



Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.org>

PUBLIC HEARING

**FOR THE PURPOSE OF PUBLIC DISCUSSION OF THE PROPOSED
TEXT AMENDMENTS TO TITLE 7-4-3 TRAILER PARKING
PROHIBITED AND TITLE 11 OF THE VILLAGE CODE (ZONING
ORDINANCE), AS REGULATED IN 11-9-3 (ADDITIONAL PARKING
REGULATIONS) IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

**PLAN COMMISSION MEETING
IMMEDIATELY FOLLOWING
THE
PUBLIC HEARING**

**Wednesday, November 18, 2020
7:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83065660376?pwd=R2N6MmVZV0NtaDIrQzFqYXhMdXJuQT09>

Meeting ID: 830 6566 0376

Passcode: 601517

Dial by your location

+1 312 626 6799

- 1. CALL TO ORDER PUBLIC HEARING**
- 2. ROLL CALL**
- 3. OPEN PUBLIC HEARING**
- 4. CLOSE PUBLIC HEARING**
- 5. CALL TO ORDER THE REGULAR MEETING OF THE PLAN COMMISSION**
- 6. ROLL CALL**

7. APPROVAL OF MEETING MINUTES

- September 23, 2020

8. ADDITIONAL RV PARKING RESTRICTIONS

9. STATE REQUIRED SEXUAL HARASSMENT TRAINING

10. NEXT MEETING – To be determined

11. ADJOURNMENT

Plan Commission Members:

Chuck Miller, Chair

Lorenzo Catanag

Hillary Joy

Open

Jeff Ramirez

Kimberly Sutherland

Kyle Foster

Chris Higgins (ex-officio member)



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PUBLIC HEARING

FOR THE PURPOSE OF PUBLIC DISCUSSION OF THE PROPOSED TEXT AMENDMENTS TO TITLE 11 ENTITLED “ZONING REGULATIONS” TO ADDRESS ADULT USE CANNABIS ESTABLISHMENTS IN THE VILLAGE

PLAN COMMISSION MEETING IMMEDIATELY FOLLOWING THE PUBLIC HEARING

**Wednesday, September 23, 2020
Maple Park Civic Center
302 Willow Street, Maple Park
7:00 P.M.**

Meeting Minutes

1. CALL TO ORDER PUBLIC HEARING

Commission Chair Chuck Miller called to order the Public Hearing at 7:00p.m. and asked for a roll call to establish a quorum.

2. ROLL CALL

Those members answering present were: Commission Chair Chuck Miller, Commissioner Lorenzo Catanag, Commissioner Kimberly Sutherland, Commissioner Kyle Foster. Commissioner Hillary Joy, Commissioner Bob Rowlett, and Ex-officio member Chris Higgins were absent. Quorum was established.

Also present were Village Administrator Dawn Wucki-Rossbach, and Village Clerk Terri D’Amato.

Village Clerk Terri D’Amato advised the Plan Commission that the Public Hearing for this matter had been properly noticed in the Daily Chronicle on September 8, 2020, as required by Section 11-11-4(a) of the Maple Park Municipal Code.

3. OPEN PUBLIC HEARING

Motion by Commissioner Sutherland with 2nd by Commissioner to open the Public Hearing. On a roll call vote Commissioners Miller, Catanag, Sutherland, Foster voted yes. Motion carried and Public Hearing was opened at 7:02p.m.

- Title 11, “Zoning Regulations,” Chapter 1, “Title; Purpose; Definitions,’ Chapter 2, “General Provisions”
- Title 11, “Zoning Regulations,” Chapter 8, “Industrial Districts” Pertaining to Adult Use Cannabis Establishments

4. CLOSE PUBLIC HEARING

Having no comments or discussion on the Public Hearing, Commission Chair Miller asked for a motion to close the Public Hearing.

Motion by Commissioner Foster with 2nd by Commissioner Sutherland to close the Public Hearing. On a roll call vote Commissioners Miller, Catanag, Sutherland, Foster voted yes. Public Hearing was closed at 7:03p.m.

5. CALL TO ORDER THE REGULAR MEETING OF THE PLAN COMMISSION

Chairman Miller called the regular meeting of the Plan Commission to order at 7:05p.m. and asked for a roll call.

6. ROLL CALL

Village Clerk D’Amato called the roll and the following Commission members answered present: Chairman Chuck Miller, Commissioner Lorenzo Catanag, Commissioner Kimberly Sutherland, Commissioner Kyle Foster. Commissioner Hillary Joy, Commissioner Bob Rowlett and Ex-officio member Chris Higgins were absent. Also present were Village Administrator Dawn Wucki-Rossbach and Village Clerk Terri D’Amato.

7. APPROVAL OF MEETING MINUTES

- June 18, 2020

Motion by Commissioner Sutherland with 2nd by Commissioner Foster to approve the minutes. On a roll call vote Commissioners Miller, Catanag, Sutherland, Foster voted yes. Motion carried.

8. TITLE II ZONING REGULATIONS – TEXT AMENDMENT FOR DEFINITIONS, GENERAL PROVISIONS AND INDUSTRIAL DISTRICTS PERTAINING TO ADULT-USE CANNABIS

- **Title 11, “Zoning Regulations,” Chapter 1, “Title; Purpose; Definitions,” Chapter 2, “General Provisions”**
- **Title 11, “Zoning Regulations,” Chapter 8, “Industrial Districts” Pertaining to Adult-Use Cannabis Establishments**

Village Administrator Wucki-Rossbach explained that this ordinance defines the 5-6 business models for adult-use cannabis in the state of Illinois. Currently, there are only 2 parcels of property within the Maple Park village limits that would qualify under the I-1 zoning code-Limited Industrial. The ordinance also establishes parking requirements and setback requirements. Currently, as outlined in the proposed ordinance, these properties would need to go through the special use permit process to qualify. Discussion on on-site

consumption, consensus of commission members was to not allow that provision in the ordinance.

Having no further discussion regarding the ordinance as presented Chairman Miller asked for a motion to forward the Ordinance to the Village Board for consideration, removing Section 11-2-11(f)(8) regarding onsite consumption.

Motion by Commissioner Sutherland with 2nd by Commissioner Catanag to forward the Ordinance to the Village Board for consideration, removing Section 11-2-11(f)(8) regarding onsite consumption. On a roll call vote Chairman Miller, Commissioners Catanag, Foster, Sutherland voted yes. Motion carried.

9. 2019 PLAN COMMISSION ANNUAL REPORT

Administrator Wucki-Rossbach presented the 2019 Plan Commission Annual Report to the members for review and approval, highlighting the actions taken by the members during the previous year. This included ordinances and resolutions, and zoning text amendments.

Motion by Commissioner Sutherland with 2nd by Commissioner Foster to approve the 2019 Plan Commission Annual Report and present it to the Village Board. On a roll call vote Chairman Miller, Commissioners Catanag, Foster, and Sutherland voted yes. Motion carried.

10. ADJOURNMENT

Having no further discussion or business before the Plan Commission, Chairman Miller asked for a motion to adjourn.

Motion by Commissioner Catanag with 2nd by Commissioner Sutherland to adjourn the Plan Commission meeting. Motion carried on a voice vote. Meeting adjourned at 7:31p.m.

Respectfully submitted,

Terri D'Amato
Village Clerk



Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151


Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

MEMORANDUM

TO: Plan Commission

FROM: Village Administrator Dawn Wucki-Rossbach 

DATE: October 23, 2020

SUBJECT: **TEXT AMENDMENTS – 7-4-3 "TRAILER PARKING PROHIBITED," AND 11-9-3 "ADDITIONAL PARKING REQUIREMENTS"**

BACKGROUND

On February 7, 2019, the Village Board approved Ordinance 2019-02, an Ordinance Amending Title 7, Chapter 4, Section 7-4-3, "Trailer Parking Prohibited" and Title 11, Chapter 9, Section 11-9-3, "Additional Parking Regulations." The Ordinance defined approved/non-approved parking surfaces and types of trailers, including recreational vehicles, pole, tank and implements of animal husbandry vehicles.

In Title 11, Chapter 9, Section 11-9-3A.3.d, "Parking of recreational vehicles or trailers for the purpose of loading and unloading shall be permitted in the front driveway. Any recreational vehicle or trailer shall not be parked for more than seven (7) consecutive days in a driveway in any zoning district."

The Village received a request from Ms. Gena White, via the Village's website, that the Village should change the above listed section of the ordinance so that the same camper cannot be parked in two (2) separate driveways for a combined total of seven (7) days. The resident feels that what is currently transpiring is that the camper is being moved between the driveways so that the camper move resets the clock and gives the camper 14 days total and that the camper has been there even longer than that. At the October 3, 2020 Village Board Meeting, the Village Board reviewed the request. The Village Board considered the request and referred the request to the Plan Commission. The Commission should review all aspects and both sections of the Municipal Code.

Staff has reviewed both sections of the code in terms of on-site temporary loading/unloading and work trailers stored overnight on driveways. After review, it prepared the text amendments for 7-4-3.A. Definitions and 11-9A.3.d. Additional Parking Regulations:

1. For 7-4-3.A., the proposed removes the ability to park work trailers on driveways within the Village. The Plan Commission should consider the following issues: aesthetics, impact on Village streets when the trailers drive into and out of the Village and consider whether or not this create a problem situation for residents that work in the trades and the ability to enforce the code.

2. In order to prevent the ability to park one vehicle on multiple properties within the Village and exceed seven (7) consecutive days at each property, the proposed text amendment for 11-9A.3.d. allows the vehicle to be parked a total of seven (7) 24-hour days per calendar year and does not extend parking the same vehicle on other properties within the Village during that same time frame. The Plan Commission should the issues of aesthetics, impact on Village streets when the campers drive into and out of the Village and ability to enforce the code.

A Public Hearing for 7-4-3 and 11-9-3 was published in The Daily Chronicle on October 31, 2020. The Village has not yet received the Certificate of Publication, but has documentation to confirm that the Public Hearing Notice would be published on October 31, 2020. Attached is a copy of the proof.

RECOMMENDATION

That the Plan Commission consider, and if they agree with the proposed text amendment for Section 7-4-3A., that it motion to move the amendment forward to the Village Board; and,

If the Plan Commission agrees with the text amendment for Section 11-9-3.d. that it motions to approve the following Findings of Fact and move the proposed text amendment forward to the Village Board:

1. To encourage the development of buildings and uses on appropriate sites in order to maximize community wide social and economic benefits while accommodating the particular needs of all residents, and to discourage development on inappropriate sites.
That the proposed text amendment will accommodate the needs of all residents and will discourage the inappropriate storage of identified vehicles for longer than necessary.
2. To protect and enhance the character and stability of existing residential, commercial and industrial areas, and to gradually eliminate nonconforming uses and structures.
That the proposed text amendment will ensure that when a resident complies with the code and that the character of the residential neighborhoods will be sustained.
3. To conserve and increase the value of taxable property throughout this municipality.
That the proposed text amendment will ensure that when codes are imposed, that having a clean neighborhood aesthetic will assist in maintaining and/or increasing property values.
4. To ensure the provisions of adequate light, air and privacy for the occupants of all buildings.
That the proposed text amendment will ensure that surrounding properties will receive adequate light, air and privacy when the provisions of the text amendment are enforced.
5. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.
That Section 11-9-3 will aid in ensuring that all vehicles are stored properly and will not hamper stormwater drainage or overland stormwater routes.
6. To provide for efficient administration and fair enforcement of all regulations.
That the proposed text amendment will ensure for an equal and fair enforcement of the code regulations regarding these types of vehicles.

Attachment

The Daily Chronicle Proof for Public Hearing Notice for 10/31/20

Proposed language changes to 7-4-3 and 11-9-3

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: GINA BEYER

Printed at 10/30/20 15:08 by gbeye-sm

Acct #: 148422

Ad #: 1831945

Status: New

VILLAGE OF MAPLE PARK
P.O. BOX 220
302 WILLOW ST
MAPLE PARK IL 60151

Start: 10/31/2020 Stop: 10/31/2020

Times Ord: 1

Times Run: ***

CLEG 1.00 X 59.00 Words: 219

Total CLEG 59.00

Class: C8100 PUBLIC NOTICES

Rate: LEGAL

Cost: 88.66

Affidavits: 1

Ad Descrpt: PUBLIC HEARING

Descr Cont: 1831945

Given by: TERRI D'AMATO

P.O. #:

Created: gbeye 10/30/20 15:01

Last Changed: gbeye 10/30/20 15:08

Contact: CLAUDIA

Phone: (815)827-3309

Fax#: (815)827-4040

Email:

Agency:

URL: _____

Source: _____

Section: _____ Page: ____

Camera Ready: N

Group: LEGALS AdType: _____

Misc: _____

Color: _____

Proof: _____

Pickup Date: _____ Ad#: _____

Delivery Instr: _____

Pickup Src: _____

Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___

Coupon: _____

Gang Ad #: _____

Ad Copy Method: _____

Special Instr: _____

COMMENTS:

COPIED from AD 1756833

PUB ZONE EDT TP RUN DATES
DC CL 97 S 10/31
WED CL 99 S 10/31
APNW CL 97 S 10/31

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: GINA BEYER

Printed at 10/30/20 15:08 by gbeye-sm

Acct #: 148422

Ad #: 1831945

Status: New

PUBLIC NOTICE

**NOTICE OF
PUBLIC HEARING**

A Public Hearing will be held before the Maple Park Planning Commission on November 18, 2020 at 7:00 p.m. in Board Room in the Village Hall, 302 Willow Street, Maple Park, Illinois 60151. The purpose of this public hearing is to hear testimony and receive evidence regarding amendments to the text of Title 7-4-3 Trailer Parking Prohibited and Title 11 of the Village Code (Zoning Ordinance), as regulated in 11-9-3 (Additional Parking Regulations.)

Documentation for this request is available for inspection in the Maple Park Village Hall, from 9:00 a.m. to 12:00 p.m., Monday, Wednesday, Thursdays and Fridays and from 3:00 p.m. to 7:00 p.m. on Tuesdays. The Village of Maple Park, in compliance with the Americans with Disabilities Act, requests that persons requiring accommodations contact the Village's ADA Coordinator, at (815) 827-3309, 24-hours before the meeting. All persons in attendance at the hearing shall have an opportunity to be heard regarding the proposed amendments. The public hearing may be adjourned to another date by the Planning Commission of the Village without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening.

Chuck Miller, Chairman
Planning Commission
Village of Maple Park

(Published in the Daily
Chronicle October 31,
2020) 1831945

Language to be removed has been ~~struck through~~. Language to be added is in **bold text and underlined**.

7-4-3: TRAILER PARKING PROHIBITED:

A. Definitions:

SURFACE:

Approved Surface: Approved surfaces include:

1. Concrete - four inches (4") minimum of concrete over a four inch (4") compacted gravel base.
2. Asphalt - two inches (2") minimum over six inch (6") compacted base.
3. Paving bricks, cobblestone, or bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions for the expected load.

Non-Approved Surface: Non-approved surfaces include: stone, crushed stone, gravel, or any other stone product, tar and chip, mulch or any other such loose material.

With Special Use Permit: When parking surface is over two thousand (2,000) square feet, property owner may use semi-permeable pavers designed for motor vehicle traffic. Property owner must submit manufacturer's installation instructions, as well as drainage plans. Property owner must further obtain a special use permit in accordance with section 11-11-8 of this Code.

TRAILER: For the sake of this chapter is defined as:

Camping Trailer: A trailer, not used commercially, constructed with partial side walls which fold for towing and unfold to provide temporary living quarters for recreational camping or travel use and of a size or weight not requiring an over dimension permit when towed on a highway.

Implement Of Husbandry: Every vehicle designed and adapted exclusively for agricultural, horticultural, or livestock raising operations, including farm wagons, wagon trailers or like vehicles used in connection therewith, or for lifting or carrying an implement of husbandry provided that no farm wagon, wagon trailer or like vehicle having a gross weight of more than thirty six thousand (36,000) pounds, shall be included hereunder.

Pole Vehicle: Every vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole, or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes or structural members capable, generally, of sustaining themselves as beams between the supporting connections.

Recreational Trailer: Every vehicle without motive power in operation, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.

Recreational Vehicle: Every camping trailer, motor home, mini motor home, travel trailer, truck camper or van camper used primarily for recreational purposes and not used commercially nor owned by a commercial business.

Tank Vehicle: Any commercial motor vehicle that is designed to transport any liquid or gaseous material within a tank or tanks having an individual rated capacity of more than one hundred nineteen (119) gallons and an aggregate rated capacity of one thousand (1,000) gallons or more that is either permanently or temporarily attached to the vehicle or the chassis. A commercial motor vehicle transporting an empty storage container tank, not designed for transportation, with a rated capacity of one thousand (1,000) gallons or more that is temporarily attached to a flatbed trailer is not considered a tank vehicle.

Travel Trailer: A trailer, not used commercially, designed to provide living quarters for recreational, camping or travel use, and of a size or weight not requiring an over dimension permit when towed on a highway. (Ord. 2019-02, 2-5-2019)

B. Parking Prohibited: It shall be unlawful to park any "trailer" as defined above on any public street or parkway in the Village at any time for more than forty-eight (48) hours without permission from the Village of Maple Park.

C. Work Trailers: Work trailers that are used during the day and parked at night are also prohibited. ~~These trailers must be parked on an approved surface on the owner's property, not in the street or on the parkway.~~

D. Penalty: Any person, firm, partnership, corporation or association found violating the provisions of this section shall be subject to a fine for each violation of this section and may be subject to towing of said trailer. The cost of said towing shall be the obligation and the expense of the vehicle owner. (Ord. 2014-01, 3-4-2014)

11-9-3: ADDITIONAL PARKING REGULATIONS:

A. Use of Parking Facilities:

1. Off street parking facilities accessory to residential uses and developed in any residential district in accordance with requirements of this title shall be used solely for the parking of passenger vehicles (vehicles designated as Class B - 8,000 pounds' gross vehicle weight, and vehicles designated as Class D - 8,001 pounds' to 12,000 pounds' gross vehicle weight) according to Illinois vehicle registration, and passenger vehicle/trailer combination with length not to exceed twenty five feet (25'). Such parking facilities shall be used for the parking of permitted vehicles by the occupants of the dwelling structures to which such facilities are accessory or by guests of said occupants.

2. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments. (Ord. 2014-13, 7-1-2014)

3. Parking of recreational vehicles and trailers as defined in section 7-4-3 of this Code:

a. For the purposes of this section, recreational vehicles shall include snowmobiles as defined in 625 Illinois Compiled Statutes 40/1-2.15, boats and other watercraft as defined in 625 Illinois Compiled Statutes 45/1-2 and all-terrain vehicles as defined in 625 Illinois Compiled Statutes 5/1-101.8.

b. No recreational vehicle or trailer shall be parked or stored on property in any zoning district if that recreational vehicle or trailer is not located in a fully enclosed permanent structure, except that any recreational vehicle not located in a fully enclosed structure may be parked in the side or rear of a residential lot provided they are located at least five feet (5') from the property line. (Ord. 2017-09, 8-1-2017)

c. Recreational vehicles and trailers may only be parked or stored upon an approved surface as identified herein.

(1) Terms: "Approved surface" is defined as follows:

(A) Approved Surface: Approved surfaces include:

(i) Concrete - four inches (4") minimum of concrete over a four inch (4") compacted gravel base.

(ii) Asphalt - two inches (2") minimum over six inch (6") compacted base.

(iii) Paving bricks, cobblestone, or bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions for the expected load.

(B) Non-Approved Surfaces: Non-approved surfaces include: stone, crushed stone, gravel, or any other stone product, tar and chip, mulch or any other such loose material.

(2) With Special Use Permit: When parking surface is over two thousand (2,000) square feet, property owner may use semi-permeable pavers designed for motor vehicle traffic. Property owner must submit manufacturer's installation instructions, as well as drainage plans. Property owner must further obtain a special use permit in accordance with section 11-11-8 of this title. (Ord. 2019-02, 2-5-2019)

d. Parking of recreational vehicles or trailers for the purpose of loading and unloading shall be permitted in the front driveway. Any recreational vehicle or trailer shall not be parked for more than seven (7) consecutive **total 24-hour** days in any zoning district **per calendar year. This total may not be extended by the temporary parking of the same vehicle on other properties within the Village.**

e. All recreational vehicles and trailers which require proper licensing, must have current registration displayed on the recreational vehicle or trailer.

f. No recreational vehicle or trailer shall be parked on private property in a manner which impairs the safety of pedestrian or vehicular traffic such as by obstructing visibility impairing the safe entry and exit from a vehicle impacting adjacent properties, or threatening the safety of pedestrians or vehicles in the public rights-of-way or on private property.

g. No recreational vehicles or trailers exceeding thirty feet (30') in length may be parked in a driveway and no recreational vehicle or trailer may impede traffic on the sidewalk.

h. Notwithstanding the regulations imposed by this section, the following existing storage location areas for recreational vehicles shall be permitted to continue in their existing form:

572 Elizabeth Street

Discontinuation of use for the purpose of storing recreational vehicles in these locations for a period of six (6) months shall extinguish any further right to use such location for storage of recreational vehicles as defined by this section. (Ord. 2017-09, 8-1-2017)

4. Vehicles which are no longer in use or operational shall not be parked in any yards accessory to a residential use and must be stored in closed garages.

5. No motor vehicle repair work or sale of gasoline and motor oil of any kind shall be permitted in parking lots.

B. Joint Parking Facilities: Off street parking facilities for different buildings, structures or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each.

C. Access: Each required off street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. Residential lots shall have a minimum driveway width of nine feet (9') except in the case of lots having two (2) car garages in which case the driveway shall have a minimum width of eighteen feet (18'). All driveways shall extend to the curb cut and shall not exceed a width of twenty-four feet (24') for residential areas.

D. Location In Yards: Off street parking spaces may be located in any yard except required front yards, and required corner side yards, but shall not be closer than five feet (5') to the lot line except that for a single-family dwelling if one of the required parking spaces is provided within a garage, the other required parking space may be located in the garage access driveway and may intrude onto a required front yard, provided further, that if no garage exists on the lot and if rear or side yard parking is unavailable or inaccessible, no more than two (2) parking spaces located side by side in a paved area not exceeding sixteen feet (16') in width are permitted in a required front yard or corner side yard.

E. Wheel Guards: Parking spaces shall be provided with wheel guards or bumper guards where necessary so that no part of parked vehicles will extend beyond the property line or encroach upon an adjacent sidewalk.

F. Lighting: Any lighting used to illuminate off street parking areas shall be directed away from the residential properties in such a way as not to create a nuisance.

G. Striping: Striping of the pavement surface to define each parking space is required for lots having three (3) or more spaces and shall be a minimum of four inches (4") in width for the length of each space.

H. Screening and Landscaping: Parking lots of four (4) parking spaces or more shall be screened and/or landscaped in accordance with the following requirements:

1. Setback Areas: Landscaping in required front yards and the ten foot (10') corner side yard setback shall consist of a minimum of a three foot (3') high barrier using berms, shrubs and trees distributed across at least eighty percent (80%) of the entire front yard and setback areas excluding driveways, provided that no trees, berms or shrubs over thirty inches (30") in height shall be located within the sight distance triangle at street intersections as required for fences in chapter 2 of this title or within ten feet (10') of the corner formed by the intersection of the edge of a driveway and a right of way line.

2. Buffer Yards: Parking areas shall be effectively screened on each side or rear yard adjoining any property in a residential district or any institutional premises by a wall, solid fence or densely planted compact hedge not less than five feet (5') nor more than seven feet (7') in height.

3. Interior Landscape Areas: In all parking facilities open to the sky having a paved area greater than ten thousand (10,000) square feet, a minimum of five percent (5%) of such area shall be landscaped to create visual relief. This landscaping shall be required in addition to any other landscaping required under this title. Interior landscaped areas shall be a minimum of one hundred fifty (150) square feet each distributed throughout the parking lot in a design satisfactory to the plan commission. Each area must contain at least fifty percent (50%) live ground cover and at least one tree with a minimum diameter of two inches (2") or shrub cluster as approved by the zoning code official.

- I. Schedule of Parking Requirements: For the following uses, accessory off street parking spaces shall be provided as required hereinafter. Parking spaces required on a per employee basis shall be based on the maximum number of employees on duty on the premises at any one time.

SCHEDULE OF PARKING REQUIREMENTS

Use	Number of Parking Spaces Required
Assembly	1 per 300 gross square feet
Dwelling units	4 per dwelling unit (2 covered and 2 uncovered), more than 10 adjoining dwellings shall require 5 parking spaces per dwelling unit
Hotels/motels	1 per guestroom plus 1 per 500 square feet of common area
Industrial	1 per 500 gross square feet
Medical office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
Schools	1 per 3.5 seats in assembly rooms plus 1 per 500 square feet of common area
Warehouse	1 per 1,000 gross square feet

(Ord. 2014-13, 7-1-2014)