

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Mike Blaies
Ray Matchett, Jr.
Lisa Meehling
Denise Albers
Michael Heap
Bob Kaiser

VILLAGE TREASURER
Bryan A. Vogel

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
14 SOUTHGATE CENTER, FREEBURG, IL 62243
PHONE: (618) 539-5545 • FAX: (618) 539-5590
Web Site: www.freeburg.com

VILLAGE ADMINISTRATOR
Tony Funderburg

PUBLIC WORKS DIRECTOR
John Tolan

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

ZONING ADMINISTRATOR
Matt Trout

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

July 16, 2020

COMBINED PLANNING/ZONING BOARD AGENDA **Tuesday, July 21, 2020** **6:00 p.m.**

I. Items to be Reviewed

PLAN COMMISSION:

- A. Old Business
 - 1. Approval of July 7, 2020 Minutes
 - 2. Review of Zoning Code
- B. New Business

BOARD OF APPEALS

- A. Old Business
- B. New Business
- C. General Concerns
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board
Tuesday, July 7, 2020 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, July 7, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin, Groth (absent), Gary Henning, Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guest present: Trustee Mike Blaies.

PLAN COMMISSION:

A. Old Business:

1. Approval of June 9, 2020 and June 23, 2020 Minutes: Gary Mack motioned to approve the June 9, 2020 minutes and June 23, 2020 minutes and Dirk Downen seconded the motion. All voting yea, the motion carried.
2. Review of Zoning Code: Zoning Administrator Matt Trout commented we have already covered permitted and special uses. Those will be taken out of each zoning district in the code and moved to the table for principal and accessory uses.

“A” – Agriculture district: Rita mentioned the total for both side yard lines on the minimum setbacks is 25 feet, and Matt said either side lot line has to be at least 10 feet. Dirk brought up front lot lines, and Matt read the revised definition: the lot line abutting the street right of way to the front of any existing structure. Dirk said what if there isn't a structure? At some point, we need to figure this especially with regards to estate lots.

“SR-1” – Single Family Residence: Rita asked if there is another area of the code that discusses off street parking being paved. Matt said there is a restriction for businesses to have concrete or asphalt.

“SR-2” – Single Family Residence: Gary Henning asked if someone wants work done on a home on one of these smaller lots, do they need a variance. Matt said that work is allowed if the footprint doesn't change especially with respect to the setbacks on the older homes in town.

“MR-1” – Two Family Residence: No comments.

“MR-2” – Multiple Family Residence: Steve asked why is the maximum percentage per lot 30% and single family is 35% and SR-2 is 25%. Dirk asked if we defined a minimum square footage for a unit. Matt said we did discuss previously but not sure we did anything.

“MH-1” – Manufactured Housing: Rita asked if the current manufactured houses or trailers are owned by the people who own the land and Matt said no. She referenced 40-9-2(a) where it states, “all manufactured housing units located outside an approved manufactured home park shall be located on property owned by the owner of the manufactured housing unit.” Matt does not know the answer as it relates to this. Gary Mack asked if the lot and building requirements relate to parks. If not, do they have to come to us to replace an existing home. Matt stated it would have to conform to the requirements of the zoning district. If it's in a mobile home park, you would follow the guidelines in 40-9-6. We changed mobile home park to manufactured home park in 40-9-3.

Steve asked about the lots undeveloped lots in Deerfield will be held to the old lot size if they are ever developed. He said there is some agreement that was done with Bartlebort and Rubemeyer and Meadow Brook that he believes limits the number of lots to no more than 10 homes.

“B-1” – Community Business: No comments.

“B-2” – Highway Business: No comments.

“I-1” – Light Industrial: Steve mentioned the area north of Freeburg that was zoned light industrial. That was done with the idea of the Gateway Connector coming through that area. Since that is not going to happen, that zoning could be changed with a revision to the comprehensive plan.

“I-2” – Moderate Industrial: Adult entertainment was taken off the chart.

Rita asked about SR-2, how and when are we going to have an SR-2 district. Matt said once this is done. Then we work on SR-2 and Estate at that time. We have an application for a special use permit hearing for a gentleman wanting to operate a wood working business out of his shed on N. Rt. 15. The committee agreed on August 11th for that hearing. We will discuss off-street parking and loading at the July 21st meeting.

B. New Business:

1. Possible New Development: Matt, nor Rhutasel, has heard from the developer.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Gary Mack motioned to adjourn the meeting at 7:30 p.m. and Gary Henning seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager

ZONING CODE 40-14-1

ARTICLE XIV - FLOOD PLAIN DISTRICT

40-14-1 "O-FP" FLOOD PLAIN OVERLAY DISTRICT.

(A) The "O-FP" Flood Plain Overlay District delineates areas in the vicinity of watercourses and tributaries in the Village subject to special requirements.

(B) In the absence of flood protection measures, these areas are subject to periodic flooding which may result in injury to or loss of life and property, disruption of private and governmental services, impairment of the municipal tax base, and the need for extraordinary relief measures. The regulations of this Section are intended to restrict permitted development in flood plains to:

- (1) Uses which inherently have low flood damage potential; and
- (2) To other uses allowed in the primary zoning districts provided appropriate protective measures have been taken.

~~(Sec. 155-225)~~

40-14-2 PERMITTED AND/OR SPECIAL USES. This overlay district has no effect on the classification, whether permitted, special, or prohibited, of uses in the primary zoning districts. Rather, this overlay district imposes additional restrictions on both permitted and special uses. ~~(Sec. 155-226)~~

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40-14-3 ADDITIONAL RESTRICTIONS.

(A) All uses, whether permitted or special, that are located in the area covered by the "O-FP" Overlay District shall not only meet all the applicable requirements of the primary district, but shall also be adequately protected against flood damage. To assure such protection, the Administrator, following consultation with technically-qualified persons, may require as necessary:

- (1) Anchorage or addition of weight to structures to resist flotation;
- (2) Installation of watertight doors and bulkheads;
- (3) Use of special paints, membranes, or mortars so as to reduce seepage through walls;
- (4) Installation of pumps to lower water levels in structures or to relieve external foundation wall flood pressure;
- (5) Reinforcement of walls to resist rupture or collapse caused by water pressure or floating debris;
- (6) Installation of valves or controls on sanitary and storm drains so that the drains can be closed to prevent backup of sewage or storm runoff into structures;
- (7) Location of electrical equipment and appliances above the level of the regulatory flood elevation;
- (8) Location of storage facilities for chemicals, explosives, flammable liquids, toxic substances, and the like above the regulatory flood elevation;
- (9) Filling and earth-moving to raise the level of proposed building site above the regulatory flood elevation; and/or
- (10) Any other reasonable flood protection measures.

(B) In no case shall the Zoning Administrator approve any proposed flood protection measure which would result in an increase in the volume or velocity of floodwater leaving the lot in question.

~~(Sec. 155-227)~~ (See Chapter 14 Flood Plain Code)

ZONING CODE 40-15-1

ARTICLE XV - OFF-STREET PARKING AND LOADING

40-15-1 APPLICABILITY. 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. ~~(Sec. 155.240)~~

40-15-2 EXISTING PARKING/LOADING FACILITIES.

(A) Existing off-street parking or loading facilities located on the same lot as the use served shall not be reduced, or if already less than, shall not be further reduced below the requirements and standards for similar new structures or uses.

(B) When an existing structure or use is damaged or destroyed and subsequently repaired or rebuilt, parking/loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored, but additional parking/loading spaces need not be provided.

(C) Whenever the use of any structure or premises is intensified through addition of dwelling units, increased floor area, greater seating capacity, and the like, additional off-street parking and loading spaces commensurate with such intensification shall be provided.

(D) Whenever the existing use of a structure is changed to a different use, off-street parking or loading facilities shall be provided as required herein for such new use. ~~(Sec. 155.241)~~

40-15-3 PARKING LOT DESIGN STANDARDS. All off-street parking lots shall conform to the standards indicated in the **Section 40-15-4** through **40-15-9**. **NOTE:** Standards applicable to all parking areas are indicated by one asterisk, standards applicable to all parking areas except those accessory to single- or two-family dwellings are indicated by two asterisks. ~~(Sec. 155.242)~~

40-15-4 SPACES.

(A) Every off-street parking space shall be at least **ten (10) feet** wide and **twenty (20) feet** long and shall have at least **seven (7) feet** of vertical clearance. Every space shall be situated so that no part of any parked vehicle overhangs the public right-of-way.*

(B) Markings shall be laid and restored as often as necessary to clearly delineate each parking space.** ~~(Sec. 155.243)~~

40-15-5 INTERIOR AISLES. Aisles within parking lots shall be sufficiently wide to permit safe and efficient vehicular movement in the aisles and into and out of parking spaces. Aisles designed for two-way traffic shall be at least **twenty-two (22) feet** wide. One-way aisles designed for **sixty (60) degree** parking shall be at least **eighteen (18) feet** wide.** ~~(Sec. 155.244)~~

ZONING CODE 40-15-6

40-15-6 ACCESS WAYS.

(A) Parking lots shall be designed so that ingress to or egress from a parking space is from an aisle or driveway, not directly from the public right-of-way.*

(B) No access way to any parking lot shall be located within **thirty (30) feet** of any corner formed by the intersection of the rights-of-way of **two (2)** or more streets. At intersections where traffic control devices are installed, the Administrator may increase this requirement as necessary to prevent hazards.*

(C) Parking lot access ways (as well as residential driveways) and public streets shall be aligned to form, as closely as feasible, right angles.*

(D) The access way to every parking lot located in any business district or in the Industrial District shall be at least **twenty-four (24) feet** wide unless **two (2)** one-way drives, each **twelve (12) feet** wide are provided.**

(E) The access way to every parking lot located in any residential district or in the Agriculture District shall be at least **ten (10) feet** wide; but if the parking area is longer than **one hundred (100) feet**, access shall be provided either by **one (1)** two-way drive at least **twenty (20) feet** wide or by **two (2)** one-way drives, each at least **ten (10) feet** wide.*

~~(Sec. 155.245)~~

40-15-7 SURFACING.

Parking lots shall be graded and improved with a compacted stone base at least **seven (7) inches** thick, surfaced with at least **two (2) inches** of asphalt or surfaced with at least **six (6) inches** of Portland cement concrete over a compacted base. ~~(Sec. 155.246)~~ **(Am. Ord. 923, passed 9-21-98)**

40-15-8 LIGHTING.

Any light(s) used to illuminate any parking lot shall be arranged or shielded so as to confine direct light rays within the lot lines of the parking lot to the greatest extent possible, and in no case shall the light(s) shine on or into nearby residences.* ~~(Sec. 155.247)~~

40-15-9 LANDSCAPING.

In order to reduce heat and glare, to minimize blowing of dust and trash, and to reduce the oppressive visual effects of large open parking areas, landscaping shall be provided and maintained within every parking lot that contains **twenty (20)** or more parking spaces. ~~(Sec. 155.248)~~ **(Am. Ord. 923, passed 9-21-98)**

40-15-10 LOCATION OF PARKING.

All off-street parking shall be located in conformity with the following requirements:

(A) **For Dwellings.**

- (1) Parking spaces accessory to any dwelling shall be located on the same lot as the dwelling. Such parking spaces shall not be located in any required front yard or required side yard adjacent to a street except in the driveway, but may be located in the side or rear yards.
- (2) Each parking space accessory to a multi-family dwelling shall be unobstructed so that no vehicle need be moved in order to allow

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[2014]

ZONING CODE 40-15-11

another vehicle to enter/exit the parking area; provided that this requirement shall not be applicable to two-family dwellings.

- (B) **For Business/Industrial Uses.**
- (1) Every off-street parking space accessory to any business or industrial use shall be located within **five hundred (500) feet** of the use served; provided that no portion of any parking lot for nonresidential uses shall extend into any residential district or into the Agriculture District, except by written permission of the Administrator.
 - (2) In any business district or in the Industrial District, off-street parking facilities for different buildings or uses may be provided collectively; but only 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 other pertinent regulations are observed.

~~(Sec. 155.249)~~

40-15-11 DESIGN AND LOCATION OF OFF-STREET LOADING FACILITIES.

All off-street loading facilities shall conform to the minimum standards indicated below.

- (A) **Size of Space.** Every off-street loading space shall be at least **twelve (12) feet** wide and **forty-five (45) feet** long exclusive of aisle and maneuver space and shall have vertical clearance of at least **fourteen (14) feet**. In no case shall a vehicle being loaded or unloaded overhang into the public right-of-way.
- (B) **Access Way.** Every off-street loading space shall have a safe means of vehicular access to a street or alley. Such access way shall be at least **twelve (12) feet** wide.
- (C) **Surfacing.** Every off-street loading area shall be improved with a compacted stone base at least **seven (7) inches** thick, surfaced with at least **two (2) inches** of asphaltic concrete or approved comparable material. (No "oil and chip.")
- (D) **Buffer Strips.** No loading space or area for vehicles over **two (2) ton** cargo capacity shall be developed closer than **fifty (50) feet** to the lot line of any lot located in any residential district or in the Agricultural District unless such space/area is completely enclosed by walls, a solid fence, or closely planted shrubbery at least **ten (10) feet** in height and of sufficient density to block the view from residential property.
- (E) **Location.** Every off-street loading space shall be located on the same parcel of land as the use served and not closer than **fifty (50) feet** to the intersection of the rights-of-way of **two (2)** or more streets and not on any required front yard.

~~(Sec. 155.250)~~

40-15-12 COMPUTATION OF REQUIRED PARKING/LOADING SPACES.

In computing the number of parking spaces required by this Chapter, the Zoning Administrator shall apply the following rules:

- (A) In computing parking space requirements based on the number of employees, the maximum number of employees on the premises at any period of the day shall be used. "Employee parking" means **one (1) parking space** shall be required per **one and one-half (1 1/2) employees**, unless otherwise stated.
- (B) In computing parking or loading space requirements on the basis of building floor area, the gross floor area shall be used.

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ZONING CODE 40-15-13

(C) Whenever it is necessary to translate gross parking lot area into number of parking spaces, **three hundred fifty (350) square feet** of gross area shall be deemed **one (1) parking space**.

(D) If computation of the number of parking or loading spaces required by this Chapter results in a fractional space, any fraction of **one-half (1/2)** or more shall be counted as **one (1) space**.

(E) No space or portion thereof needed to satisfy the minimum applicable requirement for number of off-street parking or loading spaces shall be counted as part of the off-street parking or loading spaces required for another structure or use.
~~(Sec. 155.251)~~

40-15-13 NUMBER OF PARKING AND LOADING SPACES REQUIRED.

Off-street parking and loading spaces shall be provided as indicated in tabular form below. For any use that is not listed in the table, the same amount of parking and loading space shall be provided as is required for the most similar listed use. The Zoning Administrator shall make the determination of similarity:

<i>Use</i>	<i>Parking Spaces Required</i>	<i>Loading Spaces Required (if any)</i>	
(A) Dwellings, lodgings:			Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered
Motels, boarding hotels	1 space per lodging unit, plus employee parking	1 space if the use has 20,000 sq. ft. or more of floor area	Formatted: Normal, Justified, Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 2.56" + 4.69"
Modular homes, mobile homes & immobilized homes	2 spaces per unit	Not applicable	Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 2.56" + 4.69"
Multi-family dwellings	2 spaces per dwelling unit	Not applicable	
Single family & two-family dwellings	2 spaces per dwelling unit	Not applicable	Formatted: Normal, Justified, Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 2.56" + 4.88"
Community Residence	2 spaces per dwelling unit	Not applicable	Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 2.56" + 4.88"
(Ord. No. 1187; 09-19-05)			
(B) Educational, institutional, recreational:			
Churches, assembly halls	1 space per 4 seats in the largest seating area	Not applicable	

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<i>Use</i>	<i>Parking Spaces Required</i>	<i>Loading Spaces Required (if any)</i>	
Libraries, museums	1 space per 500 sq. ft. of floor area	On review by the Administrator	<p>Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered</p> <p>Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 2.56" + 4.88"</p>
Nursing homes	1 space per 5 beds plus 1.5 spaces per employee on the major shift	To 50,000 sq. ft. of floor area...1 space; 50,001 100,000 sq. ft...2 spaces	
Schools	Elementary and Junior High that the building is designed to accommodate, plus employee parking.	1 space for every 20 students	<p>Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 0.75" + 2.56" + 4.88"</p> <p>Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 2.56" + 4.88"</p>
	Senior High that the building is designed to accommodate, plus employee parking.	1 space for every 4 students	<p>Formatted: Normal, Justified, Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 0.75" + 2.56" + 4.88"</p> <p>Formatted: Tab stops: 1.5", Centered + 3.5", Centered + 5.5", Centered + Not at 0.5" + 2.56" + 4.88"</p>
(C) Commercial, office service:			
Note: All commercial and service uses, unless specifically indicated otherwise below:			
Financial institutions	1 space per 300 sq. ft. of floor area	To 10,000 sq. ft. of floor area...1 space; more than 10,000 sq. ft...1 space, plus 1 additional space per 50,000 sq. ft. of floor area in excess of 10,000 sq. ft.	
of floor parking window	Walk in	1 space per 300 sq. ft. area, plus employee	<p>Formatted: Normal, Justified, Tab stops: Not at 0.75"</p> <p>Formatted: Tab stops: Not at 0.75"</p>
	Drive in	5 spaces per teller	<p>Formatted: Normal, Justified, Tab stops: Not at 0.75"</p> <p>Formatted: Tab stops: Not at 0.75"</p>
	To 30,000 sq. ft. of floor area... none required; 30,001 to 100,000 sq. ft...1 space		
Beauty and barber shops	2 spaces per chair, plus employee parking	Not applicable	<p>Formatted: Normal, Justified, Tab stops: Not at 0.75"</p> <p>Formatted: Tab stops: Not at 0.75"</p>

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Use	Parking Spaces Required	Loading Spaces Required (if any)
Bowling alleys except as required for affiliated uses	4 spaces per bowling lane plus additional spaces herein for affiliated uses such as restaurants and taverns	Not applicable; as required
Car wash	3 spaces per wash lane	Not applicable
Furniture and appliance Stores	1 space per 600 sq. ft. of floor area	To 25,000 sq. ft. of floor area...2 spaces; more ft. of floor area...2 spaces; plus 1 additional space per 25,000 sq. ft. of floor area in excess of 25,000 sq. ft.
Home occupations	1 space per 150 sq. ft. of floor area devoted to the home occupation in addition to the parking requirements for the dwelling	Not applicable
Offices generally, but not medical/dental offices required; 30,001- 100,000 sq. ft. ...1	1 space per 300 sq. ft. of floor area	To 30,000 sq. ft. of floor area...none space
Offices, medical/dental	1 space per 200 sq. ft. of floor area or 3 spaces per professional; whichever is greater	Not applicable
Mortuaries	1 space per 5 seats plus 1 space per funeral vehicle, but not	1 space per 10,000 sq. ft. or more of

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less than 20 spaces per floor area
chapel or state room

Restaurants; refreshment
stands

Sit down 1 space per 4 seats or 1 space
per 50 sq. ft. of floor area,
whichever is greater (Both sit-down and
drive-in);
1 space per structure

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(A) Dwellings, lodgings:

<u>Motels, boarding hotels</u>	<u>1 space per lodging unit, plus employee parking</u>	<u>1 space if the use has 20,000 sq. ft. or more of floor area</u>
<u>Modular homes, Manufactured homes & Immobilized homes</u>	<u>2 spaces per unit</u>	<u>Not applicable</u>
<u>Multi-family dwellings</u>	<u>2 spaces per dwelling unit</u>	<u>Not applicable</u>
<u>Single-family & two-family dwellings</u>	<u>2 spaces per dwelling unit</u>	<u>Not applicable</u>
<u>Community Residence</u>	<u>2 spaces per dwelling unit</u>	<u>Not applicable</u>

(Ord. No. 1187; 09-19-05)

(B) Educational, institutional, recreational:

<u>Churches, assembly halls</u>	<u>1 space per 4 seats in the largest seating area</u>	<u>Not applicable</u>
<u>Libraries, museums</u>	<u>1 space per 500 sq. ft. of floor area</u>	<u>On review by the Zoning Administrator</u>
<u>Nursing homes</u>	<u>1 space per 5 beds plus 1.5 spaces per employee on the major shift</u>	<u>To 50,000 sq. ft. of floor area...1 space; 50,001-100,000 sq. ft....2 spaces</u>

Schools

<u>Elementary and Junior High</u>	<u>1 space for every 20 students that the building is designed to accommodate, plus employee parking.</u>	<u>On review by the Zoning Administrator</u>
<u>Senior High</u>	<u>1 space for every 4 students that the building is designed to accommodate, plus employee parking.</u>	<u>On review by the Zoning Administrator</u>

(C) Commercial, office service:

<u>Note: All commercial and service uses, unless specifically indicated otherwise below.</u>	<u>1 space per 300 sq. ft. of floor area.</u>	<u>To 10,000 sq. ft. of floor area...1 space; more than 10,000 sq. ft....1 space, plus 1 additional space per 50,000 sq. ft. of floor area in excess of 10,000 sq. ft.</u>
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<u>Use</u>	<u>Parking Spaces Required</u>	<u>Loading Spaces Required (if any)</u>
<u>Financial institutions</u>		
<u>Walk-in</u>	<u>1 space per 300 sq. ft. of floor area-area, plus employee parking.</u>	<u>(Both walk-in and drive-in):To 30,000 sq. ft. of floor area... none required; 30,001 to 100,000 sq. ft....1 space</u>
<u>Drive in</u>	<u>5 spaces per teller window</u>	
<u>Beauty and barber shops</u>	<u>2 spaces per chair, plus employee parking</u>	<u>Not applicable</u>
<u>Bowling alleys</u>	<u>4 spaces per bowling lane plus additional spaces as required herein for affiliated uses such as restaurants and taverns.</u>	<u>Not applicable, except as required for affiliated uses.</u>
<u>Car wash</u>	<u>3 spaces per wash lane</u>	<u>Not applicable</u>
<u>Furniture and appliance Stores</u>	<u>1 space per 600 sq. ft. of floor area.</u>	<u>To 25,000 sq. ft. of floor area...2 spaces; more than 25,000 sq. ft. of floor area...2 spaces, plus 1 additional space per 25,000 sq. ft. of floor area in excess of 25,000 sq. ft.</u>
<u>Home occupations</u>	<u>1 space per 150 sq. ft. of</u>	<u>Not applicable floor area devoted to the home occupation in addition to the parking requirements for the dwelling.</u>
<u>Video Gaming Parlor</u>	<u>1 space per 2 seats or 1 space per 200 sq. ft. of floor area, whichever is greater</u>	<u>1 space per structure having 10,000 sq. ft. or more of floor area</u>

ZONING CODE 40-15-13

Offices generally, but not medical/dental offices	1 space per 300 sq. ft. of floor area.	To 30,000 sq. ft. of floor area...none required; 30,001- 100,000 sq. ft. ...1 space.
Offices, medical/dental	1 space per 200 sq. ft. of floor.	Not applicable area or 3 spaces per professional, whichever is greater.
Mortuaries	1 space per 5 seats plus 1 space per funeral vehicle, but not less than 20 spaces per chapel or state room.	1 space per 10,000 sq. ft. or more of floor area.

Restaurants; refreshment stands

Sit-down	1 space per 4 seats or 1 space per 50 sq. ft. of floor area, whichever is greater.	(Both sit-down and drive-in): 1 space per structure
Drive-in	1 space per 25 sq. ft. of floor area.	having 10,000 sq. ft. or more of floor area.
Service stations	2 spaces per service stall, plus employee parking.	Not applicable

<i>Use</i>	<i>Parking Spaces Required</i>	<i>Loading Spaces Required (if any)</i>
Taverns	1 space per 2 seats or 1 space per 50 sq. ft. of floor area, whichever is greater.	1 space per structure having 10,000 sq. ft. or more of floor area.

Theaters

Indoor	1 space per 4 seats	Not applicable
Drive-in	On review by the Administrator	
Vehicle sales	1 space per 600 sq. ft. of enclosed floor area plus: Up to 10,000 sq. ft. of open lot area devoted to sale/display of vehicles...1 space per 2,500 sq. ft. of open lot area; above 10,000 sq. ft...4 spaces plus 1 above 10,000 additional space per 5,000 sq. ft. of open lot area in excess of 10,000 sq. ft.	To 25,000 sq. ft. of area and open lot area...2 spaces More than 25,000 sq. ft. of floor area and open lot area...2 spaces, plus 1 additional space per 25,000 sq. ft. in excess of 25,000 sq. ft.

(D) Industrial:

ZONING CODE 40-15-13

<p><u>Any manufacturing, warehousing, or other industrial use</u></p>	<p><u>Employee parking (1 space per 1.5 employees) plus 1 space per company vehicle, plus 1 visitor space per 25 employees on the major shift.</u></p>	<p><u>To 20,000 sq. ft. of floor area...1 space; 20,001-50,000 sq. ft., 2 spaces; 50,001-90,000 sq. ft...3 spaces; above 90,000 sq. ft...3 spaces plus 1 additional space per 50,000 sq. ft. of floor area in excess of 90,000 sq. ft.</u></p>
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