

Additional Design Guidelines for Parking Lots and Garages City of Evanston

These guidelines supplement the requirements found in the Evanston Zoning Code and must be followed unless exceptions are approved by the Directors of Public Works and Community Development. These do not apply to single family houses.

Ramp Slopes

If there are adjacent parking stalls the slope will be 6% maximum

If there are no adjacent parking stalls:

- The slope will be 6% maximum if the ramp has no snow melting
- The slope will be 12% maximum if it has snow melting
- The slope will be 15% maximum if it is inside a building

Parking Adjacent to Walls

Walls and other impediments provide additional restrictions for opening doors. Spaces adjacent to walls or other impediments shall be at least 9.5 feet wide.

Column Encroachment and Placement

Column encroachment into spaces is allowed only at the front corner of the parking stall to a maximum of one foot in width and two feet in length. Column placement adjacent to parking spaces shall be allowed only three feet from each end of the stall to allow room to enter and exit the vehicles.

Ramp Turning Radii

The minimum inside radius shall be at least 15 feet. All turns must be made in one movement – no backing or three point turns are allowed.

Ramp Width

On ramps that serve as parking aisles, the aisle widths in the Zoning Code must be followed. On ramps that are for travel only, the minimum width is 20 feet for two way traffic on straight segments and 26 feet for two way concentric turns. The minimum width for one way traffic is 10 feet.

Vertical Clearance

The vertical clearance for spaces and aisles serving van-accessible spaces is 8 feet 2 inches.

Sight Distance at Exits

Where the exit from a garage is adjacent to a walkway, adequate sight distance should be provided so that exiting drivers can see pedestrians on the walkway and pedestrians can see exiting vehicles. The use of strobes, and other warning devices should be a last resort.

Access to Lots and Garages

Vehicles shall enter lots and garages head-in and shall exit head-out. Backing into and out of lots and garages is not permitted. Exception: when spaces are adjacent to an alley which comprises a portion of the aisle, backing is allowed from these spaces only with City approval.

Revised April 12, 2005