

7.12 Lighting Standards (LT)

LT-01: The intent of lighting standards are to provide a level of illumination for adequate, safe and efficient movement of vehicle and persons without affecting neighboring properties. Further the level of illumination shall vary according to the type of use on a lot. The intensity of light created on any site shall not significantly go beyond the property line of the subject property.

The following lighting standards apply:

- A. All lighting shall be shielded with opaque material to prevent direct lighting on streets, alleys, and adjacent properties.
- B. All lighting elements used to cast light on building facades, features of buildings or signs shall have cutoff luminaires with less than a ninety degree angle ("downlighting").
- C. Lighting for parking lots must all be consistent in their color, size, height, and design. Further, all parking lot lights shall have cutoff luminaires with less than a ninety-degree angle (downlighting) and shall be no more than twenty (20) feet in height.
- D. All free standing lights and lights mounted on walls or facades must have cutoff luminaires with less than a ninety degree angle.
- E. All lights within a single development must use consistent style, design, height, size and color throughout the development.
- F. All lighting from a property must not cause illumination beyond the property line of that property (at .5 foot candles). The only exception to this standard is as follows:
 - a. when the subject property is business and the adjacent property is zoned for business or industrial the allowable light at the property line is one (1.0) foot candles (only on sides of the property that are adjacent to the similar Zoning District) .
 - b. when the subject property is industrial and the adjacent property is zoned for industrial the allowable light at the property line is two and one half (2.5) foot candles (only on sides of the property that are adjacent to the similar Zoning District).
- G. Measurements shall be taken along any property line of the subject property with a light meter facing the center of the property at a height of six (6) feet.

7.13 Parking Standards (PK)

- PK-01 Two (2) off-street parking spaces, paved or gravel, are required per dwelling unit. Neither of the off-street parking spaces required may include spaces within car ports or garages. Further, off-street parking spaces may not fully or partially be in a public right-of-way or utility easement. Each space must be at least nine (9) feet wide and eighteen (18) feet long.
- PK-02 One and one-half (1.5) paved off-street parking spaces are required per dwelling unit. In multifamily housing developments or manufactured home parks, at least one (1) space per two (2) units is required for visitor parking and shall be spread evenly throughout the development. Visitor parking spaces cannot include spaces in car ports or garages. Further, any off-street parking space may not fully or partially be in a public right-of-way or utility easement. Each space must be at least nine and one-half (9.5) feet wide and nineteen (19) feet long.

PK-03 All parking lots for commercial, industrial, business, public and private employee parking, offices, organizations, and places of assembly must be paved with asphalt, concrete, or other durable material. Gravel, stone, rock, dirt, sand or grass is not permitted as a parking surface. Expansion of existing gravel, stone, rock, dirt, sand or grass lots is not permitted. In addition, these parking lots must also conform to all the following requirements:

- A. All ingress/egress into parking areas must be paved with asphalt, concrete or other durable material.
- B. Be striped so as to show each parking space.
- C. Be constructed to allow proper drainage.
- D. Be designed as to prevent vehicles from having to maneuver in the public right-of-way.
- E. The interior of all parking lots shall be landscaped with one (1) deciduous shade tree per ten (10) parking spaces (or any part of ten (10) spaces).

PK-04: To reduce traffic congestion and hazards along roadways, off-street parking shall be required for business and industrial uses. The minimum number of parking spaces shall be determined by adding up the spaces required for each applicable statement below. The numbers below do not guarantee the quantity needed per use, only minimums are expressed. The developer/builder must calculate additional parking spaces that may be necessary.

- A. One (1) parking space per employee that potentially can be working at any given time.
- B. One (1) parking space for every three (3) chairs/seats in a restaurants, food services, movie theatre, auditorium, or church.
- C. One (1) parking space per five hundred (500) square feet of Gross Floor Area in all furniture stores and automobile sales establishment.
- D. One (1) parking space per four hundred (400) square feet of Gross Floor Area in all hardware stores, home improvement stores, and community centers.
- E. One (1) parking space per two hundred (200) square feet of Gross Floor Area in all fitness, health spa, entertainment facility, skating rink or similar facilities.
- F. One (1) parking space per every three hundred (300) square feet of Gross Floor Area in all convenience stores, gasoline stations, grocery stores, banks, and department stores.
- G. One (1) parking space per every ten (10) children enrolled in a day-care facility.
- H. One (1) parking space per sleeping unit in a hotel, motel, or bed and breakfast.
- I. Twenty (20) parking spaces are required per nine (9) holes at any golf course.
- J. One parking space per 250 square feet of gross floor area (or any part of 250 square feet) for general or professional office use.
- K. Additional parking spaces may be required by the Planning Commission or Board of Zoning Appeals if deemed necessary.

PK-05 Parking spaces shall be installed as follows:

- A. Maximum of 30% in front of the primary structure,
- B. Maximum of 70% to the side of the primary structure, and
- C. Minimum of 10% to the rear of the in rear yard.
- D. Under no circumstances shall parking be permitted within any required yard setback or buffer areas.

Parking spaces prescribed in this Rule must be located either on the premises or on a lot approved by the Plan Commission. All required off-street parking spaces, however, must be located within six-hundred (600) feet of the respective lot.

Parking spaces shall be a minimum of 9' x 18'. Parking aisle widths shall be as follows:

- 90 degree angle space - 24' wide parking aisle
- 60 degree angle space - 18' wide parking aisle
- 45 degree angle space - 14' wide parking aisle

A group of adjacent properties may provide a joint parking area if the number of spaces required for all properties is adequate, and at least eighty percent (80%) of the total spaces required for each use. A permanent documentation of the agreement must be recorded with both properties. A permanent written agreement signed by all property owners involved which shall include but is not limited to the following items: maintenance, snow removal, ownership, and liability. The agreement shall be reviewed/approved by the Zoning Administrator and/or Town Attorney. The agreement shall be recorded in the office of the Hamilton County Recorder. A copy of the recorded agreement shall be kept in the office of the Plan Commission. The Zoning Administrator shall approve aggregate parking lots such as mentioned above.

A church or temple or like uses may request a variance to a down-size parking requirements if adequate parking is located near the use and which is available during the times of use by the church or temple.

- PK-06 Vehicles or trailers of any type without current license plates or in an inoperable condition shall be prohibited in residential zone districts other than in completely enclosed buildings, and shall not be parked or stored in any zone unless specifically authorized under the terms of this Ordinance.

No vehicle or tractor/trailer of any type may be used predominantly for the purpose of personal storage.

- PK-07 The parking of a commercial vehicle in residential zone districts shall be prohibited; except that one commercial vehicle of not more than three (3) tons capacity may be parked on any lot where there is a principal building as long as it is:

- A. Used by a resident of the premises, and
- B. Parked in an enclosed garage or accessory building, or is located in the rear yard at least ten (10) feet from the rear property line.

This regulation shall not be interpreted to prohibit commercial vehicles from temporary loading and unloading in a residential district.

7.14 Loading Standards (LD)

- LD-01: There shall be provided off-street loading berths not less than the minimum requirements specified in this section in connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles.

- A. Location: All required off-street loading berths shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into a street right-of-way or alley easement. No permitted or required loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets, nor shall it be located in a front of the primary structure, or on the side of the primary structure adjoining a street.
- B. Size: Off-street loading berths for over-the-road tractor-trailers shall be at least fourteen (14) feet in width by at least sixty (60) feet in length with a sixty (60) foot maneuvering apron, and shall have a vertical clearance of at least fifteen (15) feet. For local pick-up and delivery trucks, off-street loading berths shall be at least twelve (12) feet in width by at least thirty (30) feet in length with a thirty (30) foot maneuvering apron, and shall have a vertical clearance of at least twelve (12) feet.
- C. 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. There shall be no maneuvering within the right-of-way.
- D. Surfacing: All open off-street loading berths shall be improved with a compacted base ~~not less~~ of asphalt, concrete or some comparable all-weather, dustless material.
- E. Space Allowed: Space allowed to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements of any off-street parking areas or portions thereof.

F. Off-Street Loading Berth Requirements:

Minimum Loading Berths Required	Gross Floor Area
1	up to 40,000 sq. ft.
2	40,000 to 80,000 sq. ft.
3	80,000 to 120,000 sq. ft.
4	120,000 to 160,000 sq. ft.

One additional off-street loading space shall be required for each additional 80,000 sq. ft. after 320,000 sq. ft.

In situations where the structure clearly does not need and will not in the foreseeable future need loading docks, the planning commission may reduce the number required or eliminate the requirement.

10 7.15 **Entrance/Drive Standards (ED)**

ED-01: The intent of Entrance and Drive Standards is to provide for a safe and efficient vehicular and pedestrian transportation system. The following standards apply to entrances and drives.

- A. All classification of roads shall be based on the Transportation Plan as found and maintained in the Cicero/Jackson Township Comprehensive Plan.
- B. No entrance or drive shall be permitted to begin within:
 - a. 220 feet of any intersecting road if along a Primary Arterial (see "C" below in the illustration),
 - b. 175 feet of any intersecting road if along a Secondary Arterial (see "C" below in the illustration),
 - c. 170 feet of any intersecting road if along a Collector (see "C" below in the illustration), and
 - d. 150 feet of any intersecting road if along a Local Road (see "C" below in the illustration).

[The distances for the above standards shall be determined by measuring from ROW line to the curb or edge of pavement (whichever is less) of the entrance or drive.]

- C. No two entrance or drive shall be within:
 - a. 120 feet of one another if along a Primary Arterial (see "D" below in the illustration),
 - b. 100 feet of one another if along a Secondary Arterial (see "D" below in the illustration),
 - c. 70 feet of one another if along a Collector (see "D" below in the illustration), and
 - d. 50 feet of one another if along a Local Street (see "D" below in the illustration).

[The distances for the above standards shall be determined by measuring from the curb or edge of pavement to the curb or edge of pavement (whichever is less) of each entrance, or drive.]

