

300.1601 Off-street parking required.

Sec. 16.01. In all zoning districts, off-street facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees and patrons of all buildings hereafter erected, altered, or extended after the effective date of this Ordinance, shall be provided as herein prescribed.

Whenever the use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Ordinance for the new uses. If the intensity of use of any building, structure, or lot is increased through the addition of dwelling units, increase in floor area, increase in seating capacity, or through other means, additional off-street parking shall be provided for such increase in intensity of use.

300.1602 General requirements.

Sec. 16.02. In all zoning districts, off-street vehicle parking facilities shall be provided and maintained as herein prescribed:

- (a) *Off-street parking spaces for one and two-family dwellings.* Off-street parking facilities required for one and two-family dwellings shall consist of a parking strip, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve subject to the provisions of Chapter 18 [300.1800] (accessory uses). No parking shall be permitted in the required front yard except on a driveway which leads to an approved parking space.
- (b) *Off-street parking for multiple-family and non-residential uses.* Off-street parking facilities required for multiple-family and non-residential uses shall be located on the same lot or parcel as the building or use they are intended to serve, or within 300 feet of such building or use. Ownership or a use easement, duly recorded with the Village, shall be shown for all land areas intended for use as parking by the applicant.
- (c) *Existing parking facilities.* An area designated as required off-street parking facilities in existence at the effective date of this Ordinance shall not be reduced below the requirements for the use or building served as set forth in this Ordinance.
- (d) *Joint use of facilities.* Provision of common parking facilities for several uses in the same vicinity is encouraged. In such cases, the total space requirement is the sum of the individual requirements at the same time of day. The maximum joint requirements will be less than the total individual requirements if the peak needs for the uses occur at distinctly different times of the day from the peaks of the other uses.