

CHAPTER 169

OFF-STREET PARKING AND LOADING FACILITIES

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169.01 SINGLE FAMILY RESIDENTIAL DRIVEWAYS.

Driveways for single family residential uses shall be excluded from the hard surface (concrete, asphalt, or pavers) requirements in this resolution; however, all other regulations pertaining to durability shall apply.

169.02 COMPLIANCE REQUIRED.

- (a) No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, enlarged or structurally altered unless permanently maintained off-street parking and loading spaces shall be provided as required and in accordance with the provisions of this chapter.
- (b) The required space provisions of this chapter, except where there is a change of use, shall not apply to any existing building or structure. Where the new use as changed involves no additions or enlargements, there shall be provided as many of such spaces as may be required by this chapter.
- (c) Whenever the use of a building or structure is changed or is increased in floor area, number of employees, seating capacity or otherwise so as to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of such change or increase.

169.03 PARKING COMMERCIAL MOTOR VEHICLES ON RESIDENTIAL LOTS.

No person shall park more than one (1) commercial motor vehicle on any lot zoned or used for dwelling purposes, except to make temporary delivery, pick-up or service calls.

"Commercial motor vehicle", as used herein, means any motor vehicle designed and used for carrying merchandise or freight, or used as a combination tractor-trailer or commercial tractor by drawing other vehicles whether independently or by carrying a portion of such other vehicle or its load, or both.

"Commercial motor vehicle" does not include any truck designed to carry a load one (1) ton or under, and which is used for transportation or purposes other than engaging in a business for profit.

169.04 GENERAL REQUIREMENTS.

(a) All off-street parking and loading/unloading spaces shall be located on the same lot as the use to be served, except the owners of two (2) or more separate uses may establish a joint parking area to provide the total number of required off-street parking and loading/unloading spaces if such proposal is approved by the Board of Zoning Appeals and shall be subject to such conditions as are imposed by the Board.

(b) Except as otherwise specifically required, all off-street parking and loading/unloading spaces together with access and circulation drives and aisles shall be surfaced with asphalt, concrete, or pavers. All such areas shall be graded and maintained so that water does not accumulate on such areas nor flow or drain onto adjacent public or private property. All surfaced areas shall be maintained free of chuck holes, litter, trash or other debris. Maintenance shall also include restriping, trimming and replanting of landscaping islands and perimeter yards or screening, servicing of drainage inlets and stormwater facilities, replacement of faded or missing signage, and repair or replacement of malfunctioning lighting.

(c) Buildings and uses required to be accessible to the physically disabled shall have designated spaces in accordance with the Americans with Disabilities Act (ADA).

(d) Exterior lighting in accordance with Section 161.12 shall be required if off-street parking space areas are to be used during non-daylight hours.

169.05 DESIGN REQUIREMENTS.

All off-street parking areas shall comply with the following requirements:

- (a) All parking spaces, together with access and circulation drives shall be hard-surfaced with asphalt, concrete or a combination thereof meeting Ohio Department of Transportation construction and material specifications.
- (b) All off-street parking spaces shall be striped to facilitate parking and movement into or out of such spaces.
- (c) All street entrances and exits shall be clearly marked. Interior vehicular circulation utilizing access driveways and aisles shall comply with the following minimum standards (see Figure 1):
 - (1) For one-way traffic, the minimum width of access driveways and aisles shall be fourteen (14) feet.
 - (2) For two-way traffic, the minimum width of access driveways and aisles shall be twenty-four (24) feet.
 - (3) Off-street parking areas having more than one (1) driveway or aisle shall have directional signs or markings in each driveway or aisle.
 - (4) A parking space shall be a minimum of nine (9) feet in width and twenty feet (20) in length with a total area of one hundred and eighty (180) square feet.
 - (5) In parking areas where angled spaces are used, the length of the parking space shall be measured as the shorter of the two side lines of the parking space, generally the right side of the vehicle if pulled straight into the space. The width shall be measured perpendicular to this line, across the parking space.
 - (6) Loading/unloading space – See Section 169.07 (b).
- (d) The erection of stop signs, yield signs, speed limit signs, one-way traffic signs and such other traffic control devices shall conform with all applicable Ohio Department of Transportation regulations.
- (e) Outdoor lighting shall be provided as required by Section 161.12.
- (f) Except as may otherwise be provided in this resolution, off-street parking spaces and driveway aisles shall not be permitted within twenty (20) feet of any public or private street right-of-way line, nor within twenty-five (25) feet of the boundary abutting any residential district. The twenty/twenty-five (20/25) foot strip shall be suitably landscaped with natural planting. At the abutting boundary of a residential district, the landscaping shall be such as to adequately protect and visibly screen the residences from the parking areas.

- (g) Bollards may be required by the zoning inspector to ensure public safety.

169.06 PARKING SPACES REQUIRED.

For purposes of this chapter, the following parking space requirements shall govern. Fractional numbers shall be increased to the next whole number. Off-street parking and loading spaces for permitted or conditional uses which are not listed herein shall be determined by the Board of Zoning Appeals on appeal from a decision of the Zoning Inspector. For mixed uses, the parking spaces required shall be the sum of the various specified uses computed separately.

<u>Type of Use</u>	<u>Parking Spaces Required</u>
<u>Residential.</u> Residential dwelling Home occupation	Two (2) for each dwelling unit. Two (2) in addition to the required two (2) for each dwelling unit.
Licensed Residential Care Facilities	One (1) for each staff member, plus one (1) for each four (4) beds. [Z-1994-2 – Effective 7/27/1994]
<u>Community. Civic & Institutional.</u> Museums, art galleries, libraries, places of worship, community centers and auditoriums	One (1) for each six (6) seats plus one (1) for each 2 employees plus one (1) for each 500 sq. ft. of gross floor area not used for seating. [Z-1998-3 – Effective 11/25/1998]
Schools (public, parochial or private)	Two (2) for each classroom, plus one (1) for each ten (10) high school students plus one (1) for each two (2) business or trade school students.

<u>Type of Use</u>	<u>Parking Spaces Required</u>
Nursing homes, clinics and emergency care centers	One (1) for each bed plus one (1) for each 200 sq. ft. of examination, treatment or waiting rooms. [Z-2006-4 - Effective 8/23/2006]
Veterinary hospitals	One (1) for each 200 sq. ft. of examination, treatment or waiting rooms.
Lodges or fraternal organizations	One (1) for each three (3) members.
Type B family day care homes	One (1) for each three (3) children on premises at any one (1) time plus one (1) for each provider, staff member or employee on duty at any one (1) time.
<u>Recreational or Entertainment</u>	
Indoor theaters	One (1) for each four (4) seats.
Outdoor pools; country, tennis and racquet clubs	One (1) for each five (5) persons capacity plus one (1) for each four (1) seats or one (1) for each thirty (30) sq. ft. of floor area used for seating purposes, whichever is greater.
Restaurants, dining rooms, taverns and night clubs	One (1) for each 200 sq. ft. of gross floor area excluding food preparation areas and restrooms or one (1) for each four (4) seats, whichever is greater.
Game rooms	One (1) for each 200 sq. ft. of game area.
Indoor Golf Driving Range	One space (1) for each two (2) employees on the largest shift and one space for each driving station. [Z-1995-4 – Effective 2/26/1996]
Outdoor Miniature Golf Course	One (1) space for each hole. [Z-1997-8 – Effective 4/15/1998]

<u>Type of Use</u>	<u>Parking Spaces Required</u>
<u>Office, Business and Commercial,</u> All offices	One (1) for each 250 sq. ft. of gross floor area.
Banks, financial institutions and loan companies	One (1) for each 250 sq. ft. of gross floor area.
Retail stores and all other specialty or sales businesses or personal service establishments permitted in the business or shopping center districts	One (1) for each 200 sq. ft. of gross floor area.
Farm markets or roadside stands	Minimum three (3) spaces.
Service station or repair garages	One (1) for each two (2) gasoline pumps plus two (2) for each service bay, plus one (1) for each employee in largest shift, with a minimum five (5) spaces.
Funeral homes	One (1) for each 75 sq. ft. of floor area used for assembly or service rooms.
Motels and hotels	One (1) for rental unit plus one (1) for each employee plus one (1) for each 150 square feet of conference or meeting area.
<u>Industrial.</u> All types of laboratories, warehouses, manufacturing, production, fabrication, printing or wholesale operations	One (1) for each two (2) employees on the largest shift for which the business or building is designed plus one (1) for each motor vehicle used in the business or maintained on the premises.

The Board of Zoning Appeals may determine, upon application for a conditional zoning certificate, that construction of a lesser number of spaces than the required number specified in the above schedule is appropriate for a proposed use. In making such determination, the Board shall nevertheless require that all the area needed to accommodate the additional number of parking spaces to make up the total requirement be reserved as landscaped open areas on the lot. Such reserved parking area shall be indicated on the map as required by Section 109.04 (b) (4) herein and shall comply with all yard and open space requirements. The reserved area shall be included in the determination of lot coverage as though the spaces were in use.

The Board of Zoning Appeals shall review and may determine, upon application for a zoning certificate for reasons stipulated in Section 109.03 (a) (1 & 2), when the parking spaces held in reserve are needed. The Board of Zoning Appeals may, as a condition, specify a time frame for periodic review of parking spaces held in reserve.

169.07 OFF-STREET LOADING SPACES.
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(a) Each building or structure, lot or land used for business, office, commercial or industrial purposes shall provide off-street loading spaces in accordance with the following schedule:

Gross Floor Area (Square Feet)	Required No.
<u>Loading Spaces</u> up to 20,000	1
20,001 to 40,000	2
40,001 to 100,000	3
Each additional 60,000 over 100,000	1 additional

(b) An off-street loading/unloading space is an area designed and used for parking one (1) truck or delivery vehicle for bulk pickups and deliveries and which space has access to a public street. One off-street loading space shall be not less than twelve (12) feet in width and fifty (50) feet in length with a vertical height clearance of not less than fifteen (15) feet. Off-street loading spaces shall not be permitted within twenty (20) feet of the right-of-way line of any public or private street, private access or driveway aisle nor within twenty-five (25) feet of the boundary abutting any residential district and such spaces shall not be used in computing required off-street parking spaces. Docks and doors in connection with loading and unloading spaces shall be located to the side or rear of the building.

169.08 VEHICLE QUEUING OR STACKING REGULATIONS.

- (a) Drive-In, Drive-Through Facilities which create lines of customers waiting to be served in vehicles shall provide off-street queuing or stacking lanes on the same lot as the affected principal use.
- (b) The minimum number of required stacking spaces shall comply with the following table and the regulations herein.
 - (1) Stacking spaces shall not be counted towards determining the minimum number of off-street parking spaces.
 - (2) The space in front of the drive-up window or station shall not be counted as a stacking space.
 - (3) For uses not specifically listed in the table or if the Zoning Inspector determines that the number of proposed stacking spaces may be insufficient, the Zoning Inspector may require additional information from the applicant, prepared by a qualified traffic engineer, to determine the appropriate number of spaces.

USE

MINIMUM STACKING SPACES PER LANE OR AS OTHERWISE NOTED

Banks and
Financial Institutions
Including ATMs and Similar Facilities
With Service Windows 6

Restaurants and
Other Establishments Serving and/or
Selling Food and/or Beverages 10

Drug Stores 4

Vehicle Washes
Per Bay Not Including Entry
to Vacuum Stations 6

Service Station Garages
Per Accessible Side of Fuel Island 2

Other Retail and
Service Establishments 4

(c) Design Regulations

- (1) A stacking lane shall be a minimum of nine (9) feet in width.
- (2) A stacking space shall be a minimum of nine (9) feet in width and twenty (20) feet in length.
- (3) A stacking lane shall have clear pavement markings and signage to delineate and identify it and shall not interfere with on-site vehicular or pedestrian circulation or block off-street parking spaces or fire lanes.
- (4) Any adjacent driveway to a stacking lane shall have clear pavement markings and be a minimum width of fourteen (14) feet for one-way vehicular traffic or twenty-four (24) feet for two-way vehicular traffic.
- (5) Vehicles waiting to enter a stacking lane shall not be permitted within any public or private road right-of-way.
- (6) For restaurants and other establishments serving and/or selling food and/or beverages, a minimum of two (2) parking spaces, with a minimum width of nine (9) feet and a length of twenty (20) feet whether perpendicular or angled, shall be provided for vehicles with customers that have placed orders and are waiting for pick-up.

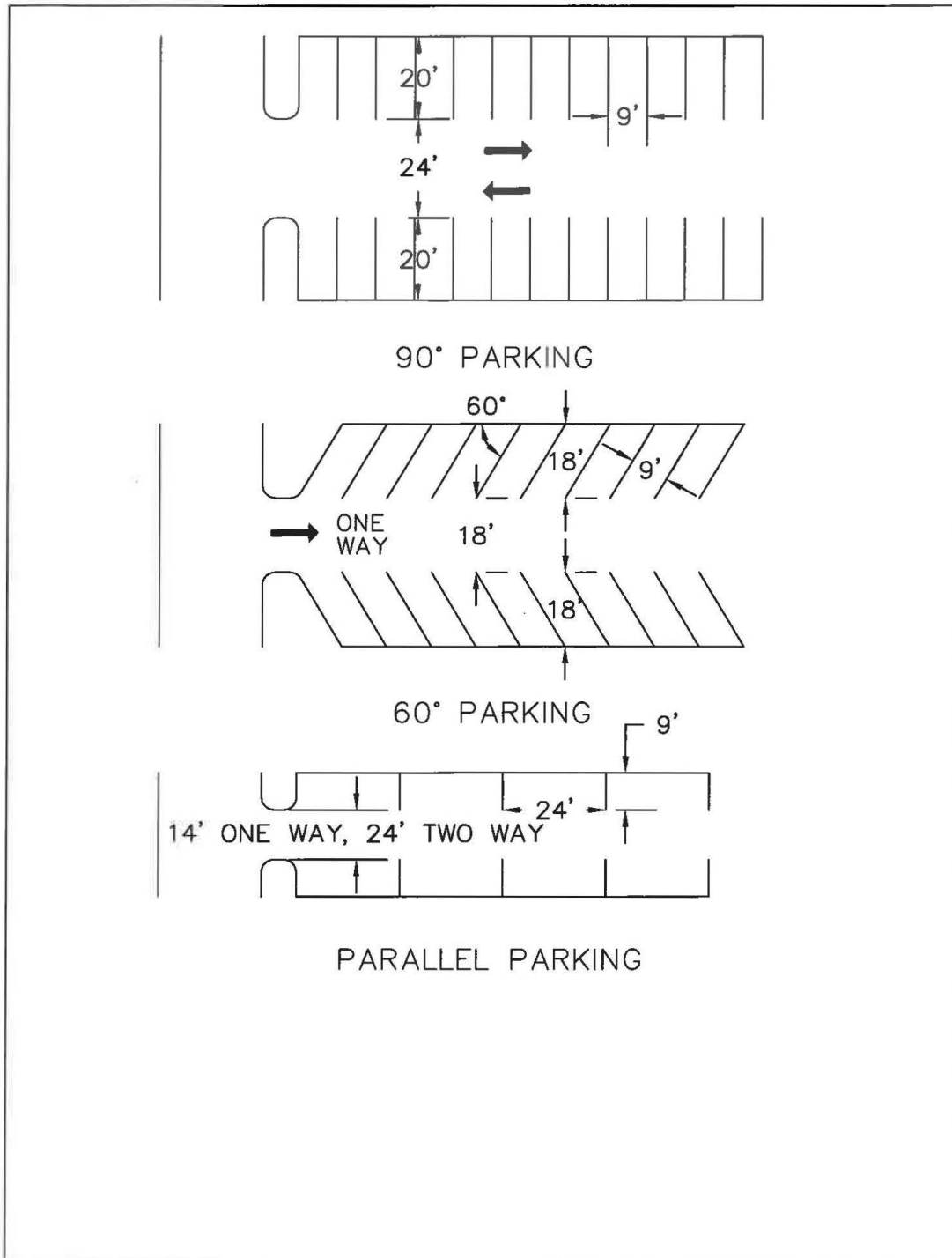


Figure 1