

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 surfaced with concrete, asphalt, pavers or aggregate material. A driveway shall be a minimum of twelve (12) feet in width. The minimum setback shall be in accordance with Section 161.11(b), maximum lot coverage shall apply pursuant to Section 135.03(b)(8), and any riparian crossing shall conform with Section 160.05(g).

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/unloading 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.

See Section 169.09.

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 as an area variance by the Board of Zoning Appeals and shall be subject to such supplementary conditions, including a reciprocal easement agreement, as are imposed by the Board in accordance with Section 117.14.

(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.

(e) Visibility at intersections shall be in accordance with Section 161.09.

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.

(b) All off-street parking spaces shall be striped to facilitate parking and movement into or out of such spaces.

- (c) All street entrances, exits, and aisles 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, filled with concrete and not less than four (4) feet in height or as otherwise specified in this Resolution, may be required by the zoning inspector to ensure public safety.

169.06 PARKING SPACES REQUIRED.

(a) 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 Zoning Inspector based upon the requirement for a similar use. 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.
<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.
Schools (public, parochial or private)	Two (2) for each classroom, plus one (1) for each five (5) 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.
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 two (2) persons capacity plus one (1) for each four (4) 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.
Outdoor Miniature Golf Course	One (1) space for each hole.

<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.
<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 conditional use. In making such a determination, the Board may 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 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 conditional 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/UNLOADING SPACES.

(a) Each building or structure, lot or land used for business, office, commercial or industrial purposes shall provide off-street loading/unloading spaces in accordance with the following schedule:

<u>Gross Floor Area</u> <u>(Square Feet)</u>	<u>Loading Spaces</u>	<u>Required No.</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/unloading 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.

(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.
- (7) A canopy may be erected over a space where an order is taken within a stacking lane. The maximum size of the canopy shall be thirty-four (34) square feet. The maximum height shall be eleven (11) feet.
- (8) A vehicle stacking lane shall be set back a minimum of two (2) feet from any lot line. See also Section 169.05 (f) and Figure 1.
- (9) Preorder, order or menu board signs shall comply with Section 173.11(c)(7).
- (10) There shall be a maximum of two (2) stacking lanes on a lot.
- (11) See also Section 143.06 Drive-In, Drive-Through Regulations.

169.09 PARKING OR STORAGE OF VEHICLES OR TRAILERS.

- (a) The parking or storage of commercial tractors as defined in O.R.C. Section 4501.01(D), semitrailers as defined in O.R.C. Section 4501.01(P), or any vehicle having a gross vehicle weight (gvw) rating of twenty six thousand and one (26,001) pounds or more, other than for the purpose of making temporary delivery or service calls, shall be prohibited in any R-5A, R-3A, CB, P-O, APP, or PPP zoning district. In all other zoning districts, such commercial tractors, semitrailers, or vehicles with a gvw rating of twenty six thousand and one (26,001) pounds or more shall not be parked or stored in front of the principal building on a lot unless they are within a driveway, parking or loading/unloading area and shall be set back from all lot lines in accordance with the regulations for the zoning district in which they are located.
- (b) Any vehicle, motor vehicle, passenger car, collector's vehicle, historical motor vehicle, noncommercial motor vehicle, bus, commercial car, trailer, noncommercial trailer, recreational vehicle, travel trailer, motor home, truck camper, fifth wheel trailer, park trailer, or chauffeured limousine as defined in O.R.C. Section 4501.01 shall not be parked or stored in front of the principal building on a lot in any zoning district unless it is within a driveway, parking or loading/unloading area or within a fully enclosed building, and shall be set back from all lot lines in accordance with the regulations for the zoning district in which it is located.

169.10 DRIVEWAY SETBACK FROM ROAD RIGHT-OF-WAY AT INTERSECTION.

- (a) In any residential zoning district, a driveway shall be set back a minimum of twenty (20) feet from any county, township or private road intersection measured in a perpendicular manner from the edge of the road right-of-way to the nearest edge of the driveway.
- (b) In any nonresidential zoning district, a driveway shall be set back a minimum of forty (40) feet from any county, township or private road intersection measured in a perpendicular manner from the edge of the road right-of-way to the nearest edge of the driveway.
- (c) The minimum driveway setback in any zoning district from a state highway intersection shall be in accordance with the applicable regulations of the Ohio Department of Transportation.

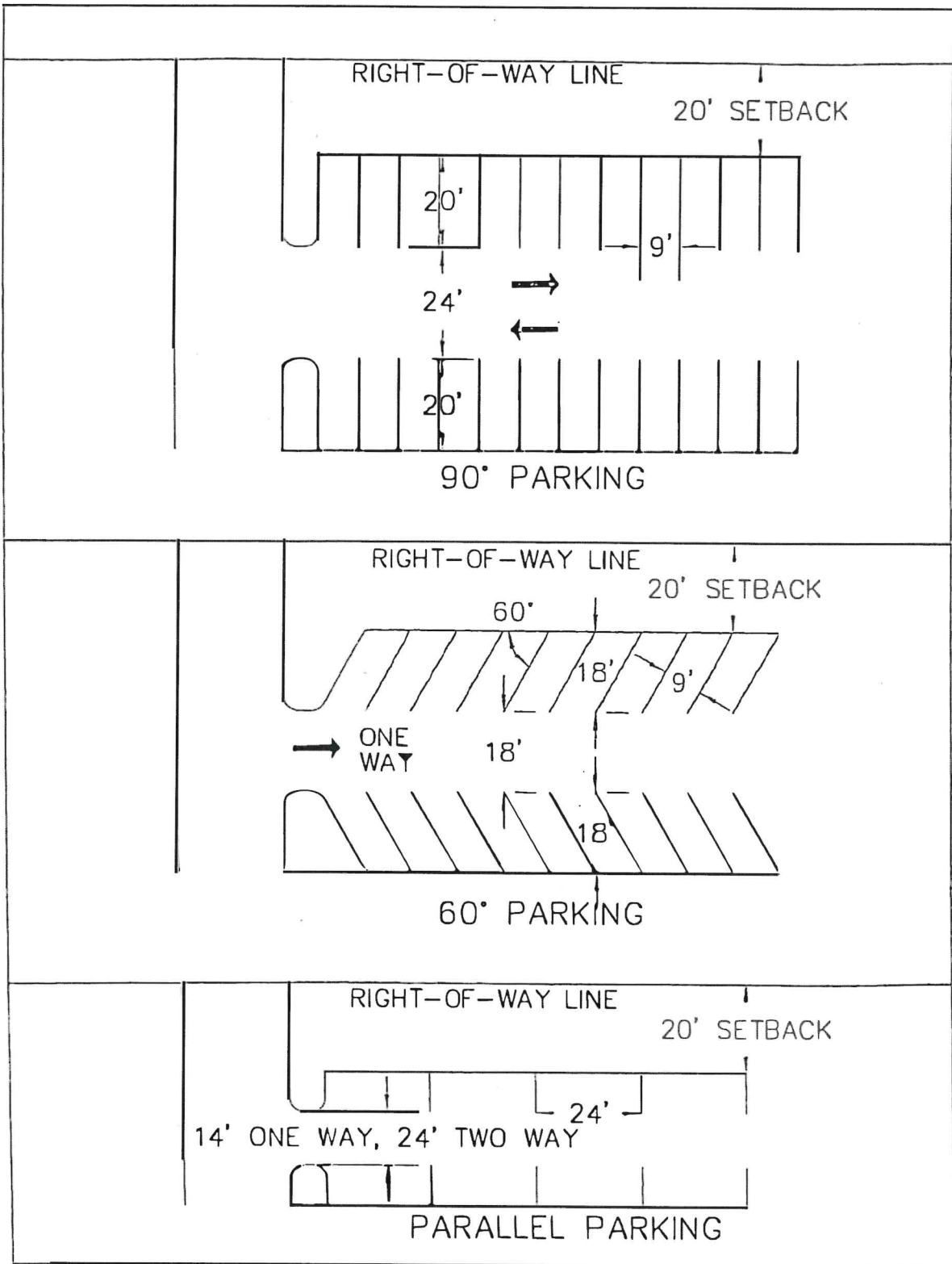


FIGURE 1