

# District Regulations Of General Applicability

# ARTICLE IX

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## PART I-B PARKING AND LOADING REQUIREMENTS

### 9-104 OFF-STREET PARKING

9-104 A. Authorization. Subject to the limitations of this Section 9-104 and Paragraphs 9-101 D3 and 9-101 D4, 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. Nothing herein shall be construed to limit the right of any person to provide off-street parking in excess of the requirements herein established but all such parking shall comply with the standards of this Section.

9-104 B. General Requirements.

1. Applicability to Existing, New and Expanded Uses.

- a) General Applicability. Except as provided otherwise in this Paragraph B1, 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 Articles X and XII of this Code.
- b) Change in Existing Use. Whenever a use existing on the effective date of this Code is changed thereafter 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 have no more than the same number of parking spaces required of such existing use, then such new use may be established with a deficiency in required parking spaces equal in number to not more than the number of spaces such existing use was deficient on the effective date of this Code.
- c) Increase in Use Intensity. Whenever the intensity of use of any structure or use is increased through the addition of dwelling units, floor area, seating capacity or other units of measurement specified herein for required parking spaces, 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 to any structure or use for parking of a vehicle that may lawfully be parked in such space solely because such space does not satisfy the locational or design requirements of this Code, or any amendment to it, if such space was legally in use as an accessory use to such structure or use on the effective date of this Code or such amendment.

2. Location of Required Parking Spaces.

- a) General Rule. Except as provided in Subparagraphs 2(b) through 2(d) below, parking spaces required by this Section shall be located on the same zoning lot as the use to which they are accessory.
- b) Parking for Townhouse, Two Family, and Multiple Family Dwellings. Not more than four (4) parking spaces located in a garage, driveway or other area reserved for exclusive use of the residents of an individual dwelling unit shall be counted toward the 4.5 spaces required pursuant to Subparagraph 9-104 F1(a)(5) below. At least one-half (1/2) space required for each dwelling unit shall be located in an area or areas available for use in common by at least three (3) such individual units. Such areas may include parking spaces located in parking areas or lots within the development in which such units are located, whether located on or off the lot on which such units are located; provided, however, that no such required space shall be located farther than 300 feet, measured along a paved established pedestrian circulation route, from the unit it is required to serve.
- c) Parking for Multiple Family Dwellings in the Multiple Family Residential and Commercial District. Not more than two (2) parking spaces located in a garage, driveway or other area reserved for exclusive use of the residents of an individual dwelling unit shall be counted toward the 2.5 spaces required pursuant to Subparagraph 9-104 F1(a)(4) below. At least one-half (1/2) space required for each dwelling unit shall be located in an area or areas available for use in common by at least three (3) such individual units. Such areas may include parking spaces located in parking areas or lots within the development in which such units are located, whether located on or off the lot on which such units are located; provided, however, that no such required space shall be located farther than 300 feet. Measured along a paved established pedestrian circulation route, from the unit it is required to serve.
- d) Parking for Multiple Family Dwellings in the Residential and Limited Commercial District. Not more than 1.5 parking spaces located in a garage, driveway, or other area reserved for exclusive use of the residents of an individual dwelling unit shall be counted toward the 2.0 spaces required pursuant to Subparagraph 9-104 F1(a)(3) below. At least one-half (1/2) space required for each dwelling unit shall be located in an area of areas available for use in common by at least three (3) such individual units. Such areas may include parking spaces located in parking areas or lots within the development, or on rights-of-way adjacent to the development, in which such units are located, whether located on or off the lot on which such units are located or on rights-of-way; provided, however, that no such required spaces shall be located farther than 300 feet, measured along a paved established pedestrian circulation route, from the unit it is required to serve.
- e) Parking for Townhouse Dwelling in the Village Green Residential and Commercial District. Off-street parking shall be provided for townhouse dwelling units in the Village Green Overlay District in accordance with the following minimum standards:
  - 1) Off-street parking for the townhouse development as a whole, including resident and guest parking, shall be provided at a minimum ratio of 3.5 parking spaces per dwelling unit.
  - 2) Individual townhouse dwelling units shall have a minimum of two (2) parking spaces on each townhouse lot of record.
  - 3) A minimum of 0.5 parking spaces per unit shall be provided in designated surface parking areas or on-street parking spaces available to the general

public. These guest parking spaces may not be located in garages, on driveways or on individual townhouse dwelling unit properties.

- f) Deficiency Spaces. When proposed to provide spaces to eliminate a parking deficiency existing on the effective date of this Code or when required to provide spaces required pursuant to Subparagraph 9-104 B1(b) or Subparagraph 9-104 B1(c) above, parking spaces required by this Section may be located at any location within an adjacent district in which the principal use in question is a permitted use or within the same zoning district as, and within 300 feet of, the zoning lot on which the use to be served is located, but only when such remote site is covenanted to remain so for so long as said parking spaces are required to meet the standards of this Code.

9-104 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. Except as provided in the applicable district regulations of this Code, off-street parking spaces may be provided on surface lots, underground, under building, in single level parking garages, or in multiple level parking garages. Except as provided in Paragraph 9-101 E2, parking garages shall comply with the yard requirements applicable 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 for residential uses in Single Family Residential Districts may be located in any required yard. See also Paragraph 9-101 D4 for additional regulations concerning the storage of vehicles in residential districts.
2. Screening and Landscaping. All parking lots and garages shall comply with the screening and landscaping requirements set forth in Section 9-107 of this Article.
3. Design.
  - a) Access to Street. All parking lots, areas and garages shall be so located and designed as to provide access to adjacent streets with the least interference with through traffic movements. Notwithstanding any other provision of this Code, driveways serving single family dwellings and driveways providing direct access from a parking lot to a street, and not serving as a circulation aisle in connection with any parking space, may traverse any required yard; provided, however, that the surface area of any such driveway giving access from a parking lot or area through any such yard shall not exceed thirty percent (30%) of the area of any required front or corner side yard. No curb cut across public property shall exceed forty (40) feet in width without the written approval of the Village Manager. No such access shall be provided through a zoning district other than the district in which the parking lot is located. No such access shall be 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.
  - b) 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.

- c) 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%).
1. Waiver Authorized. Notwithstanding any other provision of this Section, the Board of Trustees may issue a waiver to increase the slope of a ramp within a parking lot or garage following receipt of an application for such a waiver and a public hearing considering such application as set forth in Subparagraph (c)(2) below.
  2. Public Hearing Required. Any application pursuant to this Subsection shall be considered at a public hearing scheduled, noticed, and conducted in accordance with Section 11-303 of this Code. Whenever any other application is filed pursuant to this Code or the Subdivision Ordinance as a companion to an application for waiver under this Subparagraph (c), and the relief requested in such application otherwise requires a Plan Commission hearing, the public hearing on the application for a waiver under this Subparagraph (c) shall be conducted by the Plan Commission. If the application for a waiver under this Subparagraph (c) is submitted without any companion requests which require a Plan Commission hearing, the public hearing shall be conducted by the Board of Trustees.
- d) Lighting. Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets. All lighting shall be reduced to security levels at all times of non-use.
- e) Tree Planting Areas; Landscaped Islands. Trees located within planting islands in paved areas shall have a minimum landscaped area of 25 square feet of surface area and a depth sufficient to allow the bottom of the tree ball to be planted with a washed gravel layer at the bottom of the tree planting area to allow proper watering and drainage. If the soil is impervious, then a drainage pipe shall connect the tree planting area to a drainage structure. All islands shall be bordered by a six (6) inch high concrete barrier curb and shall be located and constructed in accordance with accepted engineering standards.
- f) 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 devices, landscaping, structures and other vehicles from damage by vehicles using such lot or garage. This provision shall not be construed to require car wheel stops for every parking space, but only in those cases where the Village Manager determines that such stops are necessary or desirable to achieve the purposes of this Subparagraph.
- g) Circulation Aisles. Each parking space shall be accessed by a circulation aisle of a width, in feet, as specified below:

<u>Parking Angle</u>	<u>One-Way Aisle Width</u>	<u>Two-Way Aisle Width</u>
Parallel	14	24
45°	14	24
60°	16	24
75°	20	24
90°	24	24

- h) Back-up Area. Each parking space, except spaces accessory to a single family dwelling, shall be provided with a sufficient back-up area to permit egress in one (1) maneuver, consisting of one (1) backward and one (1) forward movement.
- i) Space Dimensions. Each off-street parking space, excluding its associated circulation aisle, shall have the following minimum dimensions, in feet:

ICS, I-1, I-2, C-4 (in an enclosed residential parking garage), and O-1 Zoning Districts: Parking Dimensions (in feet).

<u>Parking Angle</u>	<u>Stall Width</u>	<u>Stall Length</u>	<u>Stall Height</u>
Parallel	9	23	8
30°	8.5	18	8
45°	8.5	18	8
45°	8.5	18	8
60°	8.5	18	8
90°	8.5	18	8

All Zoning Districts except ICS, I-1, I-2 and O-1: Parking Dimensions (in feet).

<u>Parking Angle</u>	<u>Stall Width</u>	<u>Stall Length</u>	<u>Stall Height</u>
Parallel	9	23	8
30°	9	20	8
45°	9	20	8
60°	9	20	8
90°	9	20	8

In all zoning districts, except ICS, I-1, I-2, C-4 (in an enclosed residential parking garage), and O-1, the above-stated stall length dimensions for non-parallel stalls on the perimeter of a parking lot may be reduced to include only eighteen and one-half (18 1/2) feet of parking surface plus one and one-half (1 1/2) feet of overhang into abutting landscaped areas; provided that such reduction does not reduce the size of any required yard below the requirements in the applicable district.

In all zoning districts, the above-stated stall width dimensions shall be increased to twelve (12) feet or to the width required by state law, whichever is greater, for required handicapped parking spaces.

- j) Landbanking To Reduce Long-Term Parking Space Dimensions. Except for parallel parking spaces, the above-stated stall dimensions may be reduced, in order to increase the amount of landscaped open space, to 18.5 feet in length and 8.5 feet in width in parking lots and structures accessory to institutional, office and manufacturing uses pursuant to a special permit granted in accordance with the procedures of Subsection E below, and where the Board of Trustees finds that the typical parking space in such lot or structure will be occupied by no more than one (1) or two (2) different vehicles during the course of the business day.
- k) Maintenance. All tree planting areas, landscaped islands, parking lots, garages and areas shall be properly maintained at all times so as to be free of weeds, pot holes, broken curbs and other damaged or neglected features.
- l) Modification of Parking Space Dimensions in the Village Green Overlay District. The above-stated stall dimensions may be reduced by the Village pursuant to application by the applicant for property in the Village Green Overlay District as part of the process established for design review permits in Section 8-103 of this Code. The aisle width may not be reduced. The maximum reductions in the otherwise applicable stall dimensions shall be:
  - (1) The length of a standard parking space may be reduced by up to two feet to 18 feet.
  - (2) The width of a standard parking space may be reduced by up to one-half foot to 8.5 feet.

Such reductions in stall dimensions may be authorized only where the applicant or owner shall establish that: (a) the conditions associated with the proposed parking area are unusual; and (b) the requested reduction in parking space sizes would not have a detrimental impact on the surrounding area given the uses proposed.

9-104 D. Use; Other Temporary Storage.

- 1. General. 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 use being made of the premises may be stored for a period of time not exceeding three (3) days in any seven (7) day period.
- 2. Mixed Residential and Commercial Districts. In the Mixed Residential and Commercial Districts, no parking space for dwelling units shall be used for storage of merchandise, equipment, or materials in a manner that in any way precludes the parking of passenger motor vehicles in such parking spaces; provided, however, that temporary storage for a period of not more than three days in any calendar month and relating to the residential use of the dwelling unit may be allowed.

9-104 E. Landbanking of Required Parking.

1. Landbanking Authorized. Notwithstanding any other provision of this Section, the Board of Trustees may, by special permit granted pursuant to Section 11-602 of this Code, reduce the total number of off-street parking spaces required to be paved pursuant to Subsection F of this Section or the stall length and width dimension required pursuant to Subparagraph 9-104 C3(i) above, subject to acceptance by the property owner of the conditions set forth in Paragraphs E2 through E4 below; provided, however, that no such special permit shall allow landbanking of more than 50 percent (50%) of the parking spaces required to be provided accessory to any senior citizen housing development.
2. Termination of Landbanking. The Board of Trustees shall have the right, in its sole and absolute discretion, to require the property owner or his or her successor, at any time, to increase the stall length and width to the dimension required by Subparagraph 9-104 C3(i) above or to increase the number of parking spaces provided to serve said development up to the maximum required by Subsection F of this Section for the property in question as if no special permit for landbanking had been granted.
3. Alternate Plans Required. Every application for a special permit to allow landbanking of required parking spaces shall be accompanied by alternate detailed parking plans. One plan shall show the full stall length and width required by Subparagraph 9-104 C3(i) above and the full number of parking spaces required pursuant to Subsection F of this Section; the other plan shall show the reduced stall length and width or the reduced number of parking spaces, or both, as the case may be, proposed to be provided pursuant to the special permit being sought and shall also show the landscaping treatment of areas proposed to be reserved for future parking requirements. Both such plans shall show the location on the site of all parking areas, the exact number of parking spaces to be provided, and complete details for:
  - a) Wheel stops,
  - b) Markings,
  - c) Curbing,
  - d) Surfacing,
  - e) Screening and landscaping,
  - f) Lighting,
  - g) Signing, and
  - h) Access.

The design plans for such parking areas shall be subject to the approval of the Board of Trustees.

4. Open Space Covenant. As a condition of granting such special permit, the applicant shall file with the Village Manager his unconditional agreement and covenant in form and substance satisfactory to the Village Attorney that areas reserved for future parking shall be maintained as landscaped open space until and unless required to be used for off-street parking pursuant to such special permit. The Ordinance granting such permit, together with such agreement and covenant, shall be recorded with the Recorder of Deeds of Cook County, Illinois.

9-104 F. Required Spaces.

1. Specified Uses. For the following uses, the following minimum number of off-street parking spaces shall be provided:

USE	REQUIRED PARKING SPACES
<b>a) <u>Residential</u></b>	
1. Single Family Detached Dwellings	2 per dwelling unit
2. Independent Senior Living Facilities	1 per dwelling unit, PLUS 1 per 2 employees
3. Multiple Family Dwellings, but not including townhouse dwellings, in the Multiple Family Residential and Commercial District (MFRC)	2.5 per dwelling unit
4. Multiple Family Dwellings, but not including townhouse dwellings, in the Residential and Limited Commercial (RLC) District, the Village Green Residential and Commercial (VGRC) District and any Dwelling Units located over a Commercial Use	2.0 per dwelling unit
5. All other Multiple Family Dwellings, but not including townhouse dwellings	3.0 per dwelling unit
6. Townhouse dwellings in the VGRC District	3.5 per dwelling unit
7. Townhouse dwellings, except those in the VGRC district, and all other dwellings	4.5 per dwelling unit
<b>b) <u>Retail Trade</u></b>	
1. All Uses, except Gasoline Service Stations and Eating and drinking Places	1 per 250 square feet of net floor area
2. Gasoline Service Stations	3 per service bay, PLUS 1 per employee
3. Eating and Drinking Places	1 per 2 employees, PLUS 1 per 3 seats



USE	REQUIRED PARKING SPACES
4. Carry-out Eating Places	1 per 250 square feet of net floor area
5. Shopping Centers of at least 100,000 square feet of net floor area (not including Motion Picture Theater uses)	1 per 250 square feet of net floor area
6. Shopping Centers of at least 100,000 sq. ft. of net floor area (not including Motion Picture Theater uses) with eating and drinking place uses exceeding 10% of the Shopping Center's net floor area	1 per 250 square feet of Shopping Center net floor area PLUS 1 per 70 square feet of net floor area for eating and drinking place uses exceeding 10%
7. Shopping Centers of at least 100,000 square feet of net floor area (not including Motion Picture Theater uses) with Manicurist & Beauty Salon, Physical Fitness Facility, and/or Membership Sport & Recreation Club uses exceeding 10% of the Shopping Center's net floor area.	1 per 250 square feet of Shopping Center net floor area PLUS 1 per 200 square feet of net floor area for Manicurist & Beauty Salon, Physical Fitness Facility, and Membership Sport & Recreation Club uses exceeding 10%
<b>c) <u>Finance, Insurance and Real Estate</u></b>	
1. All Uses	1 per 250 square feet of net floor area
<b>d) <u>Business and Professional Offices</u></b>	
1. All Uses except as otherwise listed in this Subsection	1 per 250 square feet of net floor area
2. Testing Laboratories	1 per 500 square feet of net floor area
<b>e) <u>Services</u></b>	
1. All Services except as specifically listed below	1 per 250 square feet of net floor area
2. Hotels and other Lodging Places	1 per lodging room PLUS 1 per 200 square feet of net floor area devoted to affiliated meeting, lobby, recreational and administrative uses, PLUS parking for affiliated eating and drinking places as herein specified
3. Motion Picture Theaters	1 per 3 persons of design capacity

USE	REQUIRED PARKING SPACES
4. Bowling & Billiard Establishments	5 per lane PLUS 2 per table
5. Physical Fitness Facilities	1 per 3 persons of design capacity
6. Membership Sport & Recreation Clubs	1 per 3 persons of design capacity
7. One-on-One Personal Fitness Training Facilities	1 per employee PLUS 1 for each client of design capacity
8. Health Service Offices	1 per 250 square feet of net floor area
9. Assisted Living Facilities and Nursing Home Facilities	1 per 3 beds PLUS 1 for each licensed practitioner, not including nurses and assistants PLUS 1 for each additional 2 employees
10. Hospitals	1 per bed PLUS 1 for each licensed practitioner, not including nurses and assistants, PLUS 1 for each additional 2 employees
11. Elementary Schools	1 per 2 employees
12. Secondary Schools	1 per 5 students OR 1 for each 3 persons of auditorium design capacity, whichever is greater, PLUS 1 for each employee
13. One-on-One Schools & Educational Services	1 per employee PLUS 1 for each client of design capacity
14. Libraries and Information Centers	1 per 500 square feet of public area PLUS 1 per 3 persons of auditorium design capacity
15. Vocational & Correspondence Schools	1 per 200 square feet of net floor area
16. Day Care	1 per employee PLUS 1 for each 10 children or non-employee adults.
17. Museums and Art Galleries	1 per 500 square feet of public area PLUS 1 for each 3 persons of auditorium design capacity
18. Public Parks	None for the first acre; PLUS 5 for all additional area up to 5 acres; PLUS 5 for each acre in excess of 5 acres; PLUS one for each 5

USE	REQUIRED PARKING SPACES
	persons of design capacity of any structure or facility located in the park
19. Golf Courses, including all related facilities	80 for each nine holes
20. Membership Organizations	1 per 250 square feet of net floor area OR 1 for each 4 persons of auditorium design capacity, whichever is greater
21. Barber Shops	1 for each 250 square feet net floor area
22. Manicurist & Beauty Salons	1.5 for each chair or station
23. Animal Training	One (1) per employee PLUS one (1) for each 10 animals trained.
24. Boarding Kennel	One (1) per employee PLUS one (1) for each 10 animals boarded.
<b>f) <u>Public Administration</u></b>	
1. All Uses	1 for each 250 square feet of net floor area OR 1 for each 3 persons of design capacity, whichever is greater
<b>g) <u>Construction, Manufacturing, Transportation and Public Utilities</u></b>	
1. Production and Assembly	1 per 600 square feet of floor area
2. Warehouse Storage	1 per 900 square feet of floor area
3. Office and Other Activities	1 per 250 square feet of floor area
4. Automated Warehouse	1 per 900 square feet of floor area
5. Self-Storage Warehousing Facilities	1 per 75 storage units PLUS 1 per 250 square feet of office or retail net floor area.
<b>h) <u>Uses Conducted Outside Structures</u></b>	
1. All uses except as otherwise specifically listed	1 space per 1,500 square feet of outdoor area devoted to such use PLUS spaces as above required for any aspect of the use conducted within a structure

2. Unspecified Uses. When the ultimate use of a structure is not known, the maximum number of spaces that might be required for any use to which the structure might reasonably be devoted shall be provided.
3. Computation of Required Spaces.
  - a) Fractional Spaces. When determination of the number of required parking spaces results in the requirement of a fractional space, any fraction shall require one (1) additional parking space.
  - b) Capacity Calculations. When parking spaces are required on the basis of capacity, capacity shall be determined based on the occupancy standards established by the Northbrook Building Code.
  - c) Bench Seating. In eating places, stadiums, auditoriums, houses of worship and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 22 inches of such seating facility shall be counted as one (1) seat for the purpose of determining the requirement for off-street parking facilities under this Code.
  - d) Population Calculations. When parking spaces are required on the basis of the number of employees, customers, students or similar measure, the maximum number for which the structure is designed shall govern except that when the structure has no design capacity, the maximum number present at any one time shall govern.

9-104 G. Reduction of Required Number of Parking Spaces for Automated Warehouse.

1. Reduction Authorized. Notwithstanding any other provision of this Section, the Board of Trustees may, by special permit granted pursuant to Section 11-602 of this Code, reduce the total number of off-street parking spaces required pursuant to Subsection F of this Section for Automated Warehouses to one (1) parking space for each 2,500 square feet of gross floor area subject to acceptance by the property owner of the conditions set forth in Paragraphs G2 through G4 below.
2. Alternate Plans Required. Every application for a special permit to allow reduction of required parking spaces for Automated Warehouses shall be accompanied by alternate detailed parking plans. One plan shall show the number of parking spaces required pursuant to Subsection F of this Section; the other plan shall show the reduced number of parking spaces proposed to be provided pursuant to the special permit being sought and shall also show the landscaping treatment of areas proposed to be reserved for future parking requirements. Both such plans shall show the location on the site of all parking areas, the exact number of parking spaces to be provided, and complete details for:
  - a) Wheel stops,
  - b) Markings,
  - c) Curbing,
  - d) Surfacing,
  - e) Screening and landscaping,
  - f) Lighting,

- g) Signing, and
- h) Access.

The design plans for such parking areas shall be subject to the approval of the Board of Trustees.

- 3. Covenant. As a condition of granting such special permit, the applicant shall file with the Village Manager his unconditional agreement and covenant in form and substance satisfactory to the Village Attorney that should the property ever cease to be used as an Automated Warehouse, additional off-street parking spaces will be provided in accordance with the then applicable off-street parking requirements for such use to which the property is converted. The Ordinance granting such permit, together with such agreement and covenant, shall be recorded with the Recorder of Deeds of Cook County, Illinois.

9-104 H. Off-street Parking Requirement for Outdoor Seating Areas. Notwithstanding any other provision of this Section, no additional off-street parking spaces shall be required for an Outdoor Seating Area accessory to a permitted Eating Place.

9-104 I. Bicycle Rack Requirements in the Village Green Overlay District. The provisions of this Subsection 9-104 H shall apply to, and bicycle racks sufficient to satisfy the requirements of this Subsection shall be provided for, the following uses solely in the Village Green Overlay District:

- 1. Multiple Family Residential Uses. New and existing multiple family residential uses shall provide bicycle racks at the rate of one bicycle space for each 20 off-street parking spaces required for such use by this Section. No more than 50 bicycle spaces shall be required for a single zoning lot.
- 2. Non-Residential Uses. New and existing non-residential uses with an off-street parking space requirement in this Section of at least 15 parking spaces and not more than 80 parking spaces shall provide bicycle racks with a minimum of four bicycle spaces. New and existing non-residential uses with an off-street parking requirement in this Section greater than 80 parking spaces, shall provide bicycle racks with a minimum number of bicycle spaces equal to or exceeding five percent of the total number of required parking spaces for such use. No more than 100 bicycle spaces shall be required for a single zoning lot.
- 3. Increase in Use Intensity. Whenever any of the uses described in this Subsection 9-104 H are expanded such that additional parking spaces are required by this Section, bicycle spaces necessary to meet the requirements of Paragraphs 9-104 H1 or 9-104 H2, as applicable, shall be provided.
- 4. Location and Design Standards.
  - a) Visibility. Bicycle racks shall be located such that they are highly visible, with adequate lighting, from the street and/or building entrance(s) from where bicyclists approach.
  - b) Employee Bicycle Racks. Bicycle racks intended for the sole use of employees of a business may be located inside of the building in which the business is located or near an employee entrance.

- c) Access and Safety. Bicycle racks shall be located in designated areas which minimize pedestrian and vehicle conflicts. If located within a parking lot, the bicycle racks shall be clearly designated and located as close to a building entrance as possible. Bicycle racks provided adjacent to a pedestrian walkway shall allow sufficient passage (five feet minimum) for pedestrians.
- d) Installation Requirements. Bicycle racks shall conform to such standards as may be established in the Northbrook Standards and Specifications. A hard surface parking area is required. Bicycle racks must be securely anchored to a supporting surface. Installation of bicycle racks shall conform to the requirements set forth by the bicycle rack manufacturer or as otherwise required by the Northbrook Standards and Specifications.
- e) Theft Prevention. Bicyclists must be able to lock their bicycles to the bicycle rack with the rack supporting the bicycle in an upright position. Bicycle racks shall be installed with adequate space beside the parked bicycle so that bicyclists will be able to reach and operate their locking mechanisms.

9-104 J. Waiver of Off-Street Parking Requirement for Certain Public Parks.

- 1. Waiver Authorized. Notwithstanding any other provision of this Section, the Board of Trustees may issue a waiver to reduce the total number of off-street parking spaces required for a public park of five acres or less in size, following receipt of an application by the owner of such public park and a public hearing considering such application as set forth in Paragraph I2 below.
- 2. Public Hearing Required. Any application pursuant to this Subsection shall be considered at a public hearing conducted pursuant to notice meeting the requirements applicable to variations set forth in Subsection 11-303 B of this Code. Whenever any other application is filed pursuant to this Code or the Northbrook Subdivision and Development Code (1991) as a companion to an application for waiver under this Subsection, and such application requires a Plan Commission hearing, the public hearing on the application for waiver shall be conducted by the Plan Commission. If the application for waiver is submitted without any companion requests which require a Plan Commission hearing, the public hearing shall be conducted by the Board of Trustees.

**9-105 OFF-STREET LOADING**

9-105 A. Authorization. Subject to the limitations of this Section 9-105, off-street loading is permitted as an accessory use in all districts; provided, however, that it is not permitted as an accessory use to residential uses in the single family residential districts. Nothing herein shall be construed to limit the right of any person to provide off-street loading in excess of the requirements herein established, but all such loading shall comply with the standards of this Section.

9-105 B. General Requirements.

- 1. Applicability to Existing, New and Expanded Uses.

- a) General Applicability. Except as provided otherwise in this Paragraph B1, the provisions of this Section shall apply to and off-street loading spaces sufficient to satisfy the requirements of this Section shall be provided for all existing and new uses in accordance with the provisions of Articles X and XII of this Code.
  - b) Change in Existing Use. Whenever a use existing on the effective date of this Code is changed thereafter to a new use, loading facilities shall be provided as required herein for such new use; provided, however, that when any such new use is required to have no more than the same number of loading spaces required of such existing use, then such new use may be established with a deficiency in required loading spaces equal in number to not more than the number of spaces such existing use was deficient on the effective date of this Code.
  - c) Increase in Use Intensity. Whenever the intensity of use of any structure or use is increased through the addition of dwelling units, floor area, seating capacity or other units of measurement specified herein for required loading spaces, loading spaces as required herein shall be provided for such increase in intensity of use.
  - d) Exception. Notwithstanding the foregoing provisions of this Paragraph B1, no building or use lawfully existing on the effective date of this Code, or any amendment of it establishing loading requirements with respect to such structure or use, shall be required to provide any additional loading spaces pursuant to this Paragraph B1 unless and until the aggregate increase in units of measurement shall equal the full number of units for which one additional loading space would be required pursuant to Subsection 9-104 D of this Section, in which event loading spaces as required herein shall be provided for the total aggregate increase.
2. Location of Required Loading Spaces. Loading spaces shall be located on the same zoning lot as the use they serve.

9-105 C. Design and Maintenance. Every loading space shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:

- 1. Location on Lot. All loading spaces shall comply with the yard requirements applicable to principal uses in the district which they are located except that open loading spaces may be located in a required rear yard. No loading space shall be located within fifty (50) feet of the nearest point of intersection of any two (2) public or private streets. No loading space shall be located closer to any public right-of-way than the facade of the building facing such right-of-way. No loading space shall open onto any building facade facing a public right-of-way. All loading spaces shall be located and arranged to provide logical and convenient access thereto from the use they serve.
- 2. Screening. All loading spaces shall comply with the screening requirements set forth in Section 9-107 of this Article.
- 3. Design.
  - a) Access to Street. Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with through traffic movements. No curb cut across public property shall exceed forty (40) feet in width without the written approval of the Village Manager.
  - b) Maneuvering Space. Every loading space shall be provided with sufficient maneuvering space on the zoning lot where it is located to allow vehicles to access

and exit the space without having to make any backing movement on or into any public or private street.

- c) Surface, Drainage and Markings. Every loading space shall be faced with an asphalt or Portland cement binder pavement providing an all-weather, durable and dustless surface, and all such construction shall meet the minimum standards for structural materials established by the Village.
- d) Lighting. Fixed lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets. All lighting shall be reduced to security levels at all times of non-use.
- e) Space Dimensions. Each loading space, excluding required maneuvering areas, shall have the following minimum dimensions, in feet:

Standard        10W x 25L x 14H  
 Tractor-trailer 12W x 50L x 15H

9-105 D. Required Spaces.

- 1. General Requirement. Loading spaces or receiving areas shall be provided in sufficient number, of sufficient size and so located that no loading and unloading operations infringe upon any street or sidewalk.
- 2. Minimum Requirements. For the following uses, the following minimum number of loading spaces shall be provided:

**REQUIRED LOADING SPACES BY LAND USE**

USE	REQUIRED LOADING SPACES
<b>a) Hotel</b>	1 for 10,000 to 150,000 square feet of gross floor area PLUS 1 for each additional 200,000 square feet of floor area or fraction thereof
<b>b) Multiple Family Dwellings</b>	1 for each building having in excess of 20,000 feet of floor area
<b>c) Other Uses</b>	1 for the first 150,000 square feet of gross floor area or fraction thereof PLUS 1 for each additional 200,000 square feet of gross floor area or fraction thereof

The first space required for any building having in excess of 10,000 square feet shall be sized to accommodate a tractor-trailer and, unless otherwise required by the Village Manager, all other spaces may be standard size. The decision of the Manager shall be based upon the anticipated needs of each particular building.