ARTICLE IV
Parking, Loading, Traffic, Access

4.1 PURPOSE

To provide off-street parking and loading recommendations suitable to the type of activity and to relieve traffic congestion on the public way.

4.2 PARKING AND LOADING

The off-street parking and loading provisions of this Ordinance shall apply as follows:

4.21 Increase in Intensity of Use

When the intensity of use of any building, structure, or premises shall be increased through additional dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.

4.22 Change of Use in Existing Building or Structure

Whenever the use of an existing building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this Ordinance, additional parking or loading facilities are mandatory only in the amount which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions of this Ordinance.

4.23 Existing Parking and Loading Facilities

Accessory off-street parking or loading facilities which were in existence on the effective date, shall not hereafter be reduced below, or if already less than, shall not further be reduced below the requirements of this Ordinance for a similar new building or use.

4.24 Control of Off-Site Parking Facilities

Where required parking facilities are provided on land other than the zoning lot on which the building or use served by such facilities is located, they shall be, and

shall remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory. No such off-site parking facilities shall be authorized where the plans call for parking facilities other than on the same zoning lot, until and unless the Bureau County Planning Commission has reviewed the plans and heard the applicant and made findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue and that the off-site parking facilities will be maintained at all times during the life of the proposed use of building, and that such separate zoning lot is zoned to permit the principal use or uses for which the off-street parking was established.

4.3 ADDITIONAL REGULATIONS, PARKING

4.31 Application - Types of Parking

Except as otherwise indicated, required accessory off-street parking facilities provided for uses listed hereinafter shall be solely for the parking of passenger automobiles of patrons, occupants (or their guests), or employees of such uses.

4.32 Collective Parking

Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided collectively is not less than the sum of the separate requirements for each such use and provided that all regulations governing location of accessory parking spaces in relation to the use served are adhered to. Further, no parking space or portion thereof shall serve as a required space for more than one (1) use unless otherwise authorized by the Bureau County Planning Commission.

4.33 Location

No parking stall or driveway, except in residential districts, shall be closer than five (5) feet to a Residential lot line or a street line opposite a Residential district. See also Section 4.24.

4.34 Size

Size of each parking space shall not be less than one hundred and eighty (180) square feet (10 x 18 feet) exclusive of the space required for ingress and egress.

4.35 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. Subject to approval by the County Highway Engineer.

4.36 Design and Maintenance

4.36-1 Surfacing and Bumper Guards

All open off-street parking areas except parking spaces accessory to a single-family dwelling, shall be improved with a compacted macadam base with surface treatment (sealcoat), an asphaltic concrete surface, concrete, or some comparable all-weather dustless material, and shall have appropriate bumper guards where needed.

4.36-2 Lighting

Any lighting shall be directed away from residential properties in such a way as not to create a nuisance and shall not be of such a light intensity to create a nuisance to neighboring areas. Lighting shall be directed downward.

4.36-3 Drainage

Except as otherwise permitted by the appropriate county body, the drainage of paved surfaces on private properties shall be provided for on the site. Subject to approval of the County Highway Engineer.

4.36-4 Screening

Screening of off-street parking facilities shall be required on all interior side yards and rear yards adjoining a Residential or Agricultural district and may consist of solid fencing, or dense hedge or shrub to a minimum of six (6) feet in height.

4.37 Mixed Uses

When two (2) or more permitted uses are located on the same zoning lot or within the same building, parking spaces equal in number to the sum of the separate requirements for each such use shall be provided. No parking space or portion thereof shall serve as a required space for more than one (1) use unless otherwise authorized by the Bureau County Planning Commission.

4.38 Other Uses

For uses not listed in the following schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, as required by this Ordinance or as varied due to unique circumstances by the Bureau County Planning Commission.

4.4 ADDITIONAL REGULATIONS, OFF-STREET LOADING

4.41 Location

All required loading berths shall be located on the same zoning lot as the use served. No loading berth for vehicles over two (2) tons capacity shall be closer than fifty (50) feet to any property in a Residence district unless completely enclosed by a building wall, or uniformly painted solid fence or wall, or any combination thereof, not less than six (6) feet in height.

4.42 Size

Size of each parking space shall not be less than five hundred (500) square feet exclusive of the space required for ingress and egress.

4.43 Access

Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements and subject to approval of the Bureau County Planning Commission and the County Highway Engineer.

4.44 Surfacing

All open off-street loading berths shall be improved with a compacted macadam base, not less than eight (8) inches thick, surfaced with not less than two (2) inches of asphaltic concrete or some comparable all-weather, dustless material.

4.45 Drainage

Except as otherwise permitted by the appropriate County body, the drainage of paved surfaces on private properties shall be provided for on the site, subject to approval of the County Highway Engineer.

4.46 Space Allocation

Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

4.47 Uses Not Classified

For uses other than prescribed for hereinafter, loading berths adequate in number and size to serve such use - as determined by the Zoning Board of Appeals - shall be provided.

4.5 SCHEDULE OF OFF-STREET PARKING, LOADING AND UNLOADING REQUIREMENTS

Use	Minimum Number Of Parking Spaces Which Shall Be Provided	Minimum Number Of Off-Street Loading Spaces Which Shall Be Provided
Single-family Multi-family	Two per dwelling unit. One and one-half per dwelling unit.	None required.
Commercial (except as specifically provided for otherwise).	One per 300 sq. ft. of gross floor area.	Gross Floor Area None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.
Shopping Centers	One per 120 sq. ft. of gross floor area.	None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.

Use	Minimum Number Of Parking Spaces Which Shall Be Provided	Minimum Number Of Off-Street Loading Spaces Which Shall Be Provided
Motels, hotels, lodging houses	One per lodging unit, plus one for each 100 sq. ft. of retail sales or dining area.	None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.
Automobile Laundries	One stall for each two employees plus one vehicle storage space for each 100 sq. ft. of building.	None required.
Beauty shops, barber shops, restaurants, personal service and repair, funeral homes.	One per 100 sq. ft. of gross floor area. 1 additional space per	Gross Floor Area None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 100,000 sq. ft. over 100,000 sq. ft.
Bowling lanes	Five per bowling lane plus one for each 100 sq. ft. of retail sales or dining area.	None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.

Use	Minimum Number Of Parking Spaces Which Shall Be Provided	Minimum Number Of Off-Street Loading Spaces Which Shall Be Provided
Furniture, appliance stores, machinery sales, wholesale storage.	One per 800 sq. ft. of gross floor area.	None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.
Offices, banks, laboratories, or public administration.	One per 400 sq. ft. of gross floor area.	None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.
Medical and dental clinics	One per 200 sq. ft. of gross floor area.	None required under 3,000 sq. ft. 3,001 to 40,000 sq. ft. - 1 space. 40,001 to 100,000 sq. ft. - 2 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.
Manufacturing, warehousing	One per two employees on largest shift, plus one for each vehicle used in the conduct of the enterprise.	None required under 5,000 sq. ft. 5,001 to 10,000 sq. ft. - 1 space. 10,001 to 40,000 sq. ft. - 2 spaces. 40,001 to 100,000 sq. ft. - 3 spaces. 1 additional space per 100,000 sq. ft. over 100,000 sq. ft.

Use	Minimum Number Of Parking Spaces Which Shall Be Provided	Minimum Number Of Off-Street Loading Spaces Which Shall Be Provided
Churches, theaters, auditoriums and other places of assembly	One per five seating spaces.	None required under 100,000 sq. ft. One for each structure over 100,000 sq. ft. of gross floor area.
Hospitals, rest homes, nursing homes	One per three employees on largest shift plus one per three beds.	None required under 100,000 sq. ft. One for each structure over 100,000 sq. ft. of gross floor area.
Educational facilities: College - High School - Elementary -	 One per six students One per seven students One per each full time employee	None required under 100,000 sq. ft. One plus one additional for each 100,00 sq. ft. of gross floor area.
Automobile service stations	One for each pump island plus two for each service stall.	None required.

4.6 PARKING OF COMMERCIAL VEHICLES OR EQUIPMENT IN RESIDENTIAL DISTRICTS

All commercial vehicles or contractor's equipment or tools shall be parked or stored in a completely enclosed structure on any residential premises except when making a delivery or rendering a service at such premises.

4.7 TRAFFIC VISIBILITY

No obstruction such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one half (2 ½) feet and ten (10) feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen (15) feet from their intersection (also known as a site triangle).

In the case of intersecting major thoroughfares or major thoroughfares and railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet.

4.8 DRIVEWAYS

All driveways installed, altered, changed, replaced, or extended after the effective date of this Ordinance shall meet the following requirements.

4.81 Openings for vehicular ingress or egress shall not exceed twenty-four (24) feet at the right-of-way line for residential uses and thirty-five (35) feet at the right-of-way line for nonresidential uses.

4.82 Vehicular entrances and exits to drive-in theaters, banks, and restaurants; motels; funeral homes; vehicular sales, service, washing, and repair stations; garages; or public parking lots shall not be less than one hundred (100) feet from any intersection.

4.9 HIGHWAY ACCESS

No direct private access shall be permitted to the existing or proposed rights-of-way, expressways, nor to any controlled access arterial street without permission of the highway agency that has control jurisdiction and of the Bureau County Planning Commission and the Bureau County Board.

No direct public or private access shall be permitted to the existing or proposed rights-of-way of the following:

4.91 Freeways, interstate highways, and their interchanges or turning lanes nor to intersecting or interchanging streets within eight hundred (800) feet of the most remote end of the taper of the turning lanes.

4.92 Arterial streets intersecting another arterial street within one hundred (100) feet of the intersection of the right-of-way lines.

4.93 Streets intersecting an arterial street within fifty (50) feet of the intersection of the right-of-way lines.

4.94 Access barriers, such as curbing, fencing, ditching, landscaping, or other topographic barriers, shall be erected to prevent unauthorized vehicular ingress or egress to the above specified streets or highways.

4.95 Temporary access to the above rights-of-way may be granted by the Bureau County Planning Commission after review and recommendation by the highway agencies having jurisdiction. Such access permit shall be temporary, revocable, and subject to any conditions required and shall be issued for a period not to exceed twelve (12) months.