and Other Land Developments" of the Urbana City Code;
6. To review the zoning and special use cases before the Champaign County Zoning Board of Appeals which are located within one and one-half



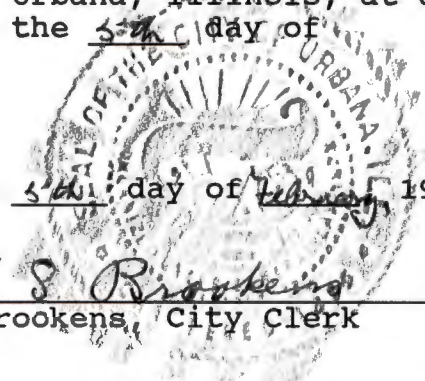
(1 1/2) miles of the limits of the City of Urbana, and textual amendments to the Champaign County Zoning Ordinance under considerations by the Champaign County Zoning Board of Appeals, and to make recommendations thereon to the City Council;

7. Such other responsibilities as may be specifically delegated to the Plan Commission by the City Council, or by the Urbana Zoning Ordinance.

This ordinance shall be in full force and effect on March 1, 1990 except that Sec. VIII-3.G. of the amendment as it applies to recreational vehicles shall not become effective until January 1, 1993.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 5<sup>th</sup> day of February, 1990.

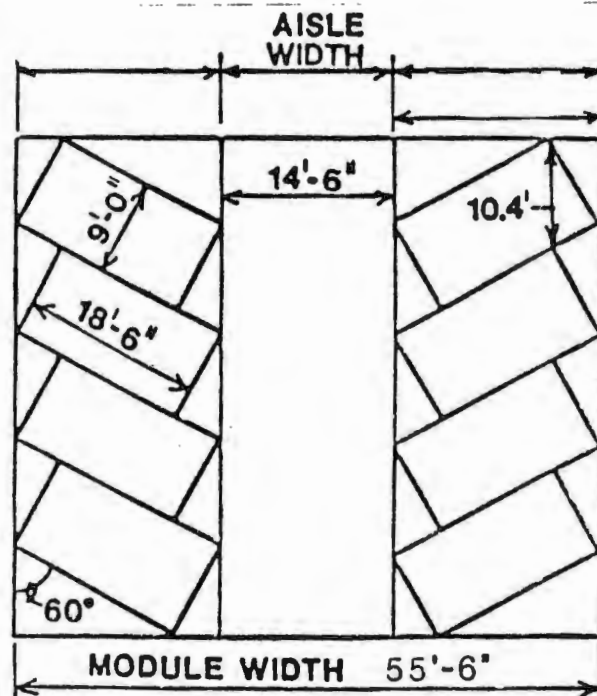
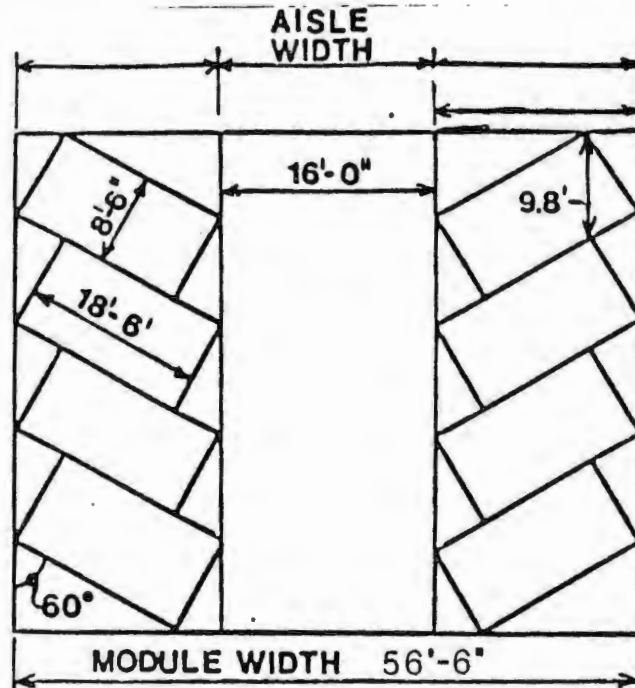
PASSED by the City Council on this 5<sup>th</sup> day of February, 1990.

  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

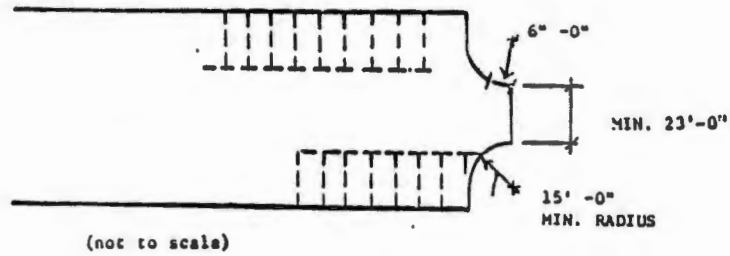
APPROVED by the MAYOR this 13<sup>th</sup> day of February, 1990.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

**Figure VIII-1 Parking Modules with Flexible Aisle Widths**



**Figure VIII-2 Typical Turnaround Design for 90° Parking Access Drive**



**FIGURE VIII-3. REQUIREMENTS FOR ACCESS DRIVE**

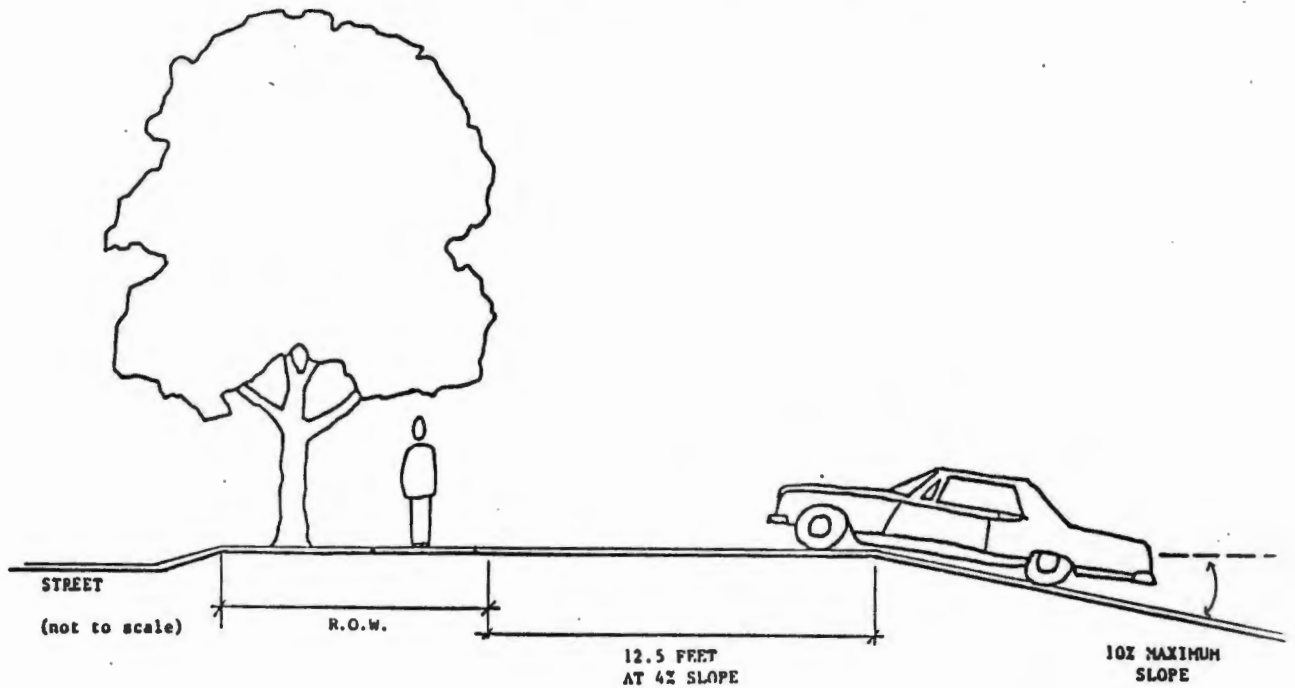


FIGURE VIII-4 REQUIRED SCREENING BETWEEN USES

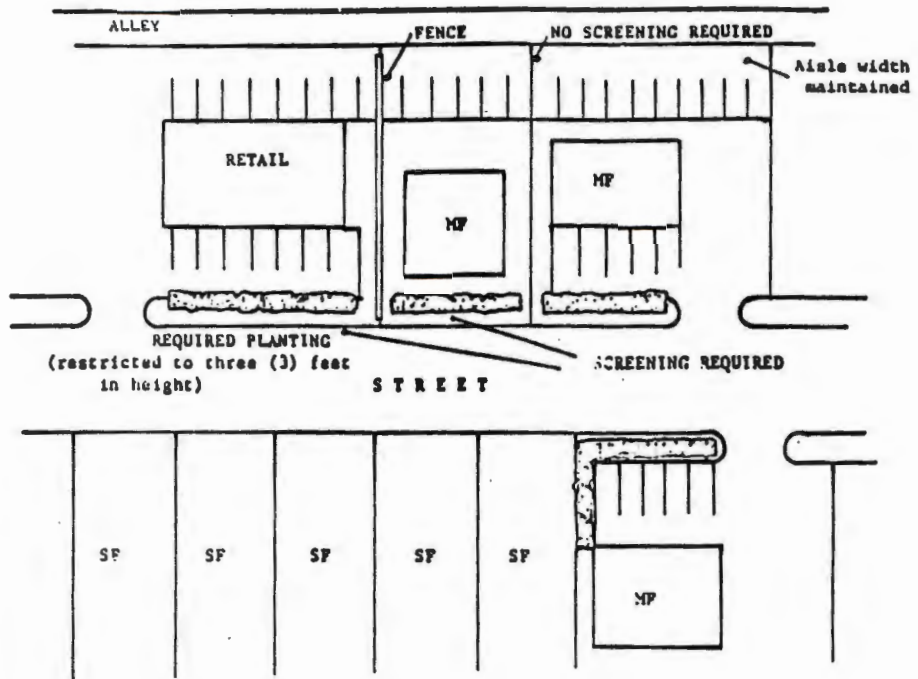
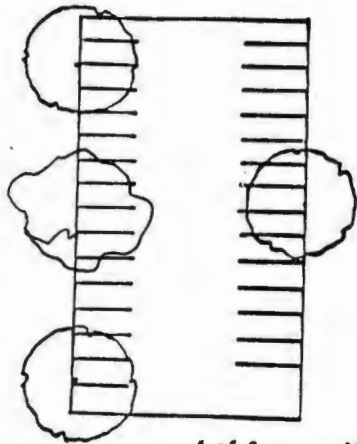




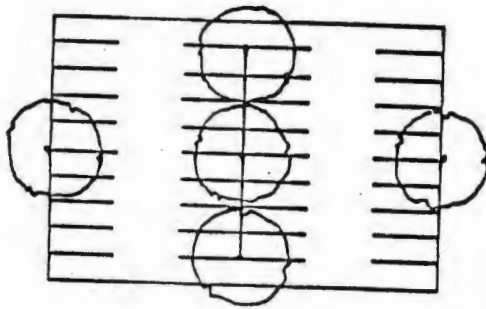
FIGURE VIII-5

REQUIREMENTS FOR SHADE TREE PLANTING IN PARKING LOTS



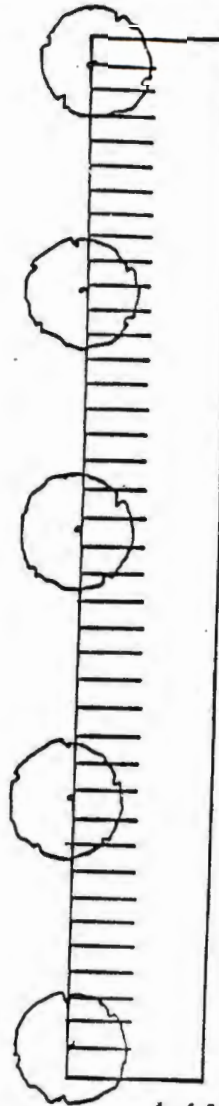
PARKING CONFIGURATION A

# of Spaces = 30  
# of Trees = 4



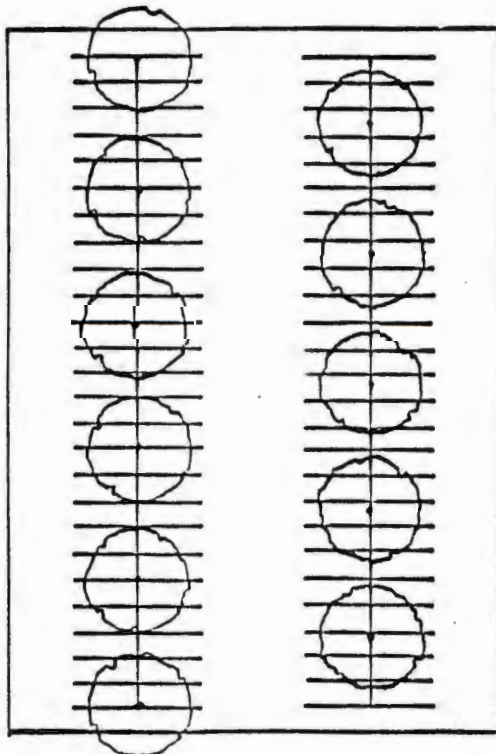
PARKING CONFIGURATION B

# of Spaces = 38  
# of Trees = 5



PARKING CONFIGURATION C

# of Spaces = 40  
# of Trees = 5



PARKING CONFIGURATION D

# of Spaces = 100  
# of Trees = 1/9 or 11

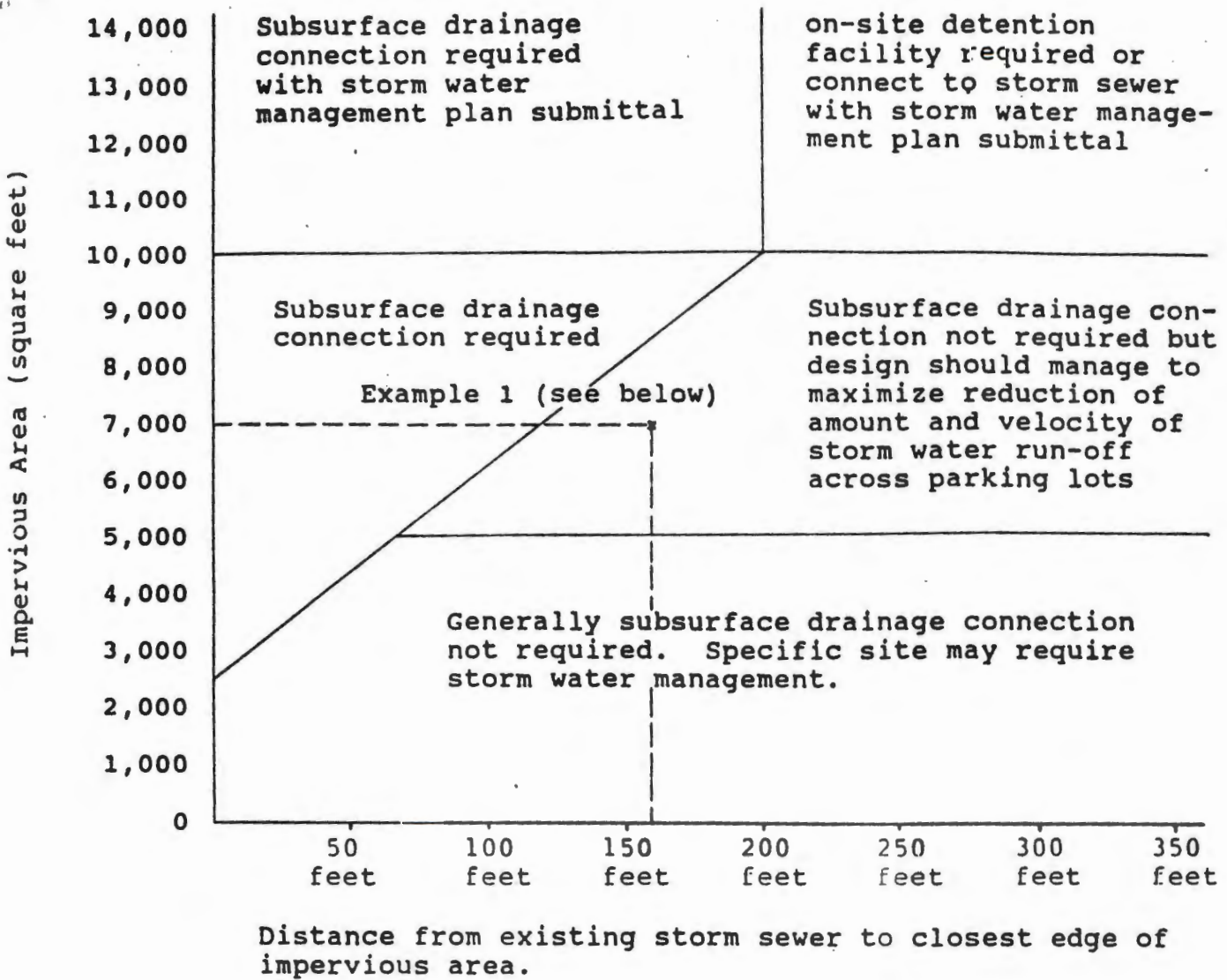


Figure VIII-6

**Example 1**

**Given:** Impervious area of development is 7,000 Square Feet and nearest public storm is 160 ft. away. Enter left side Fig. VIII-6 at 7,000 and then move across to intersect line at 160 ft. mark.

**Result:** Subsurface drainage connection not required but design needs to maximize reduction of surface run-off amount & velocity.

Certificate of Publication

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in pamphlet form on the 16<sup>th</sup> day of February, 1990, and a Certificate of Publication is attached hereto.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk



(parkng2.ord)  
2/1/90