

Article 10

Site Plans and Design Standards

Section 10.1	Site Plans
Section 10.2	Parking and Off-Street Loading
Section 10.3	Streets and Access Drives

10.1 Site Plans

A. Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

B. Site Plans Are Required in all of the following application procedures unless specifically waived by the Planning Commission:

1. All applications involving mixed-use development (when more than one type of land use is to be integrated into one site), including Planned Unit Development, Multi-family residential; Commercial; Industrial Districts; and when required by the specific provisions of this Unified Development Ordinance.

C. Submission Requirements.

1. A Site Plan Fee, established within the Fee Schedule for the Unified Development Code, shall be submitted with the site plan application.
2. Three copies of the site plan must be submitted to the Zoning Administrator at least thirty (30) working days in advance of a scheduled Planning Commission or Board of Zoning Appeals hearing. One copy shall be made available for public inspection at least fourteen (14) days in advance of a public hearing.
3. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 X 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

D. Contents. Unless otherwise specified, each site plan shall contain the following information:

1. Front or cover sheet.
 - a). A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
 - b). A project title, zoning designation and project sponsor. A street, lot or tract address of the project.
 - c). An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places.
 - d). The name of the architect, engineer, surveyor or draftsman.
 - e). The following certificates and signature blocks:

CERTIFICATE:

Received and placed on record this _____ day of _____, _____ (Zoning Administrator)

Approved by the Edgerton City Planning Commission this _____ day of _____, _____.

Chair of the Planning Commission _____

Permission for parking to encroach within setback lines is__ is not__ granted according to my marked notations: _____(Zoning Admin.) _____ date

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

Applicant signature _____ Date _____

2. Sheet #2

- a). A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.
- b). A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

3. Sheet #3

- a). A site map with the following features.
 - i). Topography at reasonable intervals.
 - ii). Exterior lot lines with any survey pins.
 - iii). Location of buildings.
 - iv). Parking areas, paths, walks with sizes and surfaces material specifications.
 - v). Exterior lighting specifications.
 - vi). Site entrance and connections to streets.
 - vii). The location of easements.
 - viii). Connection point for utilities.
- b). A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises.
- c). Features to facilitate handicapped access.
- d). Profile and detail for roads (if required).

4. Sheet #4

- a). Scale drawing of building floor plans.
- b). Dimensions and use of rooms and areas.
- c). Dimensions of entrances/exits and corridors.

- d). Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance.
- 5. Sheet #5 (if requested)
 - a). Scale drawings of all building elevations.
 - b). Roof pitch and materials.
 - c). Siding type and materials, including facie.

E. Additional Requirements. Depending upon circumstances (especially buildings used for assembly) the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.

F. Design Standards.

- 1. All new parking spaces shall be located within the building envelope inside the required front, side and rear yard setback. When permission to encroach into the setbacks is granted by the Zoning Administrator, a green area of no less than six (6) feet must be provided between the R.O.W. and property lines.
- 2. Parking spaces must be on a prepared bed with either a rock, asphalt or concrete surface. Surface requirements are set by the Planning Commission and depend upon the need for dust control, amount of parking, nature and size of the vehicles, in-out traffic flow, erosion control, and visual design.

10.2 Parking and Loading Standards

A. General Provisions. When an existing structure or use is expanded, parking shall be provided in accordance with the following regulations: Parking stalls and spaces shall be used by motor vehicles in operating condition by patrons, occupants, or employees.

- 1. Parking may be located in any yard however; in residential districts no parking shall be located in a required front yard or a required side yard adjacent to a street except in the driveway.
- 2. No major vehicle repair work or service of any kind shall be permitted in any parking facilities.
- 3. No unlicensed vehicle or part of such vehicle may be left, parked or stored upon any street, public or private property, or on any driveway within the city. If said violation occurs, the owner shall remove the vehicle after notice by the Police Department.

B. Parking Site Plan. A site plan showing the layout and design of all required parking and loading areas shall be submitted and approved by the Zoning Administrator prior to issuance of a building permit. All required spaces shall be properly designed according to standards and shall be indicated on the plan.

C. Number of Parking Spaces Required. Unless waived or modified by the Zoning Administrator, parking requirements and space development standards for all uses shall be established in accord with the following standards set forth in Table 1.

Average Space/Parking Requirements	
Use	Parking
Residence - single and duplex	3 spaces per dwelling unit
Residence 3 - 5 units	3 spaces per dwelling unit
Residence - multi family	See R-3 Zoning District
Church/Chapel	½ of Rated Occupancy
Car wash (customer holding areas)	5 spaces per stall
Hotels and motels	1 space per rental unit, plus spaces as required for restaurants.
Funeral facility	½ of Rated Occupancy
General Office	1 per 300 sq. ft.
General Office - Customer	1 per 200 sq. ft.
Service - No Sales (parts)	1 per 400 sq. ft.
Service - Merchandise Sales	1 per 200 sq. ft.
Retail - Convenience- 1000 sq. ft. or less	1 per 150 sq. ft.
Retail - Convenience- 1000 sq. ft. or more	1 per 125 sq. ft.
Retail/Personal Service [Video; Copying, Etc]	1 per 125 sq. ft.
Retail - General Merchandise	1 per 200 sq. ft. to 1 per 50 sq. ft.
Retail - Specialized Mercantile [Furniture; Home Sales; Housewares	1 per 400 sq. ft.
Taverns - Entertainment	½ of Rated Occupancy
Health Care	1 per 75 sq. ft.
Restaurant	½ of Rated Occupancy
Restaurant - Fast Food	½ of Rated Occupancy
Restaurant - Express	10 + employees
Govt., Utilities, Etc	1 per 400 sq. ft.
Public/semi-public assembly of any type	To be Negotiated
Manufacturing - Light	1 per 100 sq. ft.
Manufacturing - General	1 per 150 sq. ft.
Manufacturing - Heavy	1 per 200 sq. ft.
Day Care - Home	1 + employees
Day Care - Commercial	5 + employees
Recreation	To be Negotiated
NOTE: Minimum parking standards may be adjusted to greater or lesser capacities to account for location, expected circulation flows, and the likelihood of conversion by the Zoning Administrator. Specific uses not included in this table shall use commonly accepted parking and circulation standards promulgated by standard site design principles and anticipated occupancy loads.	

D. Design Standards and Required Dimensions.

1. Access. Each required parking space shall open directly on an aisle or driveway to provide safe and efficient means of ingress and egress.
2. Location. All parking shall be located on the same zoning lot as the structure or use served, or an adjacent lot under the same taxpayer's name, unless special permission is granted for collective or group parking.

3. Lighting. All lighting used to illuminate parking areas shall be directed away or shielded from residential properties.
4. Bumper Guards & Pavement Marking. Parking areas shall have adequate bumper guards to prevent extension or overhang of vehicles beyond property lines or parking spaces. Parking areas shall have adequate markings for channelization and movement of vehicles.
5. Screening. All parking areas containing more than six (6) spaces shall be screened on each side that adjoins any property situated in a residential district. Screening shall be by a wall, or fence, or evergreen hedge not less than six (6) feet nor more than eight (8) feet in height. Parking areas shall be arranged and designed so as to prevent damage to, or intrusion into, walls, fences, or hedges.
6. Regular Parking Spaces.
 - a. Unless otherwise specified in this ordinance or waived by the Planning Commission and/or Zoning Administrator, overflow-parking spaces shall be on a prepared surface of concrete or asphalt. If waived or modified, the parking surface shall be prepared on compacted soil with a minimum of 5" of AB 3 or 4" of gravel.
 - b. All regular parking spaces on hard surfaces shall be delineated using painted lines or pre-cast concrete parking blocks.
 - c. The minimum dimension for all regular parking spaces shall be 9' in width and 20' in depth.

E. Off-Street Loading and Unloading Requirements.

On premises loading and unloading spaces shall be provided off-street in the side or rear yard for all uses involving receipt or distribution of materials or merchandise by motor vehicle or rail. All loading and unloading operations shall be located so as to avoid undue interference with traffic and public use of streets, alleys and walkways.

10.3 Streets and Access

A. General Design and Layout Criteria.

1. Relation to Adjoining Street System. The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining subdivisions (or their proper projection where adjoining property is not subdivided) where required by the Planning Commission or the Governing Body.
2. Street Provisions for Future Development. Where appropriate, areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. Areas reserved for future street usage will not be required to be improved; however, these areas shall be reserved for street improvements to be provided by the subdivider of the adjacent tract.
3. Lot Access. The Planning Commission may disapprove any point of ingress or egress to any lot, tract, or development from any street or highway when the proposed ingress or egress would create unsafe conditions, reduce the capacity of the adjoining street or highway, or result in substandard circulation and impaired vehicle movement.

4. Construction Standards. All streets shall be built to standards established by the City of Edgerton.