

VILLAGE OF HUNTLEY
CHAPTER 156: ZONING ORDINANCE



Ordinance No. 2009-10.43

Adopted October 8, 2009

ARTICLE XII
PARKING AND LOADING REQUIREMENTS

§ 156.106 PARKING

- (A) *Purpose.* The purpose of this section is to alleviate or prevent congestion of the public streets and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking of motor vehicles, in accordance with the use to which property is put and the district in which it is located.
- (B) *General Requirements.* Subject to the limitations of this Article, required off-street parking is permitted as an accessory use in all districts. Off-street parking as a principal use is permitted only when expressly authorized by the regulations applicable to the district in question.
- (1) *Applicability to Existing, New and Expanded Uses.*
- (a) *General Applicability.* Except as provided otherwise in this Paragraph, the provisions of this Section shall apply to, and off-street parking spaces sufficient to satisfy the requirements of this Section shall be provided for, all existing and new uses, in accordance with the provisions of this Code.
- (b) *Change in Existing Use.* Whenever a use existing on the effective date of this Code is changed to a new use, parking facilities shall be provided as required herein for such new use; provided, however, that when any such new use is required to be provided with more than the number of parking spaces required of such existing use, such new use need not provide more than the existing number of spaces, subject to any existing landbanking requirements.
- (c) *Increase in Use Intensity.* Whenever the intensity in use of any structure or use is increased through the addition of dwelling units, floor area, seating capacity or other appropriate units of measurement specified herein, parking spaces as required herein shall be provided for such increase in intensity of use.
- (d) *Exception for Nonconforming Locations and Design.* Nothing in this Paragraph B1 shall be construed to prohibit the continued utilization of any parking space as an accessory use for parking solely because such space does not satisfy the location or design requirements of this Code, provided such space was legally in use as an accessory use to such structure or use on the effective date of this Code or amendment thereto.
- (2) *Extent of Control.* All buildings, structures and land uses and all modifications of existing buildings and uses, initiated after the effective date of this chapter, shall be provided with accessory off-street parking facilities as required herein. A building or structure for which a building permit has been issued prior to the effective date of this chapter shall comply with the requirements in effect at the time of issuance of the permit.
- (3) *Existing Parking Spaces.* Accessory off-street parking spaces in existence on the effective date of this chapter may not be reduced in number, except in compliance with the requirements of this section.
- (4) *Permissive Parking Spaces.* Nothing in this section shall prevent the establishment of off-street automobile parking facilities to serve any existing use of land or buildings, subject to the provisions of this section, except that off-street parking areas accessory to existing multiple family structures cannot be located off the premises containing the main use, unless on a lot adjacent thereto.

(5) *Location of Required Parking Spaces.*

Parking spaces required by this Section shall be located on the same zoning lot as the principal use to which they are accessory, except that when required accessory off-street parking facilities are provided elsewhere than on the lot on which the principal use served is located, they shall be in the same possession either by deed or long term lease, as the property occupied by such principal use and shall be within the same zoning district as the principal use. If in another zoning district, a Special Use Permit shall be requested. Such off-site parking facilities must be within 600 feet of the main entrance of the principal use being served, and must be in the same block so that no public street lies between the off-site parking spaces and the principal use being served. The owner shall be bound by covenants filed of record in the office of the Recorder of Deeds or the Registrar of Titles of McHenry County, Illinois, or Kane County, Illinois where applicable, requiring the owner and his or her said heirs and assigns to maintain the required number of parking spaces during the existence of such principal use.

(C) *Design and Maintenance.* Every parking lot and garage shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:

- (1) *Location on Lot.* Off-street parking spaces may be provided on surface lots, underground, under a building or in parking structures. Parking garages shall comply with the yard requirements applicable to other buildings or structures in the district in which they are located. Parking lots and areas shall comply with the yard requirements applicable in the district in which they are located except that parking areas in Single Family Residential Districts may be located in any required yard. See also Section 156.170 (D) for additional regulations concerning the storage of vehicles in residential districts.
- (2) *Required Setbacks.* No parking space, nor portion thereof, established on the same zoning lot with a building or authorized on another lot under the terms of this chapter, shall be located within the first ten (10') feet of the landscaped setback as measured from the street right-of-way, except for single family dwellings. Open parking areas are permitted in required side and rear yards provided that commercial and industrial parking areas shall be screened from all adjacent residential districts and institutional uses. Enclosed parking shall conform to the regulations established for accessory building.
- (3) *Parking lots are permitted in required front, side and rear yards provided that the parking areas are screened from all adjacent residential developments, institutional uses and public roadways.* Any and all applicable landscape zone requirements must be met.
- (4) *Screening and Landscaping.* All parking lots designed for 20 or more parking spaces shall comply with the screening and landscaping requirements set forth in the Tree Preservation and Landscaping Ordinances. Parking lots designed for 6 to 19 parking spaces shall be effectively screened by a wall, berm or evergreen hedge, at least six feet in height, along any side that adjoins, or is directly across a street or alley from a property in a residential district.
- (5) *Design.* Specifically defined within VOH Subdivision Regulations, Figure 1: Minimum Pavement Requirements
 - (a) *Surfacing.* All open off-street parking areas shall be improved with a compacted gravel base and an impervious all weather, durable and dustless surface which meets applicable village ordinances.
 - (b) *Access to Street.* All parking lots, areas and garages shall be located and designed to provide access to adjacent streets with the least interference with through traffic movements. No such access shall be:

- i. Provided through a zoning district other than the district in which the parking is located.
 - ii. Provided through a zoning lot other than the zoning lot on which the parking is located except across a permanent, recorded access easement in form and substance satisfactory to the Village Attorney.
- (c) *Access.* Parking facilities shall be designed with appropriate means of vehicular access to a street or alley in such manner as will least interfere with the movement of traffic. No driveway or curb cut in any district shall exceed 25 feet in width, except that turning radii, divided entrances/exits with island dividers and joint driveway/curb cuts serving more than one lot or parcel may be permitted to exceed this distance, upon approval, in writing, of the Village Engineer.
- (d) *Turnaround Area.* Every parking lot or garage, other than a parking lot or garage accessory to a single family dwelling, shall be provided with a turnaround area or other means to permit cars to exit the parking lot or garage without backing onto any street or sidewalk.
- (e) *Slope.* No area of any parking lot or garage excluding access ramps, shall have a slope in excess of five percent (5%). No ramp shall have a slope in excess of eight percent (8%).
- (6) *Lighting.* All required open off-street parking areas, other than parking for single family and two family dwellings, shall be lighted as follows:
 - (a) An average minimum illumination of two (2.0) foot candles and maximum foot candles at property perimeter per Section 156.088 (B) 3 through 5.
 - (b) Lighting fixtures shall be so arranged as to reflect the light downward and away from residential properties with the source not visible.
 - (c) All lighting cable shall be placed underground and shall be installed in steel conduit (when under pavement) and buried at a depth of two feet.
 - (d) All lighting system designs shall be reviewed for approval by the Village Manager.
- (7) *Car Stops.* Every parking lot and garage, except parking lots and garages accessory to a single family dwelling, shall be bordered by a six (6) inch high concrete curb and shall be provided with curbs, car wheel stops, guard rails, barrier fences or other suitable devices designed and located to protect required screening, landscaping, structures and other vehicles from damage by vehicles utilizing the lot or garage. This provision shall not be construed to require car wheel stops for every parking space. Such stops shall be provided at the direction of the Village Engineer when deemed necessary to achieve the purposes of this Subparagraph.
- (8) *Circulation Aisles.* Each parking space shall be accessed by a circulation aisle of a minimum width, as specified herein.
- (9) *Drainage.* All off-street parking facilities shall meet all applicable village ordinances and proper engineering standards.
- (10) *Striping.* Striping of all off-street parking facilities shall conform to dimensions required by the ordinance that regulates size of space, aisles, and the like. Handicapped parking dimensions shall be striped per State requirements at the time of striping.

- (11) *Maintenance.* All tree planting areas, landscaped islands, parking lots, garages and areas shall be properly maintained so as to be free of weeds, pot holes, broken curbs and other damaged or neglected features.
- (12) *Open and Enclosed Spaces.* Parking areas may be open or enclosed unless otherwise specified.
- (13) *Size of Parking Spaces and Aisle widths.* Each parking space and aisle width shall conform to the minimum dimensions contained in the following chart:

**TABLE XII-1
PARKING STALL DIMENSIONS**

PARKING ANGLE*	STALL WIDTH**	STALL LENGTH**	STALL HEIGHT	ONE-WAY AISLE WIDTH	TWO-WAY AISLE WIDTH
90°	9.0'	19.0'	8'-2"	24'	24'
60°	9.0'	19.0'	8'-2"	16'	22'
45°	9.0'	19.0'	8'-2"	14'	22'
PARALLEL (0°)	9.0'	23.0'	8'-2"	20'	20'

* DIMENSIONS FOR PARKING PROVIDED AT PARKING ANGLES OTHER THAN THOSE PROVIDED ABOVE MAY BE INTERPOLATED BUT REQUIRE APPROVAL BY THE VILLAGE MANAGER.

** STALL LENGTH DIMENSIONS FOR NON-PARALLEL STALLS ON THE PERIMETER OF A PARKING LOT MAY BE REDUCED TO 17.5' TO ALLOW 1.5' OF OVERHANG INTO ABUTTING LANDSCAPED AREAS; PROVIDED THAT SUCH REDUCTION DOES RESULT IN THE OBSTRUCTION OF A MINIMUM SIX (6') FOOT WIDE SIDEWALK AND/OR YARD REQUIRED IN THE APPLICABLE DISTRICT.

- (14) *For any use which provides 20 or more parking spaces,* sufficient space and facilities shall be provided for the parking of bicycles. Such space and facilities shall be located so as to minimize the conflict of bicycle circulation with that of both pedestrians and motor vehicles.
 - (15) *Handicapped Requirements:* Total number of parking spaces for disabled drivers shall conform to the design standards of standard parking spaces and to the statutes of the State of Illinois, as found in the Illinois Accessibility Code.
- (D) *Use of Residential Parking Areas.*
- (1) *Outside storage or parking of any vehicle.* The outside storage or parking of any vehicle in any residential area at any time shall meet the following criteria:
 - (a) Curb cuts shall be limited to one per property, unless otherwise approved by the Village Engineer and adequate sight lines shall be demonstrated.
 - (b) Vehicles shall be parked or stored completely on an impervious surface (concrete, black top, brick pavers, etc.) to be approved by the village authority having jurisdiction over these regulations. Gravel, wood chips, grass, etc. are not approved surfaces.
 - (c) The vehicle shall not be parked in the parkway (that area located between the back of curb or pavement edge and the right-of-way line intended for use primarily by pedestrian traffic) or across sidewalks.
 - (2) *Outside storage or parking of in-operable vehicles.* The outside storage or parking of in-operable vehicles as defined under Chapter 93 of the Village of Huntley Code of

Ordinances shall be prohibited in any residential area unless the in-operable vehicle is parked or stored completely within a fully enclosed garage.

- (3) *Outside storage or parking of second division vehicles.* The outside storage or parking of second division vehicles with a gross vehicle weight of more than 12,000 pounds including vehicle and maximum load, and/or greater than a class "D" plate, and/or an overall height of greater than 96 inches (measured from ground to highest point) shall be prohibited in any residential area unless the second division vehicle is parked or stored completely within a fully enclosed garage. Those vehicles of the second division that contain either a "B" or a "D" plate, have a gross vehicle weight of 12,000 pounds or less, and do not exceed the height restrictions detailed above shall be permitted, provided the following criteria are met:
- (a) The second division vehicle shall be parked or stored completely on an impervious surface (concrete, black top, brick pavers, etc.) to be approved by the village authority having jurisdiction. Gravel, wood chips, grass, pavers under only the tires, etc. are not approved surfaces.
 - (b) Any objects stored in or on the second division vehicle such as ladders or tools shall be stored in a safe, well-kept manner, completely on private property as determined by the village authority having jurisdiction.
 - (c) The second division vehicle shall not be parked or stored in such a way as to jeopardize the health or safety of pedestrians or motorists using any adjacent public or private rights-of-way by obstructing sight lines, causing excessive noise, or otherwise causing an unsafe condition as determined by the village authority having jurisdiction.
- (4) *Temporary storage of commercial vehicles.*
- (a) Any commercial vehicle parked in a residential area in order to perform a service (home maintenance, repair, moving, etc.) for a resident shall be temporarily permitted to park on a residential driveway or right-of-way only during the time said service is being conducted as determined by the village authority having jurisdiction over these regulations.
 - (b) Any property owner residing in the village, at the same address, prior to December 31, 1979, who cannot reasonably meet the requirements of this chapter with regard to the parking or storage of second division vehicles (as determined by the village authority having jurisdiction over these regulations) may request an exemption from the requirements of this section. Property owners must submit proof of ownership (i.e. deed, property tax bill, etc.) to be considered eligible for the exemption, and a vehicle must be being stored on the property prior to the adoption date of this section.
 - (c) Exemptions granted from the requirements of this section shall be considered a legal non-conformance and shall be subject to the provisions of the Non-Conforming Use Regulations of the Village Zoning Ordinance.
- (5) *Outside storage or overnight parking of recreational vehicles.* A recreational vehicle is defined as: A vehicular unit designation which applies to every vehicle or boat designed for temporary living quarters, or recreation, including, but not limited to the following types (further defined in ARTICLE II – DEFINITIONS section):
- Camper Trailer, Motor Home, Off-Road Vehicle, Other Recreational Vehicle, Racing Car or Cycle, Recreational Watercraft, Snowmobile, Travel Trailer, Truck Camper (Slide-in Camper), and Utility Vehicle

- (6) *Permanent storage of recreational vehicles.* The outside storage or parking of no more than one recreational vehicle per property, as defined above, shall be permitted, provided the following criteria are met: (See PLATE 6)
- (a) The recreational vehicle shall be parked or stored completely on an impervious surface (concrete, black top, brick pavers, etc.) to be approved by the village authority having jurisdiction. Gravel, wood chips, grass, pavers under only the tires, etc. are not approved surfaces.
 - (b) The recreational vehicle shall be stored completely behind any required front building or yard abutting-a-street building setbacks.
 - (c) The recreational vehicle shall be stored completely behind the front of the primary structure and shall not be stored between the primary structure and the street.
 - (d) The recreational vehicle shall be setback at least five feet from any side and five feet from any rear property lines.
 - (e) The recreational vehicle storage area and the actual recreational vehicle in question shall be maintained in a clean, well kept condition so as not to detract from the appearance of the surrounding area as determined by the village authority having jurisdiction.
- (7) *Exemption.* Any property owner residing in the village, at the same address, prior to December 31, 1979, who cannot reasonably meet the requirements of this section with regard to the parking or storage of recreational vehicles (as determined by the village authority having jurisdiction over those regulations) may request an exemption from the requirements of this section. Property owners must submit proof of ownership (i.e. deed, property tax bills, etc.) to be considered eligible for the exemption and a vehicle must be being stored on the property prior to the adoption date of this section. Exemptions granted from the requirements of this section shall be considered a legal non-conformance and shall be subject to the provisions of the non-conforming use regulations of the Village Zoning Ordinance.
- (8) *Temporary storage of recreational vehicles.* Temporary storage only of not more than one recreational vehicle on a property, shall be permitted subject to the provisions found below.
- (a) The resident shall notify the Huntley Police Department within at least 24 hours of arrival on the premises on which the recreational vehicle is to be parked.
 - (b) Temporary parking or storage shall be permitted for a maximum of seven consecutive days, not to exceed more than 28 days in any calendar year.
 - (c) The recreational vehicle shall be parked or stored completely on an impervious surface (concrete, black top, brick pavers, etc.) to be approved by the village authority having jurisdiction. Gravel, wood chips, grass, pavers under only the tires, etc. are not approved surfaces.
 - (d) The recreational vehicle shall be stored in a safe, well kept manner, completely on private property as determined by the village authority having jurisdiction.
 - (e) The recreational vehicle shall not be parked or stored in such a way as to jeopardize the health or safety of pedestrians or motorists using any adjacent public or private rights-of-way by obstructing sight lines, causing excessive noise, or otherwise causing an unsafe condition as determined by the village authority having jurisdiction.

- (9) Residents not currently meeting the requirements of this section shall have 90 days from the date of this section in which to notify the Building Department of noncompliance. Further, residents that notify the Building Department within the allowed time shall be granted a one year exemption from the date of this section in order to conform to the requirements of this section. Residents that do not notify the Building Department within the allowed time or residents that do not comply with this requirement once the exemption period is over, will not be in compliance with this section and may be subject to a ticket and/or a fine of not less than \$50 or more than \$500 per violation and each day constitutes a separate violation.
- (10) Residents that do not comply with any/all portions of this section will not be in compliance with this section and may be subject to a ticket and/or a fine of not less than \$50 or more than \$500 per violation and each day constitutes a separate violation.
- (11) Any surfaces or structures built in order to conform to this section shall conform to all village building, zoning, and subdivision codes. All appropriate building permits shall be obtained from the Building Department prior to construction.
- (12) No parking or storage of a vehicle subject to the provisions of this section shall create a dangerous or unsafe condition or threaten the health, safety, or welfare of any person as determined by the village authority having jurisdiction.
- (E) *Use: Other Temporary Storage.* No off-street parking lot or area shall be used for any purpose other than the temporary storage of motor vehicles related to the premises, except that merchandise, equipment, or materials related to the principal use may be stored for a period of time not exceeding three (3) days in any seven (7) day period.
- (F) *Submission of Site Plan*
- A fully-dimensioned site plan showing off-street parking and associated landscaping shall accompany an application for any of the following for any building or use required to provide more than four (4) off-street parking spaces:
- (1) Building Permit
 - (2) Certificate of Occupancy
 - (3) Special Use Permit
 - (4) Rezoning
 - (5) Approval of Preliminary or Final Plat
 - (6) Variance from off-street parking requirements.
- The Village Manager may waive this requirement in any instance in which the nature of the ultimate tenant or user, and therefore the specific parking and loading requirements applicable, are not yet determined, such as in the case of a rezoning for an industrial subdivision in which development plans for individual lots are not yet developed.
- (G) *Procedure.* An application for a building permit for a new or enlarged building, structure or use shall include therewith a plot plan in duplicate, drawn to scale, and fully dimensioned, showing any parking or loading facilities to be provided in compliance with the requirements of this chapter.