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NOT REQUIRED**

**Return to:**

Troy City Clerk  
116 E. Market Street  
Troy, Illinois 62294



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**Ordinance No. 2022 - 14**

AN ORDINANCE Amending Certain Sections of Title XV Land Usage Chapter 154  
Zoning Ordinance of the Troy Municipal Code  
(*Supplementary Off-Street Parking and Loading Regulations*)

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ADOPTED BY THE CITY COUNCIL  
OF THE CITY OF TROY, ILLINOIS

THIS 18<sup>TH</sup> DAY OF APRIL 2022

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**Whereas**, the City of Troy, Madison County, Illinois presently has in force the Zoning Ordinance, which is contained in the Troy Municipal Code as Chapter 154, Ordinance No. 2004-21 adopted August 2, 2004, and as amended from time to time; and

**Whereas**, the Planning Commission has performed a review of the city's Zoning Ordinance, specifically *Supplementary Off-Street Parking and Loading Regulations* and other relevant sections; and

**Whereas**, the Planning Commission has complied with the provisions of *Section 154.143 Amendments* of the Zoning Ordinance by holding a public hearing on April 14, 2022, to consider amending the Zoning Ordinance; and

**Whereas**, as a result of said hearing, the Planning Commission has made a recommendation (Recommendation 2022-02PC) to the City Council that they enact said amendments to the Zoning Ordinance; and

**Whereas**, the City Council has duly considered the matter and the recommendation of the Planning Commission and has determined that the amendment reference herein conforms with the goals, objectives, and policies of the Comprehensive Plan in that the amendment promotes public health, safety, and welfare and encourages the appropriate location and development of off-street parking and loading facilities.

**Now, Therefore, Be It Ordained** by the Mayor and the City Council of the City of Troy, Illinois as follows:

**SECTION 1:** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Troy, Illinois.

**SECTION 2:** The following shall be added to *Section 154.005 Definitions* of the Zoning Ordinance:

**CORRELATED COLOR TEMPERATURE (CCT).** The characterization of the color content, or spectrum ("warmness" or "coolness") of a light source measured in Kelvin (K).

**CUTOFF LUMINAIRE.** As classified by the Illuminating Engineering Society of North America (IESNA), the luminous intensity (in candelas) at or above an angle of 90 degrees above nadir does not numerically exceed 2.5 percent of the luminous flux (in lumens) of the

lamp or lamps in the luminaire, and the luminous intensity (in candelas) at or above a vertical angle of 80 degrees above nadir does not numerically exceed ten percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire.

***DRIVE-THROUGH ESTABLISHMENT.*** A place of business that through design, physical facilities, service, or packaging procedures accommodates customers by providing products or services through a building window to a customer in a vehicle, whether or not ordering is done on-site.

- (a) ***DRIVE-THROUGH LANE.*** A lane measuring a minimum of nine feet wide that is designed for vehicles queuing for drive-through service.
- (b) ***ORDER POINT.*** A location outside of a building but still on the premises where ordering a product or service is done without an occupant leaving their motor vehicle.
- (c) ***SERVICE WINDOW.*** A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.

**SECTION 3:** Sections 154.080 through 154.089 are hereby amended to read as follows:

**§ 154.080 APPLICABILITY OF SUBCHAPTER.**

(A) Off-street parking and loading shall be provided in accordance with this subchapter for all structures and uses erected or established after the effective date of this chapter.

(B) *Existing parking/loading facilities.*

- (1) *Destroyed structures.* When an existing structure or use is damaged or destroyed and subsequently repaired or rebuilt to the same square footage prior to the damage, additional off-street parking and loading facilities need not be provided, but parking/loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored.
- (2) *Additions to structures.* Whenever any building, structure, or use is enlarged or expanded in any way as to increase the dwelling units, gross floor area, seating capacity, and the like, additional parking and loading facilities shall be required by the provisions of this section.
- (3) *Changes of use.* Whenever the existing use of a structure is changed to a different use, parking or loading facilities shall be provided as required herein for such new use.

(4) *Changes of ownership.* Whenever the ownership of an existing structure is changed, parking or loading facilities shall be provided as required herein for such new use.

(5) *Parking lot maintenance.* At the owner's expense, all newly constructed or existing parking surfaces, ingress, egress, and loading facilities must be free of potholes, grass, or other similar nuisances. All newly constructed or existing lighting must be maintained to provide the required light levels and striping must be visible.

(6) *Annexation.* If an existing parking area or lot is annexed into the city, then it must comply with § 154.082 within five years of annexation.

#### **§ 154.081 PARKING DESIGN AND MAINTENANCE STANDARDS.**

##### **(A) Spaces.**

(1) Every parking space shall conform to the following requirements below. Such spaces shall be clearly designated by markings that delineate each space and shall be re-laid or restored as often as necessary to maintain such delineation, at the owner's expense.

<b>MINIMUM PARKING SPACE WIDTHS, LENGTHS, AND VERTICAL CLEARANCE</b>			
<b>Parking Type</b>	<b>Space Width</b>	<b>Space Length</b>	<b>Vertical Clearance</b>
90-degree	10 feet	19 feet	7 feet
60-degree	10 feet	19 feet	7 feet
45-degree	10 feet	19 feet	7 feet
Parallel	8 feet	22 feet	7 feet
Handicapped	16 feet	20 feet	7 feet

(2) Every parking space shall be situated so that no part of any parked vehicle can overhang the right-of-way, aisle ways, public or private sidewalks, or property lines.

(B) *Handicap parking spaces.* The following minimum number of handicap parking spaces shall be provided in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and Illinois Accessibility Code.

(1) *Minimum number.* If any parking is provided for employees or visitors or both, the minimum number of accessible parking spaces to be provided for environmentally limited persons is as follows:

<b>TOTAL OFF-STREET PARKING SPACES PROVIDED</b>	<b>REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES</b>
1 to 25	1
26 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 percent of the total number
Over 1,000	20 plus one for each 100 over 1,000

(2) *Location.* Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

(3) *Dimensions and markings.* Each parking space, except on-street spaces, shall consist of a 16-foot wide parking space including a diagonally striped access aisle. A high-quality yellow paint recommended by the paint manufacturer for pavement striping shall be utilized. Parking spaces and access aisles shall have surface slopes not exceeding 1:50 (two percent) in all directions.

(4) *Signage.* Accessible parking spaces shall be designated as reserved for environmentally limited persons by providing an R7-8 (US Department of Transportation standard) sign which contains the international symbol of accessibility. Such signs shall exhibit the words "\$250 Fine". The fine amount shall increase (or decrease) in accordance with any change in the state statutes. Signs shall be vertically mounted on a post or wall at front center of the parking space no more than five feet horizontally from the front parking space and set a minimum of four feet and a maximum of nine feet from finished grade to the bottom of the sign.

(C) *Interior aisles.* Aisles within parking lots in multi-family residential, commercial, and industrial districts shall be sufficiently wide to permit safe and efficient vehicular movement in the aisles, and into and out of parking spaces:

AISLE WIDTHS	
Parking Type:	Width of Aisle:
90-Degree	24 Feet
60-Degree	18 Feet (one-way) 24 Feet (two-way)
45-Degree	13 Feet (one-way) 24 Feet (two-way)
Parallel	24 Feet

(D) *Access ways.*

(1) *General.* Parking areas in the multi-family residential, commercial, agricultural and industrial districts shall be designed so that ingress to and egress from a parking space is from an aisle or driveway, not directly from the public right-of-way.

(2) *Conformance requirements.* All entrance construction shall be in conformance with the Illinois Department of Transportation manual, Standard Specifications for Road and Bridge Construction, (latest edition) and in conformance with the Illinois Department of Transportation policy handbook, Access to State Highways (latest edition).

(3) *Placement of entrances.*

a. All access ways to any parking area shall be located to provide a minimum of 30 feet of distance from the beginning of the driveway flare to the edge of the adjacent intersecting road. At intersections where traffic control devices are installed, the Code Official may increase this distance to prevent traffic hazards.

b. Entrances shall be located so that sufficient sight distance is available to enable motorists to determine when gaps in the traffic stream are sufficient for safe entry. In locations where entrances are located on opposite sides of the street, alignment of entrances shall be undertaken to promote safe vehicular turning movements.



c. The distance between the beginning of the flare of a high traffic volume generator and the rear edge of an adjacent roadway intersecting a state highway shall be at least 100 feet. Where volume projections indicate a need, sufficient distance from adjacent public roads or property lines should be allowed for the construction of a right or left turn lane.

d. Every parking lot ingress and egress shall be aligned so that it forms, as closely as possible, a right angle with the intersecting street.

(4) *Access way widths.*

a. Agricultural, commercial, industrial, and multi-family residential zoning district entrances shall not be less than 24 feet wide and shall be limited to a maximum of 35 feet wide measured at right angles to the centerline of the drive unless two one-way drives of 12 feet are provided. The widths measured shall be exclusive of all flares, at the right-of-way line, and/or at the end of the radii curves.

b. The radii for non-commercial driveways should be a minimum of five feet with a maximum radius required to meet truck turning movements.

c. Flares for commercial access facilities should range from a minimum of 15 feet to a maximum of 40 feet. A curb length of at least three feet shall be left undisturbed between the property line and the edge of the entranceway flare to allow for the construction of an adequate island between drives should the adjacent property owner desire to build an entrance.

d. All driveways to off-street parking in single-family residential (R-1, R-1A, and R-1E) and two-family residential (R-2) zoning districts shall be a minimum of 12 feet wide and a maximum of 30 feet wide.

(E) *Entrance islands.* Entrance islands shall have a minimum dimension of six feet wide by ten feet long. Where the island is less than 25 feet long or ten feet wide, it must be outlined by curbing. Typically, the island should be located between four feet and ten feet behind the curb for curbed pavement sections or as required to provide a proper turning radius for the design vehicle proposed to utilize the facility.

(F) *Cross access.*

(1) Cross access is defined as a commonly shared or used pedestrian way or vehicular driveway that connects or serves two or more properties. The purpose of cross access may be to reduce the number of entrance intersections to an arterial or city street, to provide access via a signalized intersection, to provide direct access between developments, to provide access to lots not having road frontage, and the like.

(2) Cross access may be required as part of the site plan or subdivision review procedure, zoning request, and/or special variance request and shall be provided in accordance with the following conditions:

- a. At the time the site plan is submitted for review, the city will identify adjacent existing land use and its potential for change, existing traffic volumes and design features of the surrounding roadways, and the like, in order to ascertain the need for cross access. If the city determines cross access is required, the plan shall show the area included for cross access including the driveway approach, internal driving and parking lot aisles, and their extension to the property line(s) and the area(s) designated for connection to the adjacent property of cross access.
- b. The area designated for cross access shall be kept free of all landscaping, fences, trash enclosures, parking/loading spaces, and/or other improvements except as required by the zoning ordinance. Any approved improvements located in the areas designated for cross access shall be removed by the developer who is required to construct the pavement connection.

(G) *Lighting.*

(1) Every off-street parking facility regularly utilized during night time hours, shall be lighted to enable safe access to parked vehicles. Such lighting must be erected on private property unless the Code Official provides written permission for the lights to be located on the city right-of-way.

- a. All parking and loading areas and walkways shall be illuminated so as to produce a uniform minimum average illumination within such areas of two foot-candles of illumination measured at the ground level.
- b. Lighting fixtures or standards without cutoff-type luminaires or with globe-style luminaires shall be no higher than 15 feet and shall have a maximum illumination output of not more than 10,000 lumens.



- c. Lighting fixtures or standards with a cutoff-type luminaire shall be no higher than 25 feet with a maximum average illumination of the property of five foot-candles measured at ground level over the site.
- d. Where parking and loading areas are adjacent to residential areas, the maximum average illumination of the area between the rear building wall line and the property line abutting a residential area shall be one foot-candle measured at ground level over the site.
- e. At the property line abutting a residential area, the maximum illumination of the property shall be no higher than one-tenth (0.1) foot-candle.
- f. The correlated color temperature (CCT) for all exterior lighting shall not exceed 3,200 Kelvin.

(2) Lights on commercial premises must not constitute a nuisance to passing motorists. Such lights must not be similar to traffic control devices (i.e. signals or flashing beacons). No flashing, oscillating or rotating lights visible from any public highway may be placed on any building or structure located within 200 feet of the street.

(3) Any light(s) utilized to illuminate any parking facility shall be configured or shielded so as to confine direct light.

- a. Site lighting fixtures shall be compatible with the building design and the adjoining landscape and shall not be used in such a manner as to turn the building itself into "signage".
- b. Site lighting shall be a concealed source, cut-off design.
- c. Site lighting shall not create glare that is directed toward or reflected onto adjoining properties.
  - 1. Site lighting shall not create glare that is directed toward or reflected onto streets or interior drives where such glare could negatively impact vehicular or pedestrian safety.
  - 2. Except as may be provided elsewhere in this section, site lighting shall at no time be directed upward, in a radiating and/or moving or sweeping pattern, or at any angle which will light surfaces other than building walls, parking or pedestrian areas, and landscaped areas, and shall not create lighting patterns which will direct light toward residential areas.

d. At the time of filing an application for any use, development, amendment, or change as set out in division (A) above, a lighting plan for site lighting shall be provided on a separate sheet. The following information shall be submitted as part of the lighting plan:

1. Manufacturer's catalog cut sheet or other graphic and narrative description of the light standards, fixture heads, and/or luminaries with specification data.
2. Photometric curves indicating both vertical and horizontal candle-power distribution.
3. A plan of the site superimposed with a grid of not more than 20 feet between light sources showing the calculated foot-candle levels at average site grade at the center of each 20-foot grid.

(4) All site lighting shall be installed utilizing an underground cable.

(5) No light standard shall be placed as a freestanding structure within the parking area unless within a safety island if placed in said area or shall be placed around the perimeter of the parking area. Landscaping within ten feet of the light standard shall be not more than three feet in height.

(6) Any off-street parking or loading area used between 6:00 p.m. and 6:00 a.m. shall contain a system of lighting to the required illumination standard. An average of fewer than four deliveries per month may be exempt from this requirement.

(H) *Curbing.*

(1) A minimum of a six-inch tall continuous curb, exclusive of ingress/egress points, shall be provided around the perimeter of all parking lots. Curbing shall be full depth Portland cement concrete.

(2) All interior landscaped areas provided within parking areas shall be raised and curbed.

(I) *Sidewalks.*

(1) Sidewalks shall be provided along the perimeter of the building, adjacent to drive aisles to and around patron parking areas and employee parking areas.

(2) Sidewalks shall be concrete and a minimum of five feet wide.

**§ 154.082 PARKING SURFACES.**

All newly constructed off-street parking areas or parking lots shall be striped, graded, and improved with either asphalt or concrete to the following specifications:

(A) *Surface:* Two-inch deep (compacted thickness) hot mix asphalt surface course on two-inch deep (compacted thickness) hot mix asphalt binder course

*Sub-base:* Six-inch deep (compacted thickness) crushed stone (CA-6)

*Improved Sub-grade:* May be lime modified soil layer (12-inch compacted thickness) or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade

(B) *Surface:* Six-inch deep Portland cement concrete

*Sub-base:* Six-inch deep (compacted thickness) crushed stone (CA-6)

*Improved Sub-grade:* May be lime modified soil layer (12 inches compacted thickness) or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade.

**§ 154.083 STORMWATER DETENTION.**

(A) Stormwater detention for parking lots shall follow the provisions in Chapter 156 Stormwater Drainage and Detention, Soil Erosion and Sediment Control.

**§ 154.084 LOCATION OF PARKING.**

(A) *Residential zoning districts.*

(1) Parking spaces accessory to dwellings in any residential zoning district shall be located on the same lot as the dwelling. Each parking space accessory to a multi-family dwelling shall be unobstructed so that no vehicle need be moved in order to allow another vehicle to enter/exit the parking area.

(2) No personal or company vehicles shall be parked on any yard that abuts a street, except on a driveway. When any of these vehicles are parked in any rear yard or side yard abutting a lot, such parking shall have access by means of an approved driveway consisting of at least four inches of crushed stone.

(3) All parking spaces accessory to permitted non-dwelling uses in the residential zoning district generally shall be located on the same lot as the use served. However, by special use permit, such parking facilities may be located on another parcel within 200 feet of the use served. No vehicle exceeding one-ton cargo capacity shall be parked anywhere in a residential district (except for normal loading, unloading, and service calls). This includes on-street and private lots unless a special use permit has been obtained.

(B) *Agricultural, commercial and industrial districts.*

- (1) Required parking spaces accessory to any permitted use in any agricultural, commercial or industrial district shall be located within 200 feet of the use served, if not located on the same lot.
- (2) No parking space accessory to any use in an agricultural, commercial, or industrial district shall be located in any residential district except by special use permit.
- (3) In any agricultural, commercial, or industrial district, off-street parking facilities for different buildings or uses may be provided collectively if the total number of spaces located together is not less than the sum of the separate requirements for each use, and if all regulations governing the location of parking spaces in relation to the use served are observed.

**§ 154.085 LANDSCAPING OF PARKING LOTS.**

In order to reduce heat and glare and minimize the loss of natural vegetation common to the construction of parking facilities, landscaping shall be provided and maintained in accordance with the following provisions.

(A) A landscaping plan, either as a separate document or as an element of a more inclusive development plan, shall accompany every application and set of plans and include the following:

- (1) *Perimeter buffer strip.* A strip of land at least six feet wide abutting and paralleling the perimeter of the off-street parking lot shall be landscaped. Such landscaping shall include grass, ground cover, and/or other landscape treatment, excluding paving, and one medium-size canopy tree, or if space is limited, one small-size canopy tree, for every 50 linear feet or major fraction thereof.

a. In C-1, C-2, and C-3, a planting strip of ten feet, not including sidewalks, shall be provided and maintained within the required front yard per § 154.032 and shall separate vehicle parking and drive areas from any public or private street or right-of-way.

b. *Required front yards.* Landscaping requirements shall include grass, ground cover, and/or other landscape treatments, and shall include at least one medium-size canopy tree for every 50 feet of frontage of any public or private street right-of-way. Care should be taken with the placement of these trees so they do not obstruct the view of traffic or interfere with the flow of traffic in any way.

(2) *Perimeter parking spaces.* Rows of parking spaces adjoining the perimeter of the parking lot having fewer than 25 (24 and less) parking spaces need not be interrupted by a landscaping island. Rows of parking spaces adjoining the perimeter of the parking lot having 25 or more parking spaces shall be interrupted by the intrusion of a landscaping island; no greater than 25 contiguous, side-by-side parking spaces shall be permitted. Each landscaping island shall be a minimum of six feet wide and a minimum of 20 feet deep.

(3) *Interior parking spaces.*

a. Interior parking rows, parking rows that are not adjacent to the parking lot perimeter, shall have a landscaping island at each end of the parking row. Interior parking rows having 15 or more contiguous side-by-side parking spaces shall be interrupted by the intrusion of a landscaping island; no more than 24 contiguous, side-by-side parking spaces shall be permitted. Parking islands shall be a minimum of six feet wide and a minimum of 20 feet in length if for a single parking row or not less than 40 feet if for two contiguous, interfacing, parallel rows.

b. The landscaping of the islands shall include grass, ground cover, and/or other landscape treatment, excluding paving and include at least one small-size canopy tree per island. Proper drainage shall be provided for each landscaped parking island.

(B) Every landscaping plan shall at least include the following information:

(1) The proposed type, amount, size, and spacing of all plantings, including trees, shrubbery, and ground cover;

(2) The proposed size, construction materials, and drainage of landscaped islands; and

- (3) A sketch indicating the proposed spatial relationships of landscaped areas, parking spaces, automobile circulation, and pedestrian movement.

### **§ 154.086 COMPUTATION OF REQUIRED PARKING SPACES.**

In computing the number of parking and loading spaces required by this chapter, the Zoning Administrator shall apply the following rules.

(A) Strip centers and buildings containing mixed uses will require a minimum of one parking space for every 300 square feet of floor area. These sites will ultimately be evaluated based on actual uses. Parking calculations will be filed at the Building & Zoning Department and building permits will be issued after parking is determined adequate for the actual uses in the center.

(B) If, in computing the number of parking or loading spaces required by this section, the calculation results in the requirement of a fractional space, a fraction of less than one-half may be disregarded, while a fraction of one-half or more shall be counted as one space.

(C) If in computing the number of parking spaces required by this section, the gross floor area for a specific use is less than that identified in the calculation formula, the Building & Zoning Administrator shall divide the gross floor area by the area indicated in the calculation formula and multiply the result by the required number of spaces.

- (1) Example 1: fast food restaurant – 99 person capacity with 12 employees

Refer to § 154.087 Commercial and Institutional

1 space per every 3-person capacity plus 1 space per every 3 employees

$(99 \div 3) + (12 \div 3) = 37$  spaces required

- (2) Example 2: fast food restaurant – 297 person capacity with 27 employees

Refer to § 154.087 Commercial and Institutional

1 space per every 3 person capacity plus 1 space per every 3 employees

$(297 \div 3) + (27 \div 3) = 108$  spaces required

(D) If in reviewing the uses and zoning districts below, a particular use is not found, the Building & Zoning Administrator, at their discretion, may bring the use to the Planning Commission to determine the parking requirement.



(E) For the purpose of calculating parking requirements, vanpool, carpool, and car-sharing parking spaces shall not count against the maximum parking requirement.

#### **154.087 PARKING SPACES REQUIRED.**

This section divides specific uses of property into general zoning classification groups. The minimum number of off-street parking spaces required for each use of a specific parcel of property shall be determined by identifying the classification group to which each use belongs and performing the calculation identified for that specific group. The Code Official may require additional spaces.

<b>RESIDENTIAL</b>	
<b>Type Of Use</b>	<b>Parking Spaces Required</b>
Single-family residential, two-family residential (villas/ duplexes), and mobile homes (Zones R-1, R-1A, R-2, M-H)	Two spaces per unit
Multi-family residential (Zone R-3)	Two spaces plus one space for every two units for visitors
Single-family residential (Zone R-1E)	Three spaces per unit
Boarding houses, rooming houses, dormitories, and fraternity houses which have sleeping rooms	One space for each sleeping room plus one space for every two units for visitors.
<b>COMMERCIAL AND INSTITUTIONAL</b>	
<b>TYPE OF USE</b>	<b>PARKING SPACES REQUIRED</b>
Animal hospitals, kennels, and groomers	Five spaces per 1,000 square feet of total gross floor area with a minimum of four parking spaces
Automobile repair stations	One space for every 800 square feet of floor area and one space for each employee
Automobile salesrooms, wholesale stores, machinery or other large item sales, and other similar uses	One customer parking space for every 400 square feet of floor area and one space for each employee
Automobile service stations	Two spaces for each service stall or service bay

Automobile washing facilities	One space for each employee with a minimum of two spaces
Barber/beauty shops and other personal care businesses	Three spaces for each operator station
Banks, financial institutions, post offices, government uses, and other similar uses	One space for every 200 square feet of floor area and one space for each employee
Hospitals	One space for every two beds and one space for each staff doctor and one space for each two employees
Hotels, motels	One space per sleeping room and one space for each employee and one space for every 100 square feet used for restaurants, or similar purposes
Gas station convenience/ convenience stores	One space for every 300 square feet of floor area
Dry cleaners and laundromats	One space for each washing or dry-cleaning machine
Libraries, museums, and art galleries	One space for every 350 square feet of total gross floor area with a minimum of four spaces required
Medical offices, dental offices, urgent care, and clinics	Three spaces for every examination or treatment room and one space for each employee
Sanitariums, homes for the aged, nursing homes, children's homes, and similar uses	One space for each two beds
Offices, public or professional administration, or service buildings	One space for every 150 square feet of floor area with a minimum of four spaces
Restaurants – including fast food, drive-ins and sit-downs, and other establishments with liquor licenses.	One space for each three-person capacity and one space for each employee
Restaurants – drive-through only	One space for a visitor plus one space for each employee
Restaurants – carry out	One space for every 200 square feet of floor area and one space for each employee.

Retail, service, and other commercial stores not noted above	One space for every 300 square feet of floor area
Industrial	
Type Of Use	Parking Spaces Required
Manufacturing, storage uses, warehousing and wholesaling establishments, parcel delivery, freight/truck terminals, and similar uses	Two spaces per every three employees using the maximum number of employees scheduled to work any one shift. Add one stall for each motor vehicle used in the business and maintained on the premises
Concrete mixing plants	
Contractor and construction yards	
Schools	
Type Of Use	Parking Spaces Required
Nurseries, preschools, daycare centers, and similar uses	One space for every 400 square feet of floor area and one for each employee, but not less than six for the building
Elementary and junior high schools	One space per five students based on design capacity
High schools	One space per three students based on design capacity plus one space per staff member
Vocational or trade schools	
Business, art, dance, or commercial schools	
Colleges, junior colleges, and universities	
Recreation	
Type Of Use	Parking Spaces Required
Shooting and archery ranges, skating rinks	One space per 250 square feet of total gross floor area with a minimum of four parking spaces
Bowling alleys	Six spaces for each alley or lane plus one additional space for every 100 square feet used for a restaurant, cocktail lounge, or similar use

Churches, chapels, temples, and other places of religious assembly	One space per three sanctuary or chapel seats plus one space for each employee plus one for every 300 square feet of "other" floor areas
Recreational and community centers	One space per 200 square feet of total gross floor area
Health clubs, fitness centers, gymnasiums, and spas	One space per 250 square feet of total gross floor area with a minimum of four parking spaces
Arcades and amusement halls	10 spaces per 1,000 square feet of total gross floor area
Billiard and pool halls, convention and exhibition halls, dance halls, meeting halls, and similar uses	15 spaces per 1,000 square feet of total gross floor area
Amusement establishments including water parks, batting cages, go-carts, kiddie carts, and miniature golf courses	Three spaces per 1,000 square feet of total gross floor area plus one parking space per 3,000 square feet of occupied land area with a minimum of four spaces
Swimming pools	One space per five people based on design capacity
Public parks and playgrounds, athletic fields, forest preserves, grounds for noncommercial recreation clubs and courts, and similar uses	One space per 1,000 square feet of total gross floor area plus one parking space per 5,000 square feet of occupied land area
Indoor movie theaters	One space per every 2.5 seats provided.
Auditoriums, stadiums, racetracks, exhibition grounds, fairgrounds, and similar uses	One space per three seats based on design capacity
Golf driving ranges	One space per tee box
Golf courses – public or private	Five spaces for each hole, one for each employee, and one space for every 100 square feet of area used for a restaurant, cocktail lounge, or similar purpose

#### **§ 154.088 OFF-STREET LOADING FACILITIES**

(A) All retail and commercial service uses shall provide the following loading spaces.

- (1) Up to 10,000 square feet of floor area – one space

(2) More than 10,000 square feet – one space plus one additional space per 50,000 square feet of floor area more than 10,000 square feet.

(B) All industrial facilities shall provide the following loading spaces.

<b>Square Feet</b>	<b>Number of Required Loading Spaces</b>
0 – 20,000	One space
20,001 – 50,000	Two spaces
50,001 – 90,000	Three spaces
Greater than 90,000	Three spaces plus one additional space per 50,000 square feet of floor area in excess of 90,000

**§ 154.089 DESIGN REQUIREMENT FOR LOADING SPACES.**

(A) Every loading space shall conform to the following requirements below, exclusive of any aisle or maneuvering area that may be required. Such spaces shall be clearly designated by markings that delineate each space and shall be re-laid or restored as often as necessary to maintain such delineation.

- (1) Minimum loading space width – 12 feet.
- (2) Minimum loading space length – 50 feet.
- (3) Minimum vertical clearance – 15 feet.

(B) *Requirement for access.* Every off-street loading space shall have a safe means of vehicular access and shall be located on the same parcel of land as the use is served. It shall not be located closer than 50 feet to an intersection of the right of way of two or more streets.

(C) *Requirements for loading area surface.* All newly constructed off-street loading areas shall be improved with either of the following:

(1) *Surface:* Two-inch deep (compacted thickness) hot mix asphalt surface course on four-inch deep (compacted thickness) hot mix asphalt binder course

*Sub-base:* Six-inch deep (compacted thickness) crushed stone (CA-6)

*Improved sub-grade:* May be lime modified soil layer (12 inches compacted thickness), or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade.

(2) *Surface:* Six-inch deep reinforced Portland cement concrete

*Sub-base:* Six-inch deep (compacted thickness) crushed stone (CA-6)

*Improved sub-grade:* May be lime modified soil layer (12 inches compacted thickness), or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade.

(D) *Requirements for buffer strips.* No loading space designed for vehicles exceeding a two-ton cargo capacity shall be developed closer than 50 feet to any lot line in any residential district unless such loading space is completely enclosed by a wall, a solid fence, or a privacy screen as described in § 154.061.

**SECTION 4:** The following section shall be added:

**§ 154.090 REQUIREMENTS FOR DRIVE-THROUGHS**

(A) All drive-through establishments shall provide stacking spaces as follows:

(1) Four spaces from the order point to (and including) the service window (closest window to the order point if there are two).

(2) Six spaces prior to and including the order point.

(3) When there are two order points, stacking spaces prior to the order point may be shared but ten shall be required.

(4) In instances where ordering is done remotely and there is no on-site order point, four stacking spaces shall be provided from the service window including the space at the service window.

(5) When ordering is done at the service window, a minimum of six stacking spaces shall be provided including the space at the service window.

(6) All stacking spaces shall be measured at 19 feet in length.



(7) All spaces shall be provided on-site and may not obstruct cross-access easements, block ingress and egress points, drive aisles, or pedestrian walk paths.

(B) An escape lane measuring a minimum of 12 feet wide shall be provided adjacent to the drive-through stacking lane(s). When there are two order points, the escape lane shall be adjacent to the outermost lane.

(C) All drive-through establishments shall provide adequate screening, buffering and/or sound abatement to minimize excessive noise and spill-over light.

(1) Noise level shall be 1.5 decibels or less at all property lines.

(D) No stacking space shall be allowed to block parking.

(E) Other drive-through facilities shall provide stacking spaces as follows:

<b>TYPE OF USE/ACTIVITY</b>	<b>MINIMUM STACKING SPACES</b>	<b>MEASURED FROM AND INCLUDING</b>
Automated teller machine (ATM)	2	Teller machine
Automobile repair and service	2 per service bay	Bay entrance
Car wash (automatic)	3	Bay entrance
Car wash (full service)	10	Bay entrance
Daycare center/school	6	Building entrance
Financial institution	4	Teller window
Gas station	2 per gas pump island	Nearest pump including pump
Retail sales and service (drug store, dry cleaning, and the like)	5 per lane	Agent window
Unlisted uses	3 per window, bay, station	Window, bay, station

**SECTION 5:** All ordinances or resolutions, or parts of ordinances or resolutions in conflict herewith, to the extent of such conflict, are hereby changed and amended to comply with

this Ordinance; and to the extent the same cannot be so amended, are hereby repealed to the extent of such inconsistency.

**SECTION 6:** That if any section or provision of this Ordinance is declared invalid for any reason, such invalidity shall not affect or impair any of the remaining sections or provisions of this Ordinance which can be given effect without the invalid section or provision, and to this end, the sections and provisions of this Ordinance are declared to be severable.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall be published in pamphlet form by the authority of the City Council.

**PASSED** by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 18<sup>th</sup> day of April, 2022.

Aldermen:

Dan Dawson AYE  
Tim Flint AYE  
Elizabeth Hellrung AYE  
Nathan Henderson AYE

Sam Italiano AYE  
Debbie Knoll AYE  
Tony Manley AYE  
Troy Turner AYE

Ayes: 8  
Nays: 0  
Absent: 0  
Abstain: 0

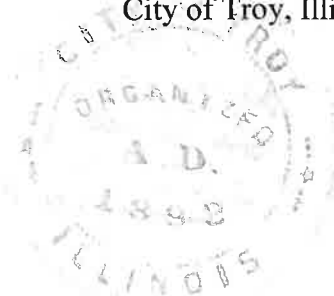
APPROVED:

By:

  
DAVID NONN, Mayor  
City of Troy, Illinois

ATTEST:

By:   
KIMBERLY THOMAS, Clerk  
City of Troy, Illinois



**RECOMMENDATION No. 2022 ~ 02PC*****Of the Planning Commission of the City of Troy, Illinois Recommending Amendments to Certain Sections of the Code of Ordinances Pertaining to Supplementary Off-street Parking and Loading Regulations***

**WHEREAS**, the Planning Commission of the City of Troy has reviewed certain sections of Chapter 154 Zoning Ordinance and believes that the proposed changes are necessary to encourage the appropriate location and development of off-street parking and loading facilities; and

**WHEREAS**, the Planning Commission met on April 14, 2022 to consider amending certain sections of the Code of Ordinances pertaining to supplementary off-street parking and loading regulations. A copy of the proposed amendments (See Exhibit A) and certification by the City Clerk regarding publication of the hearing notice are incorporated by reference; and

**WHEREAS**, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application (See Exhibit B); and

**WHEREAS**, the Planning Commission has considered the factors as described in Section 154.143 Amendments of the Code of Ordinances; and

**WHEREAS**, following the testimony, the members of the Planning Commission voted as recorded below:

Adams <u>abstain</u>	Stone <u>absent</u>	Talbert <u>yes</u>	Total:
Burnett <u>absent</u>	Lawrenz <u>absent</u>	Nehrt <u>yes</u>	<u>5</u> Yeas
Compton <u>yes</u>	Nehrt <u>yes</u>	Niermann <u>yes</u>	<u>0</u> Nays
	Lawrenz <u>yes</u>	Reiter <u>absent</u>	

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS**, that the amendment for the following: Amending certain sections of Chapter 154 Zoning Ordinance of the Code of Ordinances Pertaining to Supplementary Off-street Parking and Loading Regulations as specified in Exhibit A.

☐ **Is Not Recommended**      ☒ **Is Recommended with the following stipulations, if noted:**

A copy of this recommendation is presented to the City Council; the original shall be filed with the City Clerk.

**ADOPTED** this 14<sup>th</sup> day of April, 2022.

By [Signature]  
Chairman, Planning Commission

Attest [Signature]  
Secretary, Planning Commission

## AMENDMENT TO PARKING ORDINANCE

### § 154.005 DEFINITIONS. Add the following:

**CORRELATED COLOR TEMPERATURE (CCT).** The characterization of the color content, or spectrum (“warmness” or “coolness”) of a light source measured in Kelvin (K).

**CUTOFF LUMINAIRE.** As classified by the Illuminating Engineering Society of North America (IESNA), the luminous intensity (in candelas) at or above an angle of 90 degrees above nadir does not numerically exceed 2.5 percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire, and the luminous intensity (in candelas) at or above a vertical angle of 80 degrees above nadir does not numerically exceed ten percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire.

**DRIVE-THROUGH ESTABLISHMENT.** A place of business that through design, physical facilities, service, or packaging procedures accommodates customers by providing products or services through a building window to a customer in a vehicle, whether or not ordering is done on-site.

(From O’Fallon)

- (a) **DRIVE-THROUGH LANE.** A lane measuring a minimum of nine feet wide that is designed for vehicles queuing for drive-through service.
- (b) **ORDER POINT.** A location outside of a building but still on the premises where ordering a product or service is done without an occupant leaving their motor vehicle.
- (c) **SERVICE WINDOW.** A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.

### *Supplementary Off-Street Parking and Loading Regulations*

### § 154.080 APPLICABILITY OF SUBCHAPTER.

(A) Off-street parking and loading shall be provided in accordance with this subchapter for all structures and uses erected or established after the effective date of this chapter.

(B) *Existing parking/loading facilities.*

~~(1) Existing off-street parking. All existing parking areas or parking lots must comply with § 154.082 by the 6th day of May, 2006 per Ordinance 1996-12. Existing off-street parking or loading facilities located on the same lot as the use served shall not be reduced below, or if already less than, shall not be further reduced below the requirements and standards for similar new structures or uses.~~

~~(2)~~(1) *Destroyed structures.* When an existing structure or use is damaged or destroyed and subsequently repaired or rebuilt to the same square footage prior to the damage, additional off-street parking and loading facilities need not be provided, but parking/loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored.

~~(3)~~(2) *Additions to structures.* Whenever any building, structure, or use is enlarged or expanded in any way as to increase the dwelling units, gross floor area, seating capacity, and the like, additional parking and loading facilities shall be required by the provisions of this section.

~~(4)~~(3) *Changes of use.* Whenever the existing use of a structure is changed to a different use, parking or loading facilities shall be provided as required herein for such new use.

~~(5)~~(4) *Changes of ownership.* Whenever the ownership of an existing structure is changed, parking or loading facilities shall be provided as required herein for such new use.

~~(6)~~(5) *Parking lot maintenance.* At the owner's expense, all newly constructed or existing parking surfaces, ingress, egress, and loading facilities must be free of potholes, grass, or other similar nuisances. **All newly constructed or existing lighting must be maintained to provide the required light levels and striping must be visible.**

~~(7)~~(6) *Annexation.* If an existing parking area or lot is annexed into the city, then it must comply with § 154.082 within five years of annexation.

(Ord. passed - -)

#### § 154.081 PARKING DESIGN AND MAINTENANCE STANDARDS.

(A) *Spaces.*

(1) Every parking space shall conform to the following requirements below. Such spaces shall be clearly designated by markings that delineate each space and shall be re-laid or restored as often as necessary to maintain such delineation, at the owner's expense.

Minimum Parking Space Widths, Lengths, and Vertical Clearance			
Parking Type	Space Width	Space Length	Vertical Clearance
90-degree parking	10 feet	<del>20 feet (without parking blocks)</del> <del>22 feet (with parking blocks)</del> <b>19 feet</b>	7 feet
60-degree	10 feet	<del>20 feet</del> <b>19 feet</b>	7 feet
<b>45-degree</b>	<b>10 feet</b>	<b>19 feet</b>	<b>7 feet</b>
Parallel parking	8 feet	22 feet	7 feet
Handicapped parking	16 feet	20 feet	7 feet

(2) Every parking space shall be situated so that no part of any parked vehicle can overhang the right-of-way, aisle ways, public or private sidewalks, or property lines.

(B) *Handicap parking spaces.* The following minimum number of handicap parking spaces shall be provided in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and Illinois Accessibility Code.

(1) *Minimum number.* If any parking is provided for employees or visitors or both, the minimum number of accessible parking spaces to be provided for environmentally limited persons is as follows:

Total Off-Street Parking Spaces Provided	Required Minimum Number of Accessible Spaces
1 to 25	1
26 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 percent of the total number
Over 1,000	20 plus one for each 100 over 1,000

(2) *Location.* Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

(3) *Dimensions and markings.* Each parking space, except on-street spaces, shall consist of a 16-foot wide parking space including a diagonally striped access aisle. A high-quality yellow paint recommended by the paint manufacturer for pavement striping shall be utilized. Parking spaces and access aisles shall have surface slopes not exceeding 1:50 (~~two percent~~<sup>2%</sup>) in all directions.

(4) *Signage.* Accessible parking spaces shall be designated as reserved for environmentally limited persons by providing an R7-8 (US Department of Transportation standard) sign which contains the international symbol of accessibility. Such signs shall exhibit the words ~~“\$100 Fine”~~ **“\$250 Fine”**. **The fine amount shall increase (or decrease) in accordance with any change in the state statutes.** Signs shall be vertically mounted on a post or wall at front center of the parking space no more than five feet horizontally from the front parking space and set a minimum of four feet **and a maximum of nine feet** from finished grade to the bottom of the sign.

(C) *Interior aisles.* Aisles within parking lots in multi-family residential, commercial, and industrial districts shall be sufficiently wide to permit safe and efficient vehicular movement in the aisles, and into and out of parking spaces:

Aisle Widths	
Parking Type:	Width of Aisle:
90-Degree <del>Parking</del>	24 Feet



60-Degree <del>Parking</del>	18 Feet (one-way) 24 Feet (two-way)
<b>45-Degree</b>	<b>13 Feet (one-way)</b> <b>24 Feet (two-way)</b>
Parallel <del>Parking</del>	24 Feet

(D) *Access ways.*

(1) *General.* Parking areas in the multi-family residential, commercial, agricultural and industrial districts shall be designed so that ingress to and egress from a parking space is from an aisle or driveway, not directly from the public right-of-way.

(2) *Conformance requirements.* All entrance construction shall be in conformance with the Illinois Department of Transportation manual, Standard Specifications for Road and Bridge Construction, (latest edition) and in conformance with the Illinois Department of Transportation policy handbook, Access to State Highways (latest edition).

(3) *Placement of entrances.*

(a) All access ways to any parking area shall be located to provide a minimum of 30 feet of distance from the beginning of the driveway flare to the edge of the adjacent intersecting road. At intersections where traffic control devices are installed, the Code Official may increase this distance to prevent traffic hazards.

(b) Entrances shall be located so that sufficient sight distance is available to enable motorists to determine when gaps in the traffic stream are sufficient for safe entry. In locations where entrances are located on opposite sides of the street, alignment of entrances shall be undertaken to promote safe vehicular turning movements.

(c) The distance between the beginning of the flare of a high traffic volume generator and the rear edge of an adjacent roadway intersecting a state highway shall be at least 100 feet. Where volume projections indicate a need, sufficient distance from adjacent public ~~road~~ **roads** or property lines should be allowed for the construction of a right or left turn lane.

(d) Every parking lot ingress and egress shall be aligned so that it forms, as closely as possible, a right angle with the intersecting street.

(4) *Access-way widths.*

(a) Agricultural, commercial, industrial, and multi-family residential zoning district entrances shall not be less than 24 feet ~~wide in width~~ and shall be limited to a maximum ~~width~~ of 35 feet **wide** measured at right angles to the ~~center line~~ **centerline** of the drive, unless two one-way drives of 12 feet are provided. The widths measured shall be exclusive of all flares, at the right-of-way line, and/or at the end of the radii curves.

(b) The radii for non-commercial driveways should be ~~between five feet and 25 feet~~ **a minimum of five feet with a maximum radius required to meet truck turning movements.**

(c) Flares for commercial access facilities should range from a minimum of 15 feet to a maximum of 40 feet. A curb length of at least three feet shall be left undisturbed between the property line and the edge of the entranceway flare to allow for the construction of an adequate island between drives should the adjacent property owner desire to build an entrance.

(d) All driveways to off-street parking in ~~low~~ **single-family** residential (R-1, **R-1A, and R-1E**) and ~~medium~~ **two-family** residential (R-2) zoning districts shall be a minimum of 12 feet wide **and a maximum of 30 feet wide**.

(E) *Entrance islands.* Entrance islands shall have a minimum dimension of six feet wide by ten feet long. Where the island is less than 25 feet long or ten feet wide, it must be outlined by curbing. Typically, the island should be located between four feet and ten feet behind the curb for curbed pavement sections or as required to provide **a** proper turning radius for the design vehicle proposed to utilize the facility.

(F) *Cross access.*

(1) Cross access is defined as a commonly shared or used pedestrian way or vehicular driveway that connects or serves two or more properties. The purpose of cross access may be to reduce the number of entrance intersections to an arterial or city street, to provide access via a signalized intersection, to provide direct access between developments, to provide access to lots not having road frontage, and the like.

(2) Cross access may be required as part of the site plan or subdivision review procedure, zoning request, and/or special variance request and shall be provided in accordance with the following conditions:

(a) At the time the site plan is submitted for review, the city will identify adjacent existing land use and its potential for change, existing traffic volumes and design features of the surrounding roadways, and the like, in order to ascertain the need for cross access. If the city determines cross access ~~will be~~ **is** required, the plan shall show the area included for cross access, ~~to include~~ **including** the driveway approach, internal driving and parking lot aisles, and their extension to the property line(s) and the area(s) designated for connection to the adjacent property of cross access.

(b) The area designated for cross access shall be kept free of all landscaping, fences, trash enclosures, parking/loading spaces, and/or other improvements except as required by the zoning ordinance. Any ~~approve~~ **approved** improvements located in the areas designated for cross access shall be removed by the developer who is required to construct the pavement connection.

(G) *Lighting.*

(1) Every off-street parking facility regularly utilized during night time hours, shall be lighted to enable safe access to parked vehicles. Such lighting must be erected on private property, unless the Code Official provides written permission for the lights to be located on the city right-of-way.

- (a) All parking and loading areas and walkways shall be illuminated so as to produce a uniform minimum average illumination within such areas of two foot-candles of illumination measured at the ground level.
- (b) Lighting fixtures or standards without cutoff-type luminaires or with globe-style luminaires shall be no higher than 15 feet and shall have a maximum illumination output of not more than 10,000 lumens.
- (c) Lighting fixtures or standards with a cutoff-type luminaire shall be no higher than 25 feet with a maximum average illumination of the property of five foot-candles measured at ground level over the site.
- (d) Where parking and loading areas are adjacent to residential areas, the maximum average illumination of the area between the rear building wall line and the property line abutting a residential area shall be one foot-candle measured at ground level over the site.
- (e) At the property line abutting a residential area, the maximum illumination of the property shall be no higher than one-tenth (0.1) foot-candle.
- (f) The correlated color temperature (CCT) for all exterior lighting shall not exceed 3,200 Kelvin.

(2) Lights on commercial premises must not constitute a nuisance to passing motorists. Such lights must not be similar to traffic control devices (i.e. signals or flashing beacons). No flashing, oscillating or rotating lights visible from any public highway may be placed on any building or structure located within 200 feet of the street.

(3) Any light(s) utilized to illuminate any parking facility shall be configured or shielded so as to confine direct light ~~rays within the parking area boundary lines to the greatest extent practicable.~~

- a. Site lighting fixtures shall be compatible with the building design and the adjoining landscape and shall not be used in such a manner as to turn the building itself into "signage".
- b. Site lighting shall be a concealed source, cut-off design.
- c. Site lighting shall not create glare that is directed toward or reflected onto adjoining properties.
  - 1. Site lighting shall not create glare that is directed toward or reflected onto streets or interior drives where such glare could negatively impact vehicular or pedestrian safety.
  - 2. Except as may be provided elsewhere in this section, site lighting shall at no time be directed upward, in a radiating and/or moving or sweeping pattern, or at any angle which will light surfaces other than building walls, parking or pedestrian areas, and landscaped areas, and shall not create lighting patterns which will direct light toward residential areas.
- d. At the time of filing an application for any use, development, amendment, or change as set out in division (A) above, a lighting plan for site lighting shall be

provided on a separate sheet. The following information shall be submitted as part of the lighting plan:

1. Manufacturer's catalog cut sheet or other graphic and narrative description of the light standards, fixture heads, and/or luminaries with specification data.
  2. Photometric curves indicating both vertical and horizontal candle-power distribution.
  3. A plan of the site superimposed with a grid of not more than 20 feet between light sources showing the calculated foot-candle levels at average site grade at the center of each 20-foot grid.
- (4) ~~In commercial areas, "shoe box" type fixtures are encouraged to avoid stray and ineffective lighting.~~ All site lighting shall be installed utilizing an underground cable.
- (5) No light standard shall be placed as a freestanding structure within the parking area unless within a safety island if placed in said area or shall be placed around the perimeter of the parking area. Landscaping within ten feet of the light standard shall be not more than three feet in height.
- (6) Any off-street parking or loading area used between 6:00 p.m. and 6:00 a.m. shall contain a system of lighting to the required illumination standard. An average of fewer than four deliveries per month may be exempt from this requirement.

**(H) Curbing.**

- (1) A minimum of a six-inch tall continuous curb, exclusive of ingress/egress points, shall be provided around the perimeter of all parking lots. Curbing shall be full depth Portland cement concrete.
- (2) All interior landscaped areas provided within parking areas shall be raised and curbed.

**(I) Sidewalks.**

- (1) Sidewalks shall be provided along the perimeter of the building, adjacent to drive aisles to and around patron parking areas and employee parking areas.
- (2) Sidewalks shall be concrete and a minimum of five feet wide.

(Ord. passed - -)

**§ 154.082 PARKING SURFACES.**

All newly constructed off-street parking areas or parking lots shall be striped, graded, and improved with either asphalt or concrete to the following specifications:

~~(A) Sub-base: Crushed stone (CA-6) 6" deep (compacted thickness)  
Surface: 11-3" deep asphalt (compacted thickness)~~

- (A) Surface: Two-inch deep (compacted thickness) hot mix asphalt surface course on two-inch deep (compacted thickness) hot mix asphalt binder course**

**Sub-base: Six-inch deep (compacted thickness) crushed stone (CA-6)**

**Improved Sub-grade: May be lime modified soil layer (12-inch compacted thickness) or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade**

~~(B) Sub-base: Crushed stone (CA-6) – 4" deep (compacted thickness) or lime modified  
Surface: 6" deep concrete~~

**(B) Surface: Six-inch deep Portland cement concrete**

**Sub-base: Six-inch deep (compacted thickness) crushed stone (CA-6)**

**Improved Sub-grade: May be lime modified soil layer (12 inches compacted thickness) or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade**

(Ord. passed - -)

#### **§ 154.083 ~~STORM WATER~~STORMWATER DETENTION.**

**(A) Stormwater detention for parking lots shall follow the provisions in Chapter 156 Stormwater Drainage and Detention, Soil Erosion and Sediment Control.**~~Storm water detention shall be provided for sites and/or parking facilities that increase the rate of storm water runoff. Detention facilities shall be designated for the two-year and 100-year storm events in accordance with the City of Troy Subdivision Code.~~

~~(B) The limits of maximum ponding in detention ponds shall not be closer than 30 feet to any building.~~

~~(C) Railroad tie walls are not permitted in detention basins below the high water elevation.~~

~~(D) On parking lots, the maximum allowable detention storage on the surface shall not exceed four inches.~~

(Ord. passed - -)

#### **§ 154.084 LOCATION OF PARKING.**

**(A) Residential zoning districts.**

(1) Parking spaces accessory to dwellings in any residential zoning district shall be located on the same lot as the dwelling. Each parking space accessory to a multi-family dwelling shall be unobstructed so that no vehicle need be moved in order to allow another vehicle to enter/exit the parking area.

(2) No personal or company vehicles shall be parked on any yard that abuts a street, except on a driveway. When any of these vehicles are parked in any rear yard or side yard abutting a lot, such parking shall have access by means of an approved driveway consisting of at least four inches of crushed stone.

(3) All parking spaces accessory to permitted non-dwelling uses in the residential zoning district generally shall be located on the same lot as the use served. However, by special use permit, such parking facilities may be located on another parcel within 200 feet of the use served. No vehicle exceeding ~~one-ton~~ **one-ton** cargo capacity shall be parked anywhere in a residential district (except for normal loading, unloading, and service calls). This includes on-street and ~~on~~-private lots unless a special use permit has been obtained.

(B) *Agricultural, commercial and industrial districts.*

(1) Required parking spaces accessory to any permitted use in any agricultural, commercial or industrial district shall be located within 200 feet of the use served, if not located on the same lot.

(2) No parking space accessory to any use in **an** agricultural, commercial, or industrial district shall be located in any residential district except by special use permit.

(3) In any agricultural, commercial, or industrial district, off-street parking facilities for different buildings or uses may be provided collectively if the total number of spaces ~~so~~ located together is not less than the sum of the separate requirements for each use, and if all regulations governing **the** location of parking spaces in relation to the use served are observed.

(Ord. passed - -)

#### **§ 154.085 LANDSCAPING OF PARKING LOTS.**

In order to reduce heat and glare and minimize the loss of natural vegetation common to the construction of parking facilities, landscaping shall be provided and maintained in accordance with the following provisions.

(A) A landscaping plan, either as a separate document or as an element of a more inclusive development plan, shall accompany every application and set of plans and include the following:

(1) *Perimeter buffer strip.* A strip of land at least six feet **wide** ~~in width~~ abutting and paralleling the perimeter of the off-street parking lot shall be landscaped. Such landscaping shall include grass, ground cover, and/or other landscape treatment, excluding paving, and one medium-size canopy tree, or if space is limited, one small-size canopy tree, for every 50 ~~linear~~ **linear** feet or major fraction thereof.

a. In C-1, C-2, and C-3, a planting strip of ten feet, not including sidewalks, shall be provided and maintained within the required front yard per § 154.032 and shall separate vehicle parking and drive areas from any public or private street or right-of-way.

b. *Required front yards.* Landscaping requirements shall include grass, ground cover, and/or other landscape treatments, and shall include at least one medium-size canopy tree for ~~each~~ **every** 50 feet of frontage of any public or private street right-of-way. Care should be taken with the placement of these trees so they do not obstruct the view of traffic or interfere with the flow of traffic in any way.



(2) *Perimeter parking spaces.* Rows of parking spaces adjoining the perimeter of the parking lot having fewer than 25 (24 and less) parking spaces need not be interrupted by a landscaping island. Rows of parking spaces adjoining the perimeter of the parking lot having 25 or **more** ~~greater number of~~ parking spaces shall be interrupted by the intrusion of a landscaping island; no greater than 25 contiguous, side-by-side parking spaces shall be permitted. Each landscaping island shall be a minimum ~~width~~ of six feet **wide** and a minimum ~~depth~~ of 20 feet **deep**.

(3) *Interior parking spaces.*

a. Interior parking rows, parking rows that are not adjacent to the parking lot perimeter, shall have **a** landscaping island at each end of the parking row. Interior parking rows having ~~25~~ **15** or **more** ~~greater number of~~ contiguous side-by-side parking spaces shall be interrupted by the intrusion of a landscaping island; **no more** ~~not greater~~ than 24 contiguous, side-by-side parking spaces shall be permitted. Parking islands shall ~~have~~ **be** a minimum ~~width~~ of six feet **wide** and a minimum ~~length~~ of 20 feet **in length** if for a single parking row or not less than 40 feet if for two contiguous, interfacing, parallel rows.

b. The landscaping of the islands shall include grass, ground cover, and/or other landscape treatment, excluding paving, and include at least one small-size canopy tree per island. Proper drainage shall be provided for each landscaped parking island.

(B) Every landscaping plan shall at least include the following information:

- (1) The proposed type, amount, size, and spacing of all plantings, including trees, shrubbery, and ground cover;
- (2) The proposed size, construction materials, and drainage of landscaped islands; and
- (3) A sketch indicating the proposed spatial relationships of landscaped areas, parking spaces, automobile circulation, and pedestrian movement.

(Ord. passed - -)

## **§ 154.086 COMPUTATION OF REQUIRED PARKING SPACES.**

In computing the number of parking and loading spaces required by this chapter, the Zoning Administrator shall apply the following rules.

~~(A) In computing the parking spaces required for a building or structure containing mixed uses, the Zoning Administrator shall calculate the required number of parking spaces for each use, and add the sums of those calculations in order to determine the total number of spaces required for the building. For example, a lodge with a dance hall would require parking spaces for each use.~~

**(A) Strip centers and buildings containing mixed uses will require a minimum of one parking space for every 300 square feet of floor area. These sites will ultimately be evaluated based on actual uses. Parking calculations will be filed at the Building & Zoning Department and building permits will be issued after parking is determined adequate for the actual uses in the center.**

(B) If, in computing the number of parking or loading spaces required by this section, the calculation results in the requirement of a fractional space, a fraction of less than one-half may be disregarded, while a fraction of one-half or more shall be counted as one space.

(C) If in computing the number of parking spaces required by this section, the gross floor area for a specific use is less than that identified in the calculation formula, the **Building & Zoning Administrator** shall divide the gross floor area by the area indicated in the calculation formula and multiply the result by the required number of spaces.

(1) Example 1: fast food restaurant ~~800 sq. ft.~~ **99 person capacity with 12 employees**

Refer to § 154.087 ~~Class 8~~ **Commercial and Institutional**

~~15 spaces per 1,000 sq. ft.~~ **1 space per every 3-person capacity plus 1 space per every 3 employees**

~~$800 - 1,000 = .8 \times 15 = 12$~~   **$(99 \div 3) + (12 \div 3) = 37$  spaces required**

(2) Example 2: fast food restaurant ~~1,200 sq. ft.~~ **297 person capacity with 27 employees**

Refer to § 154.087 ~~Class 8~~ **Commercial and Institutional**

~~15 spaces per 1,000 sq. ft.~~ **1 space per every 3 person capacity plus 1 space per every 3 employees**

~~$1,200 - 1,000 = 1.2 \times 15 = 18$~~   **$(297 \div 3) + (27 \div 3) = 108$  spaces required**

(D) If in reviewing the uses and zoning districts below, a particular use is not found, the **Building & Zoning Administrator, at their discretion, may bring the use to the Planning Commission to determine the parking requirement.** ~~Zoning Administrator shall classify the use with other similar uses and calculate parking space requirements according to the provisions for that classification.~~

**(E) For the purpose of calculating parking requirements, vanpool, carpool, and car-sharing parking spaces shall not count against the maximum parking requirement.**

*(Ord. passed - -)*

#### **§ 154.087 PARKING SPACES REQUIRED.**

This section divides specific uses of property into **general zoning** classification groups. The minimum number of off-street parking spaces required for each use of a specific parcel of property shall be determined by identifying the classification group to which each use belongs and performing the calculation identified for that specific group. The Code Official may require additional spaces.

<b>RESIDENTIAL</b>	
<b>TYPE OF USE</b>	<b>PARKING SPACES REQUIRED</b>
<b>Single-family residential, two-family residential (villas/duplexes), and mobile homes (Zones R-1, R-1A, R-2, M-H)</b>	<b>Two spaces per unit</b>

Multi-family residential (Zone R-3)	Two spaces plus one space for every two units for visitors
Single-family residential (Zone R-1E)	Three spaces per unit
Boarding houses, rooming houses, dormitories, and fraternity houses which have sleeping rooms	One space for each sleeping room plus one space for every two units for visitors.
<b>COMMERCIAL AND INSTITUTIONAL</b>	
<b>TYPE OF USE</b>	<b>PARKING SPACES REQUIRED</b>
Animal hospitals, kennels, and groomers	Five spaces per 1,000 square feet of total gross floor area with a minimum of four parking spaces
Automobile repair stations	One space for every 800 square feet of floor area and one space for each employee
Automobile salesrooms, wholesale stores, machinery or other large item sales, and other similar uses	One customer parking space for every 400 square feet of floor area and one space for each employee
Automobile service stations	Two spaces for each service stall or service bay
Automobile washing facilities	One space for each employee with a minimum of two spaces
Barber/beauty shops and other personal care businesses	Three spaces for each operator station
Banks, financial institutions, post offices, government uses, and other similar uses	One space for every 200 square feet of floor area and one space for each employee
Hospitals	One space for every two beds and one space for each staff doctor and one space for each two employees
Hotels, motels	One space per sleeping room and one space for each employee and one space for every 100 square feet used for restaurants, or similar purposes
Gas station convenience/ convenience stores	One space for every 300 square feet of floor area
Dry cleaners and laundromats	One space for each washing or dry-cleaning machine
Libraries, museums, and art galleries	One space for every 350 square feet of total gross floor area with a minimum of four spaces required
Medical offices, dental offices, urgent care, and clinics	Three spaces for every examination or treatment room and one space for each employee
Sanitariums, homes for the aged, nursing homes, children's homes, and similar uses	One space for each two beds
Offices, public or professional administration, or service buildings	One space for every 150 square feet of floor area with a minimum of four spaces
Restaurants – including fast food, drive-ins and sit-downs, and other establishments with liquor licenses.	One space for each three-person capacity and one space for each employee
Restaurants – drive-through only	One space for a visitor plus one space for each employee

Restaurants – carry out	One space for every 200 square feet of floor area and one space for each employee.
Retail, service, and other commercial stores not noted above	One space for every 300 square feet of floor area
INDUSTRIAL	
TYPE OF USE	PARKING SPACES REQUIRED
Manufacturing, storage uses, warehousing and wholesaling establishments, parcel delivery, freight/truck terminals, and similar uses	Two spaces per every three employees using the maximum number of employees scheduled to work any one shift. Add one stall for each motor vehicle used in the business and maintained on the premises
Concrete mixing plants	
Contractor and construction yards	
SCHOOLS	
TYPE OF USE	PARKING SPACES REQUIRED
Nurseries, preschools, daycare centers, and similar uses	One space for every 400 square feet of floor area and one for each employee, but not less than six for the building
Elementary and junior high schools	One space per five students based on design capacity
High schools	One space per three students based on design capacity plus one space per staff member
Vocational or trade schools	
Business, art, dance, or commercial schools	
Colleges, junior colleges, and universities	
RECREATION	
TYPE OF USE	PARKING SPACES REQUIRED
Shooting and archery ranges, skating rinks	One space per 250 square feet of total gross floor area with a minimum of four parking spaces
Bowling alleys	Six spaces for each alley or lane plus one additional space for every 100 square feet used for a restaurant, cocktail lounge, or similar use
Churches, chapels, temples, and other places of religious assembly	One space per three sanctuary or chapel seats plus one space for each employee plus one for every 300 square feet of "other" floor areas
Recreational and community centers	One space per 200 square feet of total gross floor area
Health clubs, fitness centers, gymnasiums, and spas	One space per 250 square feet of total gross floor area with a minimum of four parking spaces
Arcades and amusement halls	10 spaces per 1,000 square feet of total gross floor area

Billiard and pool halls, convention and exhibition halls, dance halls, meeting halls, and similar uses	15 spaces per 1,000 square feet of total gross floor area
Amusement establishments including water parks, batting cages, go-carts, kiddie carts, and miniature golf courses	Three spaces per 1,000 square feet of total gross floor area plus one parking space per 3,000 square feet of occupied land area with a minimum of four spaces
Swimming pools	One space per five people based on design capacity
Public parks and playgrounds, athletic fields, forest preserves, grounds for noncommercial recreation clubs and courts, and similar uses	One space per 1,000 square feet of total gross floor area plus one parking space per 5,000 square feet of occupied land area
Indoor movie theaters	One space per every 2.5 seats provided.
Auditoriums, stadiums, racetracks, exhibition grounds, fairgrounds, and similar uses	One space per three seats based on design capacity
Golf driving ranges	One space per tee box
Golf courses – public or private	Five spaces for each hole, one for each employee, and one space for every 100 square feet of area used for a restaurant, cocktail lounge, or similar purpose

Uses and Zoning Districts	Minimum Parking Spaces Required
Class 1 <del>1. R-1, R-1A, R-2, R-3</del> <del>— This includes condominiums and townhouses</del>	Two spaces per unit
Class 2 <del>1. AR, R-1E</del>	Three spaces per unit
Class 3 <del>1. Auto body shops</del> <del>2. Extermination services</del> <del>3. Hospitals</del> <del>4. Lumber yards with separate outside storage</del> <del>5. Machinery sales and services</del> <del>6. Mail order houses</del> <del>7. Monument sales</del> <del>8. Philanthropic and charitable institutions</del> <del>9. Public libraries, art galleries and museums</del> <del>10. Radio and television stations</del>	Three parking spaces per 1,000 square feet of total gross floor area with a minimum of four spaces required <b>Continued through Class 17</b>
Class 16 <del>1. Golf driving ranges</del>	One parking space per tee box
Class 17 <del>1. Golf courses – public or private</del>	100 spaces per nine holes

(Ord. passed - - ; Ord. 2020-15, passed 6-15-2020)

**§ 154.088 OFF-STREET LOADING FACILITIES** ~~—DESIGN AND LOCATION STANDARDS.~~

(A) All retail and commercial service uses shall provide the following loading spaces.

- (1) Up to 10,000 square feet of floor area – one space
- (2) More than 10,000 square feet – one space plus one additional space per 50,000 square feet of floor area more than 10,000 square feet.

(B) All industrial facilities shall provide the following loading spaces.

Square Feet	Number of Required Loading Spaces
0 – 20,000	One space
20,001 – 50,000	Two spaces
50,001 – 90,000	Three spaces
Greater than 90,000	Three spaces plus one additional space per 50,000 square feet of floor area in excess of 90,000

~~All off-street loading facilities designed hereafter shall conform to the following minimum standards.~~

(Ord. passed - -)

**§ 154.089 DESIGN REQUIREMENT FOR LOADING SPACES.**

(A) Every loading space shall conform to the following requirements below, exclusive of any aisle or maneuvering area that may be required. Such spaces shall be clearly designated by markings that delineate each space and shall be re-laid or restored as often as necessary to maintain such delineation.

- (1) Minimum loading space width – 12 feet.
- (2) Minimum loading space length – 50 feet.
- (3) Minimum vertical clearance – 15 feet.

(B) *Requirement for access.* Every off-street loading space shall have a safe means of vehicular access and shall be located on the same parcel of land as the use is served. It shall not be located closer than 50 feet to an intersection of the right of way of two or more streets.

(C) *Requirements for loading area surface.* All newly constructed off-street loading areas shall be improved with either of the following:

~~(1) Sub-base: crushed stone CA-6 – 8" deep (compacted thickness)  
Surface: 11 – 4" deep asphalt (compacted thickness)~~

**(1) Surface: Two-inch deep (compacted thickness) hot mix asphalt surface course on four-inch deep (compacted thickness) hot mix asphalt binder course**

**Sub-base: Six-inch deep (compacted thickness) crushed stone (CA-6)**

**Improved sub-grade:** May be lime modified soil layer (12 inches compacted thickness), or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade.

~~(2) Sub-base: crushed stone — 4" deep (compacted thickness) or lime modified Surface: 6" deep concrete~~

**(2) Surface:** Six-inch deep reinforced Portland cement concrete

**Sub-base:** Six-inch deep (compacted thickness) crushed stone (CA-6)

**Improved sub-grade:** May be lime modified soil layer (12 inches compacted thickness), or thicker crushed stone layer as recommended by a geotechnical engineer to provide a stable sub-grade.

(D) *Requirements for buffer strips.* No loading space designed for vehicles exceeding a two-ton cargo capacity shall be developed closer than 50 feet to any lot line in any residential district unless such loading space is completely enclosed by a wall, a solid fence, or a privacy screen as described in § 154.061.

(Ord. passed - -)

#### **§ 154.090 REQUIREMENTS FOR DRIVE-THROUGHS**

**(A) All drive-through establishments shall provide stacking spaces as follows:**

**(1) Four spaces from the order point to (and including) the service window (closest window to the order point if there are two).**

**(2) Six spaces prior to and including the order point.**

**(3) When there are two order points, stacking spaces prior to the order point may be shared but ten shall be required.**

**(4) In instances where ordering is done remotely and there is no on-site order point, four stacking spaces shall be provided from the service window including the space at the service window.**

**(5) When ordering is done at the service window, a minimum of six stacking spaces shall be provided including the space at the service window.**

**(6) All stacking spaces shall be measured at 19 feet in length.**

**(7) All spaces shall be provided on-site and may not obstruct cross-access easements, block ingress and egress points, drive aisles, or pedestrian walk paths.**

**(B) An escape lane measuring a minimum of 12 feet wide shall be provided adjacent to the drive-through stacking lane(s). When there are two order points, the escape lane shall be adjacent to the outermost lane.**

**(C) All drive-through establishments shall provide adequate screening, buffering and/or sound abatement to minimize excessive noise and spill-over light.**

**(1) Noise level shall be 1.5 decibels or less at all property lines.**



(D) No stacking space shall be allowed to block parking.

(E) Other drive-through facilities shall provide stacking spaces as follows:

Type of Use/Activity	Minimum Stacking Spaces	Measured From and Including
Automated teller machine (ATM)	2	Teller machine
Automobile repair and service	2 per service bay	Bay entrance
Car wash (automatic)	3	Bay entrance
Car wash (full service)	10	Bay entrance
Daycare center/school	6	Building entrance
Financial institution	4	Teller window
Gas station	2 per gas pump island	Nearest pump including pump
Retail sales and service (drug store, dry cleaning, and the like)	5 per lane	Agent window
Unlisted uses	3 per window, bay, station	Window, bay, station