

ARTICLE 8

OFF-STREET PARKING AND OFF-STREET LOADING

8.00 PREAMBLE

The regulations of this article are established to:

8.00-A Increase safety and lessen congestion in the public streets;

8.00-B Meet the need for parking and loading spaces associated with the development of land and increased automobile and truck usage;

8.00-C Set standards for the requirements of off-street parking and off-street loading facilities according to the amount of estimated traffic generated by each use; and

8.00-D Minimize the on-street parking of vehicles.

8.01 GENERAL REQUIREMENTS

8.01-A Scope of Regulations

In all zoning districts, off-street parking and loading facilities shall be provided and maintained as required by these regulations for all uses, buildings, and structures.

8.01-B Duty to Provide

It shall be the joint and several responsibility of the operator, lessee and owner of the building, structure or premises for which parking and loading facilities are required to provide and maintain such facilities.

8.01-C Existing Parking and Loading Facilities

Accessory off-street parking and loading facilities in existence on the effective date of this ordinance and located on the same lot as the building, structure or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building, structure or use under the provisions of this Ordinance.

8.01-D Change of Intensity of Use

When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking and loading facilities, such additional parking and loading facilities as required shall be provided. However, if the said building or structure was both

lawfully erected prior to the effective date of this Ordinance, and is also located in the C-1 Village Center District, additional parking or loading facilities are mandatory only in the event the floor area of the building or structure is increased, and then only to the extent required by the additional space. Notwithstanding anything in the foregoing paragraph, all special use standards set forth in Article 13.11-D shall be applicable.

8.01-E Change of Use

Whenever the existing use of a building, structure or premises shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the building or structure was both lawfully erected prior to the effective date of this Ordinance, and is also located in the C-1 Village Center District, additional parking or loading facilities are mandatory only in the event the floor area of the building or structure is increased, and then only to the extent required by the additional space. Notwithstanding anything in the foregoing paragraph, all special use standards set forth in Article 13.11-D shall be applicable.

8.01-F Damage or Destruction

1. When any building, structure or use is restored or continued in operation after being damaged or destroyed by fire, collapse, explosion or other cause, to the extent that the cost of restoration exceeds one hundred per cent (100%) of the appraised value, there shall be provided the off-street parking and loading facilities required by this Ordinance.
2. When any building, structure, or use which is in existence on the effective date of this Ordinance, is restored or continued in operation after being damaged or destroyed by fire, collapse, explosion or other cause, to the extent that the cost of restoration does not exceed one hundred (100%) per cent of the appraised value, there need be provided only the off-street parking and loading facilities equivalent of any maintained at the time of such damage or destruction.
3. In no case, however, shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Ordinance for equivalent new uses or construction.

8.01-G Utilization of Parking and Loading Spaces

1. Required off-street parking facilities shall be solely for the parking of passenger vehicles of patrons, occupants, and employees of the uses to which they are accessory.

2. Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
3. Off-street parking and loading facilities shall not be used for the sale, storage, repair, dismantling, or servicing of any vehicles, equipment, materials, goods or supplies. Emergency service required to start vehicles shall be permitted.

8.01-H Permissive Parking and Loading Facilities

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking and loading facilities in excess of the number required, provided that there is adherence to all regulations herein governing the location, design and operation of such facilities.

8.01-I Required Approval and Site Plan

1. Approval

The arrangement, access, surfacing, drainage provisions, wheel stops, screening, landscaping, and illumination of any off-street parking or loading facilities shall be subject to the approval of the Director of Building and Zoning.

2. Site Plan

A site plan, which is drawn to scale and fully dimensioned, showing the location, layout and landscaping of required off-street parking and loading facilities shall accompany each application for a Zoning Certificate. The completion of the improvements according to such site plan shall be a requisite for the validity of the Certificate.

8.02 OFF-STREET PARKING

8.02-A Location of Parking

1. On Same Zoning Lot

Required parking spaces shall be located on the same zoning lot as the building, structure or use to which they are accessory.

- a. The Board of Trustees may authorize for a specific use, by covenant, the location of all or part of the required off-street parking spaces on a lot other than the zoning lot occupied.

b. Open Parking

Off-street parking spaces, open to the sky, may be located in any yard, provided that in the commercial districts parking spaces shall be located at least five (5) feet from the nearest lot line and all parking spaces for non-residential uses containing more than four (4) spaces may be located at the property line adjoining a residential district provided that at least seven (7) foot solid fencing or wall is erected and maintained in such a manner that vehicles cannot encroach into the adjoining residential district.

In residential districts, the required parking spaces may be located in the front yard providing that they are in the driveway area of the zoning lot requiring same.

In Industrial and Public Lands Districts, parking shall not be permitted within the required front or side yards adjoining a street.

8.02-B Provision of Parking Facilities

1. Collective Provisions

Off street parking facilities for separate uses may be provided collectively, if the total number of spaces so provided is not less than the sum of the separate requirements for each such use and provided that all regulations governing location of parking spaces, in relation to the use served, are observed. Further, no parking space or portion thereof, shall serve as the required space for more than one use, unless otherwise specifically authorized in accordance with this Ordinance.

2. Joint Use of Facilities

Parking spaces already provided to meet the off-street parking requirements for stores, office-buildings, and industrial establishments, or off-street parking facilities provided by the Village, may be used to meet up to seventy-five (75%) per cent of the total requirements for parking spaces for churches, auditoriums, or other places of public or private assembly, subject to the approval of the Board of Trustees and to the following:

- a. The parking spaces to be shared must be within a walking distance of not greater than three hundred (300) feet from the place of assembly.
- b. The schedules of operation of all uses involved are such that none of the uses sharing the space requires the off-

street parking spaces at the same time as any other use sharing the space.

8.02-C Design, Development and Maintenance

Every parcel of land hereafter used as a public or private parking area shall be designed, developed and maintained in accordance with the following requirements:

1. Open and Enclosed Spaces

Off-street parking spaces may be open to the sky or enclosed in a building or structure.

2. Surfacing

a. Single-Family and Two-Family Dwellings

Off-street parking areas and access drives accessory to single-family and two-family dwellings shall be paved or otherwise surfaced with an all-weather dustless material.

That portion of the driveway connecting from the curb line to the property line shall be paved with concrete, asphaltic materials or permanent materials as approved by the Director of Public Works and in accordance with Village Standards.

b. Other Uses

Off-street parking areas and access drives except parking areas and access drives accessory to single-family and two family dwellings, shall be improved with a compacted macadam base, or equal, not less than four (4) inches thick, and surfaced with asphaltic concrete or equal, not less than two (2) inches thick.

3. Maintenance

To sustain their usefulness, all required off-street parking facilities shall be continually maintained in a state of good repair.

4. Drainage and Snow Removal

a. Drainage

Adequate provision shall be made for the disposal of storm water in accordance with Village Ordinances. Such water shall not flow into adjacent property or onto or across sidewalks in a quantity or manner that would be detrimental thereto or inconvenient to persons using the sidewalks.

b. Snow Removal

Provisions shall be made for the storage and/or removal of snow from parking areas. Areas for snow storage shall be designated reasonably close to drains or catch basins. Snow storage on planting areas should be avoided to prevent physical and salt damage to plant material.

5. Curbing and Wheel Stops

a. Wheel Stops

For all parking areas containing more than four (4) spaces, wheel stops of masonry, steel, or heavy timber shall be placed near all exterior parking lot lines to protect abutting property and also along street lot lines so as to prevent protrusion of vehicles into street rights-of-way.

b. Curbing

For all parking areas containing more than fifteen (15) spaces, continuous permanent curbing or retaining walls constructed of Portland cement concrete, or equal, to prevent the washing of soil to and from adjoining property shall be provided and shall also be provided between all landscaping areas and adjacent parking lot and driveway paving where necessary.

6. Landscaping and Screening

Landscaping and screening shall be provided for all parking areas as required in Article 2, General Provisions.

7. Lighting

Illumination of off-street parking areas shall be arranged so as not to project direct rays of light into adjacent property or into street rights-of-way and so as not to produce excessive glare.

8. Size, Access and Marking for Parking Spaces

a. Size of Parking Spaces (Ord. 0-81-36)

Each off-street parking space shall have a width and length exclusive of access drives or aisles, ramps, columns, or work areas in accordance with the standards set forth in Appendix I of this Ordinance. The Village Engineer may establish sizes for parking spaces other than those set forth in Appendix I of the Ordinance for spaces located in Village parking lots as defined in

Section 22-129 of the Municipal Code of the Village of Deerfield of 1975, as amended. Each parking spaces shall have a vertical clearance of at least seven (7) feet.

b. Access to Parking Spaces

Each off-street parking space shall open directly upon an aisle or driveway of a width and design in accordance with the standards set forth in Appendix I of this Ordinance.

c. Access to Parking Facilities

All off-street parking facilities shall be provided with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.

d. Marking of Parking Facilities (Ord. 0-80-33)

The location of each off-street parking space and the direction of movement along the aisles and driveways providing access thereto shall be indicated by markings on the surface and approved directional signs. Parking spaces shall be delineated by either double yellow lines approximately 12 to 18 inches apart or by single yellow lines. Directional signs shall conform to the provisions of Article 9.

9. Provisions for the Handicapped (Ord. 0-85-09)

Where the requirements of the "Village of Deerfield Standard Specifications for Facilities for the Handicapped," as set forth in the Municipal Code, apply to a building or use, the required off-street parking facilities accessory to such building or use shall meet said standards together with the requirements of this Article.

8.02-D Units of Measurement

For the purposes of this Article, the following units of measurement shall apply:

1. Floor Area

Floor area, when prescribed as the basis of measurement for off-street parking spaces for any use, shall be the sum of the gross horizontal area of the several floors of the building, excluding:

- a. areas used for off-street parking and off-street loading facilities,

- b. the horizontal areas of the basement and cellar floors that are devoted exclusively to uses accessory to the operation of the entire building, and
- c. the horizontal areas of boiler and mechanical rooms used for heating, ventilating and air conditioning equipment whether located on the roof or within the building.

2. Dwelling Unit

A dwelling unit shall mean one room or a suite of two or more rooms designed for or used by one family for living and sleeping purposes and having only one (1) kitchen or kitchenette.

3. Seat or Seating Space

A seat shall be the space intended for one individual. In places where patrons or spectators occupy benches, pews, or other seating facilities, each eighteen (18) lineal inches of such seating facilities shall be counted as one seat.

4. Employees

Parking spaces required for employees shall be based on the maximum number of employees on the premises at any one time whether on duty or residing therein.

5. Computation

When determination of the number of off-street parking spaces required in this section results in the requirement of a fractional space, any fraction shall require one (1) additional space.

6. Floor Area - Outdoor Dining Area (Ord. 0-87-19)

The sum of the total areas devoted to the outdoor dining operations, including, but not limited to, those areas used for the preparation and service of food and/or drink for dining and waiting shall be included in the determination of the gross floor area of a restaurant.

8.02-E Required Spaces

There shall be provided for each building, structure, and use hereafter erected, structurally altered, or enlarged, the minimum number of accessory off-street parking spaces in accordance with the following:

1. Residential Uses

a. Single-Family Dwellings and Two-Family Dwellings.

Two (2) parking spaces for each dwelling unit.

b. Multiple-Family Dwellings.

Efficiency and one-bedroom units - one and one-half (1-1/2) parking spaces for each dwelling unit.

Two or more bedroom units - two (2) parking spaces for each dwelling unit.

c. Residential Assisted-Living Facilities for the Elderly.

(Ord. 0-96-06)

The Board of Trustees shall determine, following a public hearing by the Plan Commission and receipt and review of the recommendation of that body, the number of parking spaces required for such a facility based on the number of employees present at various times of the day, the number of resident vehicles anticipated, the number of visitors anticipated, and the number of spaces necessary to accommodate any ancillary uses conducted at the facility. Consideration may be given to situations where overflow parking is available on adjacent property by virtue of reciprocal parking agreements.

2. Commercial Uses

a. Automobile Service Station

One (1) parking space for each island of pumps plus two (2) parking spaces for each service stall plus one (1) parking space for each employee on duty, plus one (1) parking space for each emergency vehicle.

b. Barber Shop

Two (2) parking spaces shall be provided for each barber chair, plus one (1) for each employee.

c. Beauty Parlors and Salons

One parking space shall be provided for each one hundred fifty (150) square feet of gross floor area.

d. Food Stores, Grocery Stores and Supermarkets

One (1) parking space shall be provided for each one hundred seventy-five (175) square feet of gross floor area.

e. Furniture and Appliance Stores and Establishments for Repair of Household Equipment or Furniture

One (1) parking space shall be provided for the first one thousand (1000) square feet and one (1) parking space for each additional three hundred (300) square feet.

f. Leather Goods and Luggage Shop

One (1) parking space shall be provided for each two hundred fifty (250) square feet of gross floor area.

g. Motor Vehicle, Motorcycle and Bicycle Sales and Service

One (1) parking space shall be provided for each four hundred (400) square feet of gross floor area.

h. Photocopying, Blueprinting Establishments

One (1) parking space shall be provided for each two hundred fifty (250) square feet of gross floor area.

i. Restaurants

The following requirements may be made more or less restrictive by no more than twenty-five (25) per cent of the required total by the Board of Trustees upon the recommendation of the Plan Commission.

(1) Sit-Down

One (1) parking space shall be provided for each sixty (60) square feet of gross floor area.

(2) Carry-out Type

One (1) space shall be provided for each one hundred twenty (120) square feet of gross floor area.

(3) Outdoor Dining Areas Accessory to a Restaurant (Ord. 0-87-19 and 0-93-25)

Parking shall be provided for accessory outdoor dining areas except in those instances wherein the Board of Trustees has determined, following a public hearing by the Plan Commission and receipt and review of a recommendation by that body, that the outdoor food service areas will not adversely impact parking for the nearby area. The gross floor area of such outdoor dining areas shall be included in the determination of the gross floor area of the restaurant to which it is accessory.

The Board of Trustees may, at their discretion, permit the parking required for the accessory outdoor dining area to be either developed at the time the outdoor

dining area is constructed or to be held as a landscaped area for possible future parking. The Village may require such covenants and guarantees as may be deemed necessary to insure the availability of the area for possible future development as parking for the outdoor dining area.

j. Retail Stores

One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area.

k. Theaters, Indoor

One (1) parking space shall be provided for each four (4) seats.

l. Undertaking Establishments and Funeral Parlors.

Eight (8) parking spaces shall be provided for each parlor or chapel, plus one (1) parking space for each funeral vehicle kept on the premises.

m. Hotels (Ord. 0-84-54)

One and four tenths parking spaces per guest room.

n. Furniture Stores (Ord. 0-87-58)

Furniture stores which include warehousing (see Article 5.02-C,1,e) shall be required to provide one (1) parking space for each two hundred (200) square feet of gross floor area. The Board of Trustees may, at their discretion, increase or reduce the amount of parking required upon the recommendation of the Plan Commission.

o. Extended Stay Lodging Facilities (Ord. 0-88-13)

One and one tenth parking spaces per guest unit.

3. Office Uses

a. Banks, Savings and Loans, Financial Institutions

One (1) parking space shall be provided for each two hundred (200) square feet of gross floor area. Drive-in establishments shall provide six (6) stacking spaces per teller or customer service area.

b. Business or Professional Offices

One (1) parking space shall be provided for each two hundred fifty (250) square feet of gross floor area.

c. Medical and Dental Facilities (Ord. 0-85-09)

Four (4) patient parking spaces shall be provided for each staff doctor, plus two (2) parking spaces for each three (3) employees, plus one (1) parking space for each staff doctor.

4. Industrial Uses

a. Manufacturing Uses

Two (2) parking spaces shall be provided for each three (3) employees, or one parking space for each six hundred (600) square feet of gross floor area, whichever is greater, plus one (1) appropriately sized parking space for each vehicle used in the conduct of the enterprise.

b. Warehousing and Storage Uses

Two (2) parking spaces shall be provided for each three (3) employees, or one (1) parking space for each nine hundred (900) square feet of gross floor area, whichever is greater, plus one (1) parking space for each vehicle used in the conduct of the enterprise.

c. Flexible Use Office/Industrial Facilities
(Ord. 0-87-40)

- (1) For all office uses (which are not accessory to any other permitted or Special Use), parking shall be provided in accordance with Article 8.02-E,3,b of this Ordinance; provided, however, that such calculation shall be based upon the maximum percentage of such office space allowed by the Special Use permit authorizing the development.
- (2) For all other uses permitted within said flexible use structure or structures, one parking space shall be provided for each six hundred (600) square feet of gross floor area devoted to said uses; provided, that the Village Board may reduce said parking ratio where it deems appropriate.

d. Self-Storage Facilities
(Ord. 0-87-40)

- (1) One parking space shall be provided for each 250 storage cubicles. A minimum of two spaces shall be provided. Additionally, two parking spaces shall be provided for a resident manager's dwelling unit, if any.

5. Schools, Institutions and Places of Assembly

a. Auditoriums and Places of Assembly with Fixed Seating

One (1) parking space shall be provided for each three (3) seats.

b. Auditoriums and Places of Assembly without Fixed Seating.

One (1) parking space shall be provided for each three (3) persons of the total capacity as determined by the Municipal Code.

c. Places of Worship

One (1) parking space shall be provided for each four (4) seats. If fixed seating is not used, then one (1) parking space shall be provided for each four (4) persons of the total capacity as determined by the Municipal Code.

d. Libraries, Museums, Historic Sites, and Art Galleries

One (1) parking space shall be provided for each eight hundred (800) square feet of gross floor area.

e. Nursing Homes, Convalescent Centers, and Similar Establishments

One (1) parking space shall be provided for each four (4) patient beds, plus two (2) parking spaces for each three (3) employees, plus one (1) parking space for each staff doctor.

f. Nursery Schools, Day Nurseries and Child Care Centers

(1) Facilities open to the general public.

One (1) parking space shall be provided for each teacher and employee, plus one (1) parking space for each ten (10) students.

(2) Employee facilities located in the I-1 Office, Research, Restricted Industrial District.

No additional parking spaces shall be required for facilities established pursuant to Article 6.01-C beyond the number required if the day care center were used as office space. (Ordinance 0-91-45)

g. Religious Residences

One (1) parking space shall be provided for each one thousand (1000) square feet of gross floor area.

h. Schools

Where a school has an auditorium or assembly hall which may be used by persons other than students of the school, the parking requirements set forth under "Auditoriums and Places of Assembly" if greater, shall be used to fulfill the parking requirements of the school.

- (1) Elementary, Junior High, and the equivalent private or parochial schools.

Two (2) parking spaces shall be provided for each three (3) teachers and employees.

- (2) Senior High Schools, Colleges, Universities, institutions of High Learning and the equivalent private or parochial schools.

Two (2) parking spaces shall be provided for each three (3) teachers and employees, plus one (1) parking space for each five (5) students, based on the design capacity of the facility.

- (3) Commercial and Trade Schools

Three (3) parking spaces shall be provided for each five (5) students, plus two (2) parking spaces for each three (3) teachers and employees.

6. Recreational and Social Facilities

a. Bowling Alleys

Five (5) parking spaces shall be provided for each lane, plus such additional spaces as may be required herein for affiliated uses such as restaurants and the like.

b. Private Clubs and Lodges

One (1) parking space shall be provided for each three (3) persons based on the design capacity of the facility.

c. Public Parks, Playgrounds and Athletic Fields (non-commercial).

One (1) parking space shall be provided for each five thousand (5000) square feet of gross land area.

d. Public Swimming Pools

One (1) parking space shall be provided for each seventy-five (75) square feet of water area.

e. Other Recreational Uses

One (1) parking space shall be provided for each three (3) patrons, based on the design capacity of the facility in terms of the largest number of patrons to be served at one time.

7. Planned Unit Developments

Parking facilities shall be provided on the basis of the required number of spaces for each use contained therein.

8. Other Uses

Parking spaces for other uses not listed above shall be provided in accordance with requirements recommended by the Plan Commission and approved by the Board of Trustees.

8.03 OFF-STREET LOADING

In all districts, there shall be provided off-street loading facilities as regulated in this Article for any building or structure which is to be erected or substantially altered, which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles.

8.03-A Location

1. All required off-street loading berths shall be located on the same zoning lot as the use to be served.
2. No portion of the vehicle shall project into a street, alley, access drive or parking area.
3. No permitted or required loading berth shall be located within forty (40) feet of the nearest point of intersection of any two (2) streets.
4. No loading berth shall be located in a required front yard, or side yard adjoining a street.

8.03-B Size

Unless otherwise specified in this Ordinance, a required off-street loading berth shall be at least twelve (12) feet in width by at least fifty (50) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet.

8.03-C Access and Maneuvering Area

1. Each required off-street loading berth shall have an adjacent open paved area, other than a street or public way,

of adequate size and so located as to provide for all required maneuvering for truck access to the loading berth.

2. Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner so as to provide for safe traffic movements.
3. All plans for maneuvering areas and vehicular access shall be reviewed and approved by the Director or Building and Zoning.

8.03-D Surfacing

All open off-street loading berths, access drives, aisles, and maneuvering space shall be improved with a dustless all-weather, heavy-duty pavement and shall be subject to review and approval by the Village Engineer.

8.03-E Maintenance

All required off-street loading facilities, including loading berths, aisles, access drives and maneuvering space shall be continually maintained in a state of good repair.

8.03-F Screening

All open off-street loading berths shall be screened in accordance with the applicable provisions of Article 2, General Provisions.

8.03-G Minimum Facilities

Uses located in buildings of less floor area than the minimum required for off-street loading facilities, shall be provided with adequate receiving facilities, accessible by motor vehicles from an adjacent alley, service drive or open space serving that lot.

8.03-H Required Number of Off-Street Loading Berths

Off-street loading facilities shall be provided in accordance with the following minimum requirements:

1. Residential Uses
 - a. For Multiple-Family Dwellings containing 20,000 to 200,000 square feet of gross floor area, one (1) off-street loading berth shall be provided, plus one (1) additional loading berth for each additional 200,000 square feet of gross floor area or fraction thereof.

2. Commercial Use

- a. For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 100,000 square feet of gross floor area; for each additional 100,000 square feet of gross floor area up to 500,000 square feet, one (1) additional loading berth shall be provided, plus one (1) additional loading berth for each additional 500,000 square feet of gross floor area or fraction thereof in excess of 500,000 square feet.
- (1) Banks and financial institutions.
 - (2) Medical and Dental Clinics.
 - (3) Offices, business and professional.
- b. For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 150,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 150,000 square feet of gross floor area or fraction thereof. Each such loading berth for buildings in excess of 20,000 square feet of gross floor area shall be not less than twelve (12) feet in width by fifty five (55) feet in length.
- (1) Clubs and lodges (not for profit) containing retail shops, convention halls, auditoriums, exhibition halls, or business or professional offices.
- c. For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 200,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 200,000 square feet of gross floor area or fraction thereof.
- (1) Clubs and lodges (not for profit) containing no retail shops, convention halls, auditoriums, exhibition halls, or business or professional offices.
 - (2) Schools - music, dance, business and trade.
 - (3) Theaters, indoor.
- d. For the uses listed hereunder, one (1) loading berth shall be provided for building containing 10,000 to 100,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof.
- (1) Amusement establishments - bowling alleys, indoor tennis and racquet ball courts, and gymnasiums.

- e. For the uses listed hereunder one (1) loading berth shall be provided for buildings containing 7,000 to 100,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof.

(1) Undertaking establishments and funeral parlors.

- f. For all other commercial uses, loading facilities shall be provided in accordance with the following schedule:

<u>Gross Floor Area of Establishments in Thousands of Square Feet</u>	<u>Required Number and Size of Berths</u>
7 to 20	1 - (12 ft. x 30 ft.)
21 to 35	2 - (12 ft. x 30 ft. ea.)
36 to 60	2 - (12 ft. x 55 ft. ea.)
61 to 100	3 - (12 ft. x 55 ft. ea.)

For each additional 200,000 square feet of gross floor area one (1) additional loading berth shall be provided, such additional berth to be at least 12 feet in width by 55 feet in length.

3. Industrial Uses

Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products:

- a. For buildings containing 7,000 to 40,000 square feet of gross floor area, one (1) loading berth shall be provided.
- b. For buildings containing 40,000 to 100,000 square feet of gross floor area, two (2) loading berths shall be provided, plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof. Each such loading berth for buildings in excess of 10,000 square feet of gross floor area shall be not less than 12 feet in width by 55 feet in length.
- c. For all other industrial uses, loading facilities shall be provided in accordance with the following schedule:

<u>Gross Floor Area of Establishments in Thousands of Square Feet</u>	<u>Required Number and Size of Berths</u>
7 to 10	1 - (12 ft. x 30 ft.)
11 to 24	2 - (12 ft. x 30 ft. ea.)
25 to 40	2 - (12 ft. x 55 ft. ea.)
41 to 100	3 - (12 ft. x 55 ft. ea.)

For each additional 200,000 square feet of gross floor area or fraction thereof one (1) additional loading berth shall be provided: such additional loading berth to be at least 12 feet in width by 55 feet in length.

4. Schools, Institutions and Places of Assembly

a. For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 100,000 square feet of floor area, plus one (1) additional loading berth for each additional 100,000 square feet of floor area or fraction thereof. Each such loading berth for buildings in excess of 20,000 square feet in floor area shall be not less than twelve (12) feet in width by sixty five (65) feet in length.

- (1) Auditoriums and places of assembly.
- (2) Health and medical institutions, including nursing homes.
- (3) Nursery schools and day care centers.

b. For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 200,000 square feet of floor area, plus one (1) additional loading berth for each additional 200,000 square feet of floor area or fraction thereof.

- (1) Places of Worship.
- (2) Schools and similar education institutions, but excluding nursery schools.

5. Special Uses, including Planned Developments

For Special Uses, other than those listed above, loading berths adequate in number and size to serve such uses shall be provided as recommended by the Plan Commission and approved by the Board of Trustees.