

CITY OF BATAVIA

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PLAN COMMISSION & ZONING BOARD OF APPEALS AGENDA

Wednesday, September 20, 2023

7:00 PM

City Council Chambers - First Floor

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Public Hearing: Amendments To Text Of The Zoning Code (Miscellaneous Amendments Chapter 4.1 & Chapter 4.2)
City of Batavia, Applicant

Documents:

[PC AGENDA PACKET - 9-20-23.PDF](#)

5. Matters From The Public (For Items Not On The Agenda)
6. Other Business
7. Adjournment

Plan Commission

Tom Gosselin, Chair

Tom LaLonde

Sara Harms

Joan Joseph

Amy Moore, Vice Chair

Sue Peterson

Katy Swiecicki



MEMO

To: Plan Commission

From: Zach Ewoldt, Planner

Date: September 15, 2023

Re: Public Hearing: Amendments to Text of the Zoning Code (Miscellaneous Amendments Chapter 4.1 & Chapter 4.2)
City of Batavia, Applicant

Background: Staff has scheduled a Public Hearing for several amendments to the Zoning Code at the September 20th Plan Commission meeting. These proposed changes have been a result of discussion initiated by recent staff application of the Zoning Code.

The proposed zoning text amendments address:

- Add Americans with Disability Act accommodations for allowed encroachments into building setback areas.
- Modify Lighting Standards to adopt new regulations.
- Exempt buildings in the DMU- Downtown Mixed Use Zoning District from Sight Distance Triangle regulations.
- Relocate truck and semi-trailer parking dimensions (Section 4.217 & 4.205).

Proposed Amendments and Analysis:

Americans with Disability Act Accommodations: The Zoning Code currently does not specify allowances for ADA accessibility structures to encroach into building setback areas. The proposed amendment would specify an exemption for handicap ramps, lifts, or similar structures to encroach into the building setback area of single family residential (R1-L,R1-M,R-1H), Two Family Residential (R2), and Multifamily low density zoning districts (R3) with a staff level review with a building permit. A proposed encroachment into the building setback area of a property located in the R4, Multi-family Medium Density or R5, Multi-Family High Density districts will require Administrative Design Review, which in some cases grants staff the ability to refer this to the Plan Commission for final decision. In no case would an encroachment into an easement be permitted. Staff has reviewed building permits recently where a resident has needed to construct an ADA ramp at their home. Through interpretation of the Americans with Disabilities Act’s requirements for reasonable accommodation, staff has permitted minor encroachments into the building setback area. Staff worked with applicants to construct ramps in a manner that would meet all the requirements of the building code, while also being designed for minimal encroachment into the building setback areas. The addition of ADA structures as allowable encroachment will create clear regulations and procedures. The allowed encroachment into the building setback areas will require the approval of the Planning and Zoning Officer and Building Commissioner.

Lighting Regulations: Staff has reviewed several projects that proposed lighting levels that conflict with the goals of Zoning Code and Design Review Criteria to reduce visual distractions and lighting impacts on surrounding properties. In one case, an applicant was proposing lighting levels exceeding 100 foot-candles (fc) in an area close right of way and other commercial properties. Staff is proposing to add illumination standards to the Zoning Code, in efforts to reduce the intensity of light at lot lines as well as limit the intensity for areas on a property. Staff believes it is appropriate to limit the level of light on a property, while imposing stricter regulations when the adjacent property is located in a Single Family Residential Zoning District. The proposed regulations would be consistent with lighting standards staff has been requesting applicants comply with and would also be consistent with neighboring communities. Many communities have been adopting illumination standards in recent years in efforts to reduce light pollution and lower energy usage. Previously, illumination levels have been reviewed only through Design Review. Staff has also proposed illumination standards for several uses such as canopies, private property drive aisles & parking lots, and recreational facilities. All illumination standards will be reflected in foot-candles (fc), which is an industry metric for measuring light levels on a site. Staff believes that the proposed illumination standards would address future concerns of developments installing high levels of lighting.

Sight Distance Triangle Downtown Mixed Use: In May 2022, the City adopted regulations to add sight distance triangle regulations to the Zoning Code. The goal of this regulation is to reduce visual impacts and maintain a safe level of visibility for pedestrians, cyclists, and drivers at intersections of paved areas. During a recent review of the Zoning Code and discussion on the application of Section 4.111 Sight Distance Triangles, staff discovered a conflict in regulations. The Zoning Code in the Downtown Mixed Use (DMU) Zoning District allows buildings to be constructed at the property lines. The development of buildings at the property line in a pedestrian oriented environment is appropriate and desired in the downtown. However, section 4.111 would prohibit any new building to be constructed in the DMU within the sight triangle setbacks of 20 feet along the property line or along the edge of pavement with a line connecting the ends to create the triangle. If an applicant were to submit for design review today, the zoning code requires the enforcement of the stricter of the two regulations. Staff feels that the DMU should be exempt from Section 4.111 regulations and can effectively create safe developments through the zoning approval process in this zoning district.

Truck and Semi-trailer Parking Dimensions: In August 2023, the City Council adopted regulations for Truck and Semi-trailer Storage Lots, part of those regulations were minimum parking dimensions for trucks and semi-trailers. Staff believes that the minimum parking dimensions are appropriate for all properties to safely conduct business. staff determined that it would be best practice to relocate the proposed parking dimensions from Section 4.217 to Section 4.205 of the Zoning Code. Staff could not revise this for Ordinance 23-38 as the legal notice for the public hearing with the Plan Commission did not notice all of Chapter 4.2. These are not new regulations, simply the relocation of this section to the broader parking regulations.

Recommendations: Staff recommends the Plan Commission open and conduct the public hearing. The Plan Commission should consider the proposed amendments to the Zoning Code and information/testimony provided at the hearing. The Plan Commission can take positive or negative action on the attached amendments or may recommend modifications to the proposed amendments. The Commission also may continue the public hearing to a certain date if additional information is needed.

Attachments: Proposed Amendments to the Zoning Code

- C Mayor and City Council
- Department Heads
- Media

Chapter 4.1: Site Regulations

Sections:

- 4.101 Encroachments Into Building Setback and Interior Building Separation Areas
- 4.102 Projections Above Height Limits
- 4.103 Lighting Standards
- 4.104 Outdoor Business Property Storage
- 4.105 Screening of Mechanical and Electrical Equipment
- 4.106 Refuse and Recycling Enclosures
- 4.107 Swimming Pools
- 4.108 Fences
- 4.109 Recycling Collection Bins
- 4.110 Limitations for Structures on Easements
- 4.111 Sight Distance Triangle

4.101 Encroachments into Building Setback and Interior Building Separation Areas

- A. The building setback areas in all districts shall remain unobstructed except where permitted by this Section.
- B. For single family uses in single family residential districts, these regulations are in addition to those set forth in Chapter 2.1: Single Family Residential Districts.
- C. For single family uses in single family residential districts, permitted encroachments into the required side clear area are set forth in Section 2.104.B: Side Clear Area.
- D. For all uses in single family residential districts, balconies, stairs, chimneys, canopies, covered patios, and awnings may encroach no more than 3 feet into any required building setback area, but in no event shall the encroachment be closer than 3 feet from the property line.
- E. For all uses in single family residential districts, uncovered decks not over 3 feet above grade may encroach into the rear setback to within 10 feet of the property line.
- F. In multi-family and nonresidential districts, canopies and awnings may encroach no more than 3 feet into any required building setback or interior building separation area.
- G. For single family uses in single family residential districts, bay windows may encroach no more than 3 feet into any required building setback area. A bay window encroachment shall not exceed 1/3 the length of the wall plane upon which it is located.

- H. Belt courses, cornices, window sills, quoins, and similar decorative architectural features may encroach no more than 18 inches into any required building setback or interior building separation area.
- I. Roof overhangs may encroach no more than 5 feet into a required side building setback or interior building separation area, but shall not be closer than 3 feet from a side property line.
- J. In single family residential districts, roof overhangs may encroach no more than 3 feet into a required front and rear building setback area.
- K. For single family uses in single family residential districts, covered porches may project up to 6 feet into the required front and corner side building setback areas. In no case shall the porch be set back less than 10 feet. Where the single family residence has a nonconforming front or corner side setback, a covered porch may extend up to 4 feet from the existing, nonconforming building.
- L. Fences, pursuant to Section 4.108: Fences.
- M. Freestanding signs may encroach into required building setback areas, pursuant to Chapter 4.4: Sign Regulations.
- N. Accessory structures may encroach into required side and rear building setback areas, pursuant to Section 2.106.A: Accessory Structures; Section 2.205.A: Accessory Structures; Section 2.305.A: Accessory Structures; Section 2.405.D and Section 2.505.D: Accessory Structures.
- O. Outdoor lighting fixtures may encroach into required building setback areas, pursuant to Section 4.103: Lighting Standards.
- P. Arbors and trellises may be located in any setback area. Arbors and trellises in excess of 6 feet in height shall be setback at least 5 feet from any property line.
- Q. Accessible ramps, lifts or other items subject to the Americans with Disabilities Act reasonable accommodation requests may encroach into a required front, rear, side or corner side building setback to allow for access purposes in all Single Family Residential Districts (R0, R1-L, R1-M and R1-H), the R2 - Two Family Residential District, and the R3 Multi-Family Low Density Residential Zoning Districts. The structure shall be designed with the least amount of encroachment needed for sufficient access and shall be approved by the Planning and Zoning Officer and the Building Commissioner. The encroachment into a building setback for a ramp or lift in the R4, Multi-Family Medium Density or R5, Multi-Family High Density Zoning Districts shall require Administrative Design Review.

4.102 Projections Above Height Limits

The following projections above base district height limits are permitted:

- A. Belfries, domes, chimneys, cupolas, skylights, clock towers and other similar

structural elements not used for human occupancy, may project above the base district height limit, provided that they do not cover more than 20 percent of the roof area.

- B. Mechanical equipment and enclosures, elevator penthouses, ventilators, and other similar equipment, may project up to 5 feet above the base district height limit, but may not exceed the height of parapet walls.
- C. Theater scenery lofts only to the height necessary to accomplish their purpose.
- D. Church steeples, religious symbols, or similar elements on religious assembly buildings.
- E. Flagpoles, pursuant to Section 4.402.G: Flagpoles.
- F. Wireless communications facilities, pursuant to Chapter 4.7: Wireless Communication Facilities.
- G. Over-the-Air Reception Devices, Large Satellite Dish Antennas and Amateur Radio Facilities pursuant to Chapter 4.8: Over-The-Air Reception Devices, Large Satellite Dishes, Satellite Earth Stations, and Amateur Radio Facilities.

4.103 Lighting Standards

- A. **Applicability.** Parking lot, security, soffit, common open space, and wall mounted lighting, other than on single family residences, shall be located, developed, and operated in compliance with the following regulations:
 - 1. All outdoor fixtures, other than bollard or decorative lighting, shall be set back from all rights of way and property lines of parcels designated for residential use in the Comprehensive Plan by a minimum of:
 - a. 10 feet; or
 - b. a distance equal to the height of the fixture.
 - 2. The only permitted outdoor light fixtures within required perimeter landscape areas separating nonresidential uses from residential uses and separating multi-family residential uses from single family residential uses shall be bollard lighting.
 - 3. Parking lot and pole mounted security lighting shall not exceed a maximum height of 15 feet, exclusive of the height of concrete pole bases, within:
 - a. 100 feet of a residential district boundary; or

- b. 100 feet of land designated for residential use in the Comprehensive Plan.

In all other areas, parking lot and security lighting shall not exceed a maximum height of 25 feet, exclusive of the height of concrete pole bases, except in the GI District storage area lighting shall not exceed a maximum height of 30 feet, exclusive of the height of concrete pole bases.

- 4. Wall-mounted fixtures shall be a maximum height of 15 feet above grade, as measured from grade to the bottom of the light source. In the LI Light Industrial and GI General Industrial districts, such lights on walls not facing property currently used or designated in the Comprehensive Plan as Residential may be a maximum of 25 feet above grade. Where all existing lights are located above this limit and an addition to the building is to be constructed, lights proposed on the addition may match the height of the lowest existing lights above the height limits. Wall-mounted fixtures shall be full cutoff type, with the bottom of the light source being parallel to the ground.
- 5. Pole-mounted fixtures shall be full cutoff type only, with the bottom of the light source being parallel to the ground. Semi-cutoff pole-mounted fixtures are prohibited.
- 6. All lighting must be located under fueling facility canopies, drive-through canopies, customer loading canopies, and similar structures. All light fixtures must~~shall~~ be fully recessed. No portion of the fixture shall project below the ceiling or soffit of the canopy structure.

B. Illumination Standards.

1. Non-Residential Uses.

a. Lot lines. Outdoor lighting must not exceed one foot- candle at any point on the lot line. If the property adjoins a residential zoning district or a property designated for residential use on the Comprehensive Plan Land Use Map, the light level at the lot light must not exceed one- half foot-candle.

b. Canopies. Outdoor lighting located under a canopy structure must not exceed a maximum of 35 foot-candles.

c. Drive Aisles and Parking Lots. Outdoor lighting levels in drive aisle or parking lot areas must not exceed 10 foot- candles at any point on the property designed for this use.

d. Outdoor Entertainment and Recreation Facilities. Illuminated Outdoor Entertainment and Recreation facilities must not exceed a maximum of 50 foot-candles in any area illuminated for recreation activities. The installation of new, replacement or modification of lighting for recreational facilities shall require Design Review approval.

e. Maximum Illumination. In no event should lighting on a site exceed 20 foot-candles unless it is otherwise permitted in this section.

2. Residential Uses.

a. Properties located in a Multi-Family Residential District shall not exceed one-half foot candle at the property line when the adjacent property is located in a Single-Family Residential Zoning District. Outdoor lighting along the lot line must not exceed one foot-candle at the property line when the adjacent property is in a Commercial or Employment Zoning District.

3. Sign Illumination. Illumination standards for signs are set forth in Chapter 4.4 Sign Regulations of the Zoning Code.

C. City Code Compliance. Additional light and glare regulations are set forth in the City Code.

4.104 Outdoor Business Property Storage

The purpose of this section is to regulate outdoor storage of business property and incidental display of goods. This section does not apply to Outdoor Personal Property Storage or display of goods associated with an allowed Temporary Use. Unless otherwise provided for in a specific base zoning district, outdoor storage and incidental display of goods shall comply with the following requirements:

- A. Business property storage shall be limited to inventory, stock, supplies, equipment, and similar material not displayed for sale, rental, or lease. Incidental display shall be limited to goods sold on the premises.
- B. The maximum percentage of a lot that may be used for outdoor storage is set forth in each base zoning district.
- C. Outdoor storage areas shall be enclosed by a solid fence or wall.
- D. The height of the fence or wall is set forth in each base zoning district.
- E. Stored materials shall not exceed the height of the fence or wall, except in the General Industrial and Public Facilities/Institutional zoning districts.
- F. Outdoor storage and incidental display areas in all districts shall not be located in a required landscape area.
- G. Outdoor storage areas are prohibited in building setback areas in all zoning districts, except in the Light Industrial and General Industrial districts.
- H. Incidental display areas shall be surfaced with concrete or asphalt, or modular paver material installed pursuant to an issued building permit. Outdoor storage areas shall

wire material are prohibited in Parks and Open Space and Public Facility/Institutional Districts front and corner setback areas when adjacent to a residentially zoned district.

3. *Side or Rear Setback Area Fences.* Fences located in the side or rear setback area shall not exceed a height of 8 feet from finished grade on either side of the fence, other than as required to screen loading or storage areas. Such screen fences shall not exceed a height of 14 feet.
4. *Lot Line Fences.* Rear and side lot line fences adjacent to properties designated for residential use in the Comprehensive Plan shall not exceed 8 feet in height.
5. *Recreational Fences.* Tennis and athletic court fencing is permitted within the building envelope.

4.109 Recycling Collection Bins

Recycling Collection Bins, as defined herein, are prohibited in all zoning districts.

4.110 Limitations for Structures on Easements

No structure, other than fences allowed by this Zoning Code, may be placed on Easements for Public Utility, Open Space, Conservation or Drainage purposes, except for structures related to public utilities or drainage. Structures on all easements shall not alter drainage or grade of the property without City approval and shall be subject to the requirements specified in the easement document, except for pools which are prohibited by this Code on all easements.

4.111 Sight Distance Triangle

Wherever a vehicle or bicycle use area intersects a vehicle, bicycle, or pedestrian use area, a Sight Distance Triangle shall be maintained. This area shall extend along the right-of-way line if present, otherwise along proximate property lines or along the edge of pavement if no proximate property line is present, for a distance of 20 feet with a line connecting the ends of this distance opposite the intersection to form an approximate triangular shape.

There shall not be located at any time in the Sight Distance Triangle any building, structure, sign, fence, or other object that may in any way interfere with the line of sight of operators of vehicles or bicycles, or pedestrians in these use areas. Landscaping in these use areas shall be maintained to not exceed a height of no more than two (2) feet. Trees shall maintain a canopy that is a minimum of five (5) feet above the grade of the higher of the proximate vehicle/bicycle or pedestrian use area. Buildings located in the Downtown Mixed Use Zoning District (DMU) are exempt from the requirements of this section.

Table 4.204: Off-Street Parking Requirements	
Use Classification	Requirement (Gross Floor Area)
Shelter Care Facility, Homeless	1 space per 500 sq. ft.
Stables, Commercial	1 space per 2 horse stalls
Storage, Personal Property	
<i>Indoor</i>	4 spaces plus 2 covered spaces per dwelling unit
<i>Outdoor</i>	2 covered spaces per dwelling unit
Swap Meet and Auction, Indoor	1 space per 200 sq. ft.
Swap Meet and Auction, Outdoor	1 space per 200 sq. ft. of sales area
Teen Nightclub	1 space per 200 sq. ft.
Transportation Passenger Terminals	Determined by Planning and Zoning Officer
Utilities	
<i>Facilities</i>	1 space per 250 sq. ft. of office area
<i>Service Yards</i>	1 space per 250 sq. ft. of office area
<i>Well Site</i>	None required
Vehicle Equipment Sales, Leasing and Services	
<i>Car Wash, Automated or Self-Service</i>	2 spaces minimum
<i>Car Wash, Full Service</i>	10 spaces minimum
<i>Commercial Vehicle/Equipment Sales and Rental; New and Used</i>	1 space per 250 square feet of indoor area
<i>Fueling Facility</i>	1 space per 125 sq. ft. of convenience retail sales, plus 2 spaces per pump
<i>Fueling Facility, Alternative</i>	1 space per fueling station
<i>Fueling Facility, Fleet</i>	None required
<i>Motor Vehicle Sales and Leasing, New and Used</i>	1 space per 250 sq. ft. of interior office and display space; plus 1 space per 3 service bays
<i>Motor Vehicle Sales and Leasing, New and Used – Internet Based</i>	1 space per 250 sq. ft. of general office areas plus 1 per 1,000 square feet of vehicle display and storage space, when approved by a Conditional Use
<i>Non-Commercial Vehicle Rental</i>	1 space per 100 sq. ft.
<i>Vehicle Services, Light and Heavy</i>	3 spaces per service bay plus 1 space per 100 sq. ft. of office and sales area
Warehousing	
<i>Freight/Truck Terminal and Warehouse</i>	1 space per 1000 sq. ft. plus 1 space per 250 sq. ft. office area
<i>Petroleum and Gas Storage</i>	1 space per 250 sq. ft. of office area
<i>Salvage or Junkyards</i>	1 space per 200 sq. ft. of office area
<i>Information</i>	1 space per 250 sq. ft. of office and technician workspace plus 1 space per 5,000 sq. ft. of area to store or distribute information
Waste Management	
<i>Hazardous Waste Collection and Transfer Facility</i>	1 space per 250 sq. ft. of office area
<i>Hazardous Waste Disposal Facility</i>	1 space per 250 sq. ft. of office area
<i>Non-Hazardous Waste Collection and Transfer Facility</i>	1 space per 250 sq. ft. of office area
<i>Non-Hazardous Waste Disposal Facility</i>	1 space per 250 sq. ft. of office area
<i>Non-Hazardous Material Recycling Collection Facility</i>	
<i>Large Scale</i>	1 space per 250 sq. ft. of office area
<i>Small Scale</i>	None required
Wireless Communication Facilities	None required

4.205 Dimensions for Parking Spaces and Aisles

- A. **General.** This section sets forth dimensional requirements for open parking spaces, covered parking spaces, and spaces in parking structures.
- B. **Open Parking Spaces.** The minimum dimensions of open parking spaces and parking aisles are set forth in Tables 4.205.A: Parking Space and Aisle Dimensions

for Parking Angles Less Than 90 Degrees and 4.205.B: Parking Space and Aisle Dimensions for Perpendicular Parking Angles. For high turnover uses and uses utilizing shopping carts, space width shall be increased by 6 inches for 50 percent of the required parking spaces closest to the building entrances.

- C. **Unenclosed Covered Parking Spaces.** Each unenclosed covered parking space shall measure at least 9 feet in width and 19 feet in depth of unobstructed area. These measurements shall not include the exterior walls or supports of the cover structure. An unenclosed covered parking space shall have an unobstructed back-up area of not less than 25 feet.
- D. **Spaces in Garages and Parking Structures.** Each parking space in a garage and a parking structure shall measure at least 9 feet in width and 18 feet in depth. Parking structures shall have an unobstructed back-up area of not less than 24 feet.
- E. **Vertical Clearance for Unenclosed Covered Spaces and Parking Structures.** Covered parking and parking structures shall have a minimum vertical clearance of 8 feet.
- F. **Measurement.** The length of a parking stall is measured along the length of the side stripe defining the space. The width is measured at 90 degrees from the center of the side stripes or face of curb defining the space.
- G. **Angle Parking Less Than 90 Degrees.** The following dimensions shall apply to all uses other than high turnover uses and those uses utilizing shopping carts.

Table 4.205.A: Parking Space and Aisle Dimensions for Parking Angles Less Than 90 Degrees (feet)			
<i>Space Angle</i>	<i>Aisle Width</i>	<i>Space Width</i>	<i>Space Length</i>
One-way			
0 degrees	12.0	10.0	22.0
30 degrees	15.0	9.0	19.0
45 degrees	16.0	9.0	19.0
60 degrees	17.0	9.0	19.0
Two Way			
0 degrees	20.0	10.0	22.0
30 degrees	20.0	9.0	19.0
45 degrees	22.0	9.0	19.0
60 degrees	24.0	9.0	19.0

- H. **Perpendicular Parking.** The following dimensions shall apply to all uses other than high turnover uses and those uses utilizing shopping carts.

Table 4.205.B: Parking Space and Aisle Dimensions for Perpendicular Parking Angles (feet)			
<i>Space Angle</i>	<i>Aisle Width</i>	<i>Space Width</i>	<i>Space Length</i>
90 degrees	25.0	9.0	19.0
90 degrees	24.0	9.5	19.0

- I. **Angle Parking Less Than 90 Degrees in Parking Structures.** The following dimensions shall apply to all uses other than high turnover uses and those uses utilizing shopping carts.

Table 4.205.C: Parking Space and One-way Aisle Dimensions for Parking Angles Less Than 90 Degrees within Parking Structures (feet)			
<i>Space Angle</i>	<i>Aisle Width</i>	<i>Space Width</i>	<i>Space Length</i>
45 degrees	13.0	9.0	18.0
60 degrees	15.0	9.0	19.0

- J. **Truck and Semi-Trailer Dimensions.** The following dimensions shall apply to all uses.

<u>Table 4.205.D: Parking Space and Aisle Dimensions for Truck and Semi-Trailers(feet)</u>			
<u><i>Space Designation</i></u>	<u><i>Aisle Width</i></u>	<u><i>Space Width</i></u>	<u><i>Space Length</i></u>
<u>Truck Tractor</u>	<u>70.0</u>	<u>12.0</u>	<u>45.0</u>
<u>Semi-Trailer</u>	<u>70.0</u>	<u>12.0</u>	<u>55.0</u>
<u>Truck & Semi-Trailer</u>	<u>70.0</u>	<u>12.0</u>	<u>70.0</u>

4.206 Parking Access

- A. **Nonresidential and Multi-Family Uses.**
- Ingress and Egress.** Each parking area shall have a driveway or driveways providing ingress to and egress from a public street. Parking in the Downtown Mixed Use district may be directly accessed from an alley.
 - Parking Area Egress Aisles.** Parking area egress aisles shall be perpendicular to the public street for a distance of at least 20 feet behind the sidewalk or pedestrian crossing. In the DMU District, an appropriate separation will be determined with Design Review.
- B. **Residential Uses.**

- c. An additional sign of less than 6 feet in height and 6 square feet in area may be displayed to provide instructions for a charging station.
 - d. Contact information shall be provided for reporting purposes when equipment is not functioning or other problems are encountered.
 2. *Charging Station Equipment.* Charging Station equipment and connection devices shall be not less than 36 inches and no higher than 48 inches from the ground or paved surface where mounted. Equipment shall include a cord retraction device or location to hang permanent cords and connectors in a manner safely above the ground. Cords shall not be located in a manner to impede pedestrian travel or create a trip hazard.
 3. *Equipment Protection.* Charging Station Equipment shall be located behind a barrier curb in a landscape area or sidewalk area. If located in a parking area sufficient barrier protection from vehicle movements shall be provided by bollards, subject to approval by the Public Works Director or his designee.
 4. *Maintenance.* Charging Station equipment shall be maintained in a safe and operational manner.
 5. *Access.* In no case shall equipment be placed in a manner to not provide 36" of clear sidewalk

4.217 Truck and Semi-Trailer Parking

- A. *Applicability.* This section shall be applicable to any new parking associated with warehousing, manufacturing and assembly uses, when adjacent to a residentially zoned property and all parking lots designated as a Truck and Semi-Trailer Storage Lot by the Planning and Zoning Officer.
- B. *Number Required.* No minimum number of Truck and Semi-Trailer Parking Spaces are required. Parking for any buildings on the property shall be determined by table 4.204 of the Zoning Code.
- C. *Design Criteria*

~~1. *1. Parking Dimensions.* All parking spaces shall be striped in conformance with Table 4.205.D *Parking Dimensions.* All parking spaces shall be striped in accordance with the following parking space requirements:~~

- ~~a. *Truck tractor parking spaces shall be a minimum size of 12 feet wide by 45 feet long.*~~
- ~~b. *Semi-trailer parking spaces shall be a minimum size of 12 feet wide by 55 feet long.*~~

~~e. Truck tractor and trailer parking spaces shall be a minimum of 12 feet wide by 70 feet long.~~

~~2. Aisle Dimensions. The aisle dimensions shall be a minimum of 70 feet wide for an area used for truck and semi-trailer parking.~~

3.1. Pavement. Concrete pavement, curbing, and gutter shall be installed on all truck and semi-trailer parking areas and drive aisles in accordance with Section 11-5-6 of the Subdivision Code or alternative design as approved by the City Engineer.

4.2. Landscape Requirements. All landscaping requirements shall be compliant with the regulations set forth in Chapter 4.3 Landscape Regulations and Section 4.211 Screening, Landscaping and Lighting. The following additional requirements shall be applied for truck and semi-trailer storage lots:

- a. One landscape island shall be provided per every 15 parking spaces in the same width and length of the provided parking spaces. A minimum of two (2) shade or ornamental trees shall be provided per landscape island.
- b. Perimeter landscaping along the exterior fence or wall shall be provided. The required plantings shall be a mix of evergreens, shade trees and ornamental trees to provide a minimum of 75% coverage.
 - i. Shade and Ornamental Trees shall be provided at a minimum of one (1) tree per 25 feet of the truck and semi-trailer storage lot perimeter.

5.3. Prohibited Parking.

- a. Tandem parking of any vehicle or trailer in a Truck and Trailer Parking area is prohibited.
- b. Parking on an unimproved surface, such as gravel, is prohibited.