

SECTION 48. Subsection B1 of Section 12.20.02 of Chapter 12 of Article II of the Dixon City Code is hereby amended to read as follows:

12.23.03 **Computation of Required Spaces**

- A. If more than one use is located on a site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this Section for each use.
- B. The City Planning Commission may approve up to a ten (10%) percent reduction to the sum of the number of required parking spaces subject to the following:
 - 1. The shared parking lot has a minimum requirement of fifty (50) parking spaces.
 - 2. The applicant submits a parking analysis from a traffic engineer in support of the requested reduction.

SECTION 49. Subsections A and B of Section 12.23.06 of Chapter 12 of Article II of the Dixon City Code are hereby amended to read as follows:

12.23.06 **Properties in the CD Downtown Commercial District**

- A. On site parking is discouraged in the CD District except on common parking facility sites designated by the City Council.
- B. A finding shall be made by the City Planning Commission, in their review of a project, that adequate parking facilities exist to meet the needs of any new construction or alteration in the CD District. The parking requirements may be satisfied by a combination of on and off street parking facilities. The applicant must provide sufficient data for City Planning Commission review.

SECTION 50. Subsections A and C through F of Section 12.23.07 of Chapter 12 of Article II of the Dixon City Code are hereby amended to read as follows:

12.23.07 **Schedule of Off-Street Parking Space Requirements**

The following off-street parking is required for each use listed:

- A. Residential use types –

1. ONE FAMILY DWELLINGS: Two (2) spaces for each unit in a garage or carport.
2. TWO, THREE AND FOUR FAMILY DWELLINGS:
 - a. One and Two Bedroom Units - One and one-half (1½) spaces for each unit, one space which shall be in a garage or carport.
 - b. Three or More Bedroom Units - Two (2) spaces for each unit, one space which shall be in a garage or carport.
3. CONDOMINIUMS, HALF-PLEXES, TOWN HOMES, CLUSTER HOMES, PATIO HOMES, ETC.: (Any form of individual ownership in a multiple density project)
 - a. One and Two Bedroom Units - One and one-half (1½) spaces for each unit, one space which shall be in a garage or carport, plus one (1) guest space for each two (2) units, which need not be in a garage or carport.
 - b. Three or More Bedroom Units – Two (2) spaces for each unit in a garage or carport , plus one (1) guest space for each two (2) units, which need not be in a garage or carport.
4. MULTIPLE-FAMILY DWELLINGS:
 - a. Studio Units – One (1) space for each unit in a garage or carport, plus one (1) guest space for each three (3) units, which need not be in a garage or carport.
 - b. One Bedroom Units – One and one-half (1½) spaces for each unit, one space which shall be in a garage or carport, plus one (1) guest space for each three (3) units, which need not be in a garage or carport, .
 - c. Two or More Bedroom Units – Two (2) spaces for each unit, one (1) space which shall be in a garage or carport, plus one (1) guest space for each three (3) units, which need not be in a garage or carport.
5. SENIOR HOUSING:
 - a. One Bedroom Units – Three-quarter (¾) space for each unit in a garage or carport, plus one (1) guest space for each four (4) units, which need not be in a garage or carport. The City Planning Commission may on a case-by-case basis reduce

this number.

- b. Two Bedroom Units – One (1) space for each unit in garage or carport, plus one (1) guest space for each four (4) units, which need not be in a garage or carport. The City Planning Commission may on a case-by-case basis reduce this number.
- c. Assisted Living and Congregate Care Facilities – One-quarter ($\frac{1}{4}$) space for each unit or bed, whichever is greater, plus one (1) space for each three (3) employees based upon the maximum number on duty at one time. The City Planning Commission shall determine the number of guest parking spaces needed on a case-by-case basis.

6. SECONDARY LIVING UNITS:

- a. One Bedroom Units – One (1) uncovered space for each unit, which can be located to the side of the existing driveway within the front setback.
- b. Two Bedroom Units – Two (2) uncovered spaces for each unit, which can be located to the side of the existing driveway within the front setback.

7. MOBILE HOME PARK: Two (2) spaces for each mobile home, one (1) space which shall be in a garage or carport, plus one (1) guest space for each three (3) mobile homes, which need not be in a garage or carport.

8. GROUP QUARTERS, SORORITIES, FRATERNITIES, BOARDING HOUSES: One (1) space for each sleeping room.

B. Civic Use Types –

- 1. SCHOOLS AND COLLEGES including public, parochial and private elementary and high schools, kindergartens and nursery schools, one (1) space for each three (3) employees, including teachers and administrators, plus sufficient space for safe and convenient loading and unloading of students. Where needed, additional spaces for student parking may be prescribed by the City Planning Commission.
- 2. PLACES OF PUBLIC ASSEMBLY including churches, community centers, private clubs and lodge halls, auditoriums (including school and college auditoriums), theaters and mortuaries, one (1) space

for each eight (8) seats or one (1) space for each eighty-four (84) square feet of floor area usable for seating if seats are not fixed, and one (1) space for each three (3) employees.

3. HOSPITALS, SANITARIUMS, NURSING HOMES, CHARITABLE AND RELIGIOUS INSTITUTIONS providing sleeping accommodations, one (1) space for each six (6) beds plus one (1) space for each three (3) employees, and one (1) space for each three (3) staff doctors.
4. LIBRARIES, MUSEUMS, ART GALLERIES and similar uses, one (1) space for each three (3) employees, plus the number of additional spaces prescribed by the City Planning Commission.
5. PUBLIC BUILDINGS AND GROUNDS other than administrative offices, one (1) space for each three (3) employees, plus the number of additional spaces prescribed by the City Planning Commission.
6. PUBLIC UTILITY structures and installation, one (1) space for each three (3) employees, plus the number of additional spaces prescribed by the City Planning Commission. This shall apply to the maximum number of employees on duty at any one time.
7. BUS DEPOTS, railroad stations and yards, airports and heliports, one (1) space for each three (3) employees, plus the number of additional spaces prescribed by the City Planning Commission.
8. CEMETERIES, columbariums and crematories, one (1) space for each three (3) employees, plus the number of additional spaces prescribed by the City Planning Commission.
9. BUSINESS, PROFESSIONAL AND TRADE SCHOOLS and colleges, art, craft, music and dancing schools, one (1) space for each three (3) employees, including teachers and administrators and one (1) additional space for each nine (9) students.
10. POST OFFICES. One (1) space for each three hundred (300) square feet of gross floor area.

C. Commercial Use Types –

1. MOTELS, HOTELS, LODGING HOUSES AND PRIVATE CLUBS providing sleeping accommodations, one (1) space for each guest room or for each two (2) beds, whichever is greater.

2. OFFICES, PUBLIC AND PRIVATE BUSINESS, ADMINISTRATIVE AND TECHNICAL SERVICES (including but not limited to accountants, architects, attorneys, engineers, insurance, real estate and similar professions), one (1) space for each five hundred sixty (560) square feet of gross floor area.
3. OFFICES, customer service (including but not limited to chiropractors, dentists, doctors, optometrists and similar professions), one (1) space for each two hundred eighty (280) square feet of gross floor area.
4. RETAIL STORES AND SERVICE ESTABLISHMENTS, BANKS. One (1) space for each two hundred eighty (280) square feet of gross floor area, except for floor area used exclusively for storage or truck loading.
5. RESTAURANTS, BARS and similar establishments, one (1) space for each one hundred forty (140) square feet of gross floor area, and one (1) space for each three (3) employees.
6. COMMERCIAL SERVICE ENTERPRISES, repair shops, wholesale establishments and retail stores which handle only bulky merchandise such as furniture, household appliances and motor vehicles, one (1) space for each seven hundred (700) square feet of gross floor area, except for floor area used exclusively for storage or truck loading.
7. AUTOMOBILE, BOAT, MOBILE HOME, TRAILER SALES OR RENTAL. One (1) space for each four hundred (400) square feet of gross floor area plus one (1) reserved space for each two (2) employees but in no case less than six (6) spaces.
8. ATHLETIC CLUBS. One (1) space for each one hundred fifty (150) square feet plus two additional spaces for each court (e.g. racquetball, handball, basketball, etc.).

D. Industrial Use Types –

1. WAREHOUSES, storage buildings and storage facilities combined with commercial or industrial uses, one (1) space for each fourteen hundred (1400) square feet of gross floor area, except floor area used exclusively for truck loading, plus one (1) space for each three (3) employees.
2. OPEN USES, commercial and industrial uses conducted primarily outside of buildings, one (1) space for each three (3) employees,

plus a number of additional spaces prescribed by the City Planning Commission.

3. INDUSTRIAL - HEAVY (M-H INDUSTRIAL USES) EXCEPT WAREHOUSING AND WHOLESALE ESTABLISHMENTS. One (1) parking space per one thousand (1000) square feet of gross floor area up to the first fifteen (15) employees and one (1) space per each additional three (3) employees on the shift during which the greatest number of employees is used, whichever is greater.
4. INDUSTRIAL - LIGHT (M-L INDUSTRIAL USES). One (1) parking space per seven hundred fifty (750) square feet of gross floor area or one (1) space for each three (3) employees on the shift during which the greatest number of employees are working, whichever is greater.

E. Drive-Through Use Types –

1. DRIVE-THROUGH BANK OR SAVINGS AND LOAN TELLER WINDOWS OR DEPOSIT POINTS. Seven (7) stack-up spaces.
2. DRIVE-THROUGH CAR WASH. Two (2) stack-up spaces.
3. DRIVE-IN MOVIE THEATER. Twenty-five (25) stack-up spaces per ticket selling window.
4. DRIVE-THROUGH RESTAURANTS. Eight (8) stack-up spaces per service window.
5. The above are minimum requirements. Whenever under the circumstances of the particular case the City Planning Commission or Design Review Commission believes the required number would be insufficient said commissions may require additional stack-up spaces.
6. Each stack-up space shall be at least twenty-two (22) feet in length and shall be located separately from the internal driveways or other driveways serving other parking lots.

- F. For the uses not specified in paragraphs A through E of this Section, the same number of off-street parking spaces shall be provided as are required for the most similar specified use, as determined by the Community Development Director.

SECTION 51. Subsections A and B of Section 12.23.08 of Chapter 12 of Article II of the Dixon City Code are hereby amended to read as follows:

12.23.08 **Standards for Off-Street Parking Facilities**

Off-street parking facilities shall conform with the following standards:

- A. Dimensions of off-street parking spaces shall conform to adopted City standards, except that those spaces in a garage or carport shall not be less than ten (10) feet in width and twenty (20) feet in length.
- B. In parking lots over fifty (50) spaces, up to thirty (30%) percent of the required parking spaces in any RM2, RM3, RM4, PAO, CN, CS, CC, CH, PMU, ML and MH Districts may be compact car size.
- C. Entrances and exits shall be provided at locations approved by the City staff.
- D. The parking area, aisles and access drives shall be paved to provide a durable, dustless surface and shall be graded and drained to allow disposal of surface water.
- E. Bumper rails shall be provided where needed for safety or to protect property.
- F. If the parking area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
- G. No repair work or servicing of vehicles shall be conducted on a parking area except in a garage or carport.
- H. Surfacing. All required off-street parking areas shall be improved in accordance with standards adopted by the City Council.

SECTION 52. Subsection 12.23.18D of Section 12.23.18 of Chapter 12 of Article II of the Dixon City Code is hereby added to read as follows:

12.23.18 **Front Yard Parking Restrictions in the One-Family Residential District**

- A. This Section shall apply to all residential properties in the R1, one-family residential district.
- B. Construction equipment including but not limited to tractors, backhoes, bobcats, dump trucks and forklifts, and farm equipment may not be parked in the front yard, except for such construction equipment as is necessary

as a result of active construction occurring on that property.

- C. All vehicles (including without limitation automobiles, trucks, recreational vehicles, campers, trailers, or motorcycles), boats or snowmobiles that are parked in the front yard must be parked on a paved surface or on an unpaved surface, such as gravel, which complies with City Standards regarding materials, placement and compaction.
- D. No more than forty (40%) percent of a property's frontage shall be used for curb cuts for driveways.