

CHAPTER 1258 OFF-STREET PARKING AND LOADING

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1258.01 Purpose

It is the purpose of this section to regulate land use by providing adequate space for off-street parking, loading and maneuvering for all principal and accessory uses. The following provisions are intended to provide safe ingress and egress to all lots, minimize traffic congestion, limit on street parking and reduce noise and visual impact of vehicular movement and loading activities.

1258.02 General Parking and Loading Requirements

- A. When there is a new use of an existing building or structure, which does not require enlargements or additions, it shall comply with the requirements of this section.
- B. Any person who initiates substantial modifications, rebuilds, or structurally alters to the extent of more than fifty (50) percent in the floor area, dwelling units or seating capacity on any lot, shall provide off-street parking, loading and maneuvering spaces in compliance with this Chapter.
- C. All off-street parking and loading spaces, as required by this section, shall be located on the same parcel as the building or use requiring the spaces, except as otherwise provided for in this chapter.
- D. Off-street parking and loading spaces required for any use not specifically listed herein shall be the same as that required for a similar use.
- E. Surfacing and Drainage. All off-street parking and loading areas and driveways for multi-family and non-residential uses shall be surfaced with concrete, bituminous asphalt or other dust free material other than gravel or loose fill and graded to drain all surface water towards the interior of the parking lot. An internal storm drainage system shall be provided and connected to the nearest outlet subject to regulations and approval of the Village Engineer. Concrete curbs may also be required as part of the overall drainage design for all or part of the parking lot, loading area, or driveway perimeter.¹

¹ Amended Ord. 27-2006; Effective August 1, 2006

- F. Maintenance. The owner or operator of property used for parking and loading shall maintain such area in good condition so that it is safe, clean, dust-free, attractive and free of any hazard, nuisance or other unsafe condition. Striping for parking spaces shall be maintained in good condition.
- G. Maneuvering. Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a parcel except within the required minimum front, side and rear setback area. It may include an aisle or circulation area. For single and two-family residences it may include a driveway, street or parking space.
- H. Wheel Stop Device. Whenever a parking lot or loading area extends to a property line, sidewalk, planting strip or building, a wheel stop device consisting of concrete stops, a permanent concrete curb, an expanded sidewalk or other suitable restraint shall be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian circulation way or sidewalk, or damaging any structure or landscaping. Minimum height shall be five (5) inches and the minimum length six (6) feet. A wheel stop device shall not be required where a guardrail or other suitable barrier is provided to prevent intrusion into a protected area.

1258.03 Access Drives

- A. Access drives shall be designed to provide no more than general egress and ingress to the parking lot. The number and location of access drive shall be subject to review and approval by the Planning Commission for the purpose of eliminating traffic congestion on the public streets and for the purpose of promoting proper internal circulation within the off-street parking area.
- B. Size. Driveways shall be at least eight (8) feet wide and at least 18 feet in length. An access drive leading to parking, loading, or storage spaces herein required for multiple dwellings and nonresidential uses shall not be more than twenty-four (24) feet in width. Driveway widths may be extended to a maximum of 35 feet with approval by the Plan Commission.²
- C. Setbacks
 - 1. *Side Setbacks*. Driveways shall have at least a three (3) foot maintenance setback from all side property lines, except where driveways are shared between two or more property owners.
 - 2. *Public Street Intersection Setbacks*. Driveway curb cuts shall be setback at least thirty (30) feet from the nearest intersection of a public street or alley.
- D. Construction. All new driveway aprons and driveways shall be paved with a durable, hard surface such as: concrete, asphalt, or comparable material. Any and all

² Amended Ord. 27-2006; Effective August 1, 2006

existing driveways constructed of stone, gravel or similar material, as of the date of this Ordinance, may hereafter be replenished or repaired with similar materials as originally constructed. 77(a)

- E. Time of Construction. Driveways shall be constructed prior to occupancy.
- F. Circular Driveway. A minimum lot width of one hundred fifty (150) feet shall be required for lots which contain circular or U-shaped (horse-shoe) driveways.

1258.04 **Drive-up Stacking Area**

Any use having a drive-up window shall provide an on-site stacking area to minimize off-site traffic congestion while waiting for service. A detailed Site Plan shall be supplied to the Planning Commission for its review and approval.

1258.05 **Off-Street Parking Lot Requirements**

All off-street parking facilities and landscaping plans shall be submitted to the Zoning Inspector for review and approval. The Zoning Inspector may seek review and recommendation from the Planning Commission.

A. Parking and Storage of Vehicles and Trailers

1. *Private Residential Parking*

- a) No motor vehicle shall be parked or stored in a front or side yard of any "A", "S" or "R" district or a residence located within a "C" district, except in a driveway or an approved parking lot (See (e) below for parking and storage of recreational vehicles).
- b) For single-family and two family dwellings, one required parking space may be positioned behind another.
- c) No more than one private detached garage structure accessory to a residence in a non-agricultural district shall be permitted on a lot in addition to one attached garage.
- d) Occupant Guest Parking. Open parking of cars accessory to a residence use shall be limited to those actually used by the residents, or for temporary parking of guests.
- e) Recreational Vehicles. The parking of vehicles utilized for recreational purposes, including all-terrain vehicles, racing vehicles, campers, boats, boat trailers, and utility trailers in any "A", "S" or "R" district or a residence located within a "C" district shall be subject to the following. Working agricultural farms are excluded from this requirement.

(1) Parking or storage of recreational vehicles is permitted between April 1st and October 31st of each calendar year provided it is parked behind the front

line of the main residential structure and includes the entire connected building, regardless of use and provided that it is not closer than five (5) feet to any lot line. Said recreational vehicle shall not be parked on grass, but must be parked on a continuous full, hard surface pad such as concrete, asphalt, gravel or stone. Such full, hard surface pad shall extend a minimum of one foot (1') beyond the perimeter of all recreational vehicles.

(2) Parking or storage of recreational vehicles is not permitted between November 1st and March 31st of each calendar year, except in a rear yard and then only if the vehicle is not closer than five (5) feet to any lot line. Said recreational vehicle shall not be parked on grass, but must be parked on a continuous full, hard surface pad such as concrete, asphalt, gravel or stone. Such full, hard surface pad shall extend a minimum of one foot (1') beyond the perimeter of all recreational vehicles.

(3) Only two (2) vehicles utilized for recreational purposes, including all-terrain vehicles, racing vehicles, campers, boats, boat trailers, and utility trailers may be parked or stored as outlined above.

(4) Recreational equipment which is so parked shall not have fixed connections to electrical, water, gas or sewer facilities; and shall not be used for living or housekeeping purposes.

(5) Recreational equipment which is so parked shall be kept in good repair and shall have affixed thereto a current registration license plate. Such recreational vehicle must be titled to, leased, or used exclusively by one of the permanent occupants of the residence where the vehicle is located.

(6) Corner lots. Any recreational vehicle parked on a corner lot must be located far enough back from the intersection so as not to obstruct the view of oncoming traffic while crossing the intersection.

- f) No inoperable or unregistered vehicle shall be parked within an "A", "S" or "R" District or a residence located within a "C" district, but may be stored in an enclosed building.
- g) No commercial vehicles as herein defined shall be stored or parked overnight in an "A", "S" or "R" district or a residence located within a "C" district, excluding vehicles which are stored in an enclosed building. Short term parking, during the day, of a commercial vehicle for conveying tools and materials to the premises, for use on the premises, or the delivery for moving of goods to or from the dwelling unit is exempt from this section.

2. *Multifamily and Nonresidential Land Use Parking*

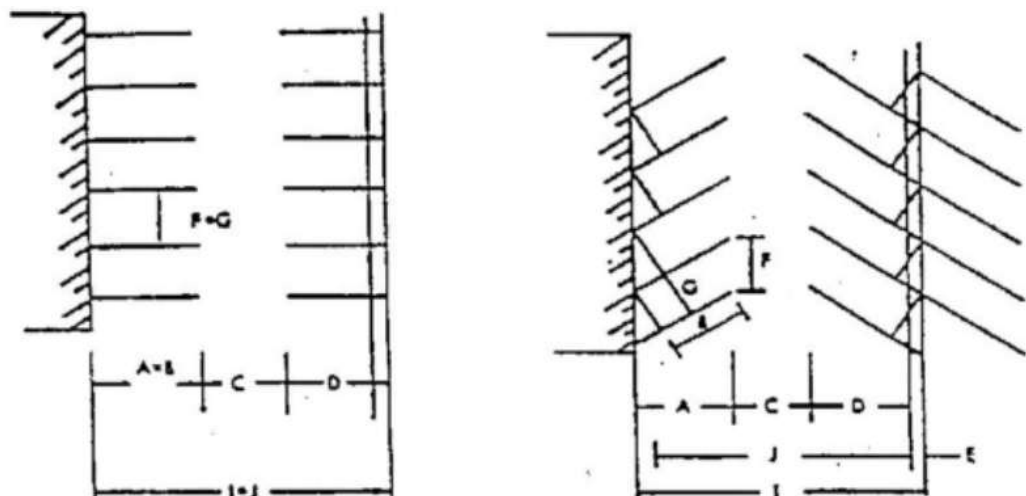
- a) All multifamily and nonresidential use parking shall be in parking lots on the same lot as the principal use.³

³ Amended Ord. 27-2006; Effective August 1, 2006

- 1) Exception: Upon appeal to and approval by the Board of Zoning Appeals, off-street parking may be permitted in an "S" or "R" district to service an industrial or commercial use. Such request shall be filed as an Exception in accordance with the provisions under **Chapter 1242** (Board of Zoning Appeals).
- 2) Off-street parking areas for multi-family and nonresidential uses shall conform to all yard requirements of the Districts in which they are located, except where they are interconnected across property lines.

B. Design and Dimensions.

1. *Modification of Parking Space*: Modification of dimensions or design is subject to review by the Village Fire Chief and Planning Commission.
2. *Surface Construction*. All parking surfaces shall be constructed of an all-weather, paved surface. Paving shall normally consist of concrete, asphalt, or paver brick. Parking area surfaces shall be maintained to keep them from deterioration which affects drainage flow or generates dust.⁴
3. *Striping and Marking*. Parking lot spaces and aisles shall be clearly designated and marked in paint to assure approved utilization of space, direction of traffic flow and general safety. Attention to emergency vehicle access shall be considered and incorporated into the design.
4. *Dimensions*. Parking spaces shall meet the following dimensional requirements and design as listed and illustrated in the following figures and table.



DIMENSION (In Feet)	ANGLE (Degrees)
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⁴ Amended Ord. 27-2006; Effective August 1, 2006

	<u>45</u>	<u>60</u>	<u>75</u>	<u>90</u>
A. Stall Depth to Wall	17	18.5	19	18
B. Stall Depth Parallel to Vehicle	18	18	18	18
C. Aisle Width	12	16	22	25
D. Stall Depth to Interlock	15	17	18	18
E. Stall Depth Reduction Due to Interlock	2	1.5	1	0
F. Stall Width (Parallel, to Aisle)	12.7	10.4	9.3	9
G. Stall Width Perpendicular to Vehicle	9	9	9	9
I. Module Width, Wall to Wall	46	54	60	61
J. Module Width Interlock to Interlock	42	51	58	61

5. *Bumper Overhang.* For bumper overhang, deduct one-half (0.5) foot from stall depth to wall or three (3) feet from wall to wall for 45 degree and 60 degree parking. The equivalent dimensions for 75 degree and 90 degree parking are two (2) feet and four (4) feet respectively.
6. *Landscaping and Screening.* Landscaping and screening of multi-family and nonresidential off-street parking lots shall be required pursuant to [Section 1257.09.E](#). (Off-Street Parking Lot Landscaping and Screening) made up of fences, landscaping, or combinations thereof. For the purposes of this regulation, perimeter driveways and queuing or service lanes shall be considered parking lots and subject to landscape area and screening requirements.⁵
7. *Lighting.* Lighting established for the purpose of illuminating off-street parking and loading lots and areas shall utilize lighting fixtures whose hood, lens or combination thereof, allows no direct beams of light from the fixture to be seen from off the property and shall reflect light away from adjoining residential properties or public way.
8. *Handicapped Parking.* Parking spaces shall be provided for the disabled and handicapped for all public, semi-public, commercial and industrial buildings.
 - a) The number of spaces which shall be reserved are one (1) accessible space for each twenty-five (25) total parking lot spaces for the first one hundred (100) spaces and one (1) additional space for each fifty (50) spaces thereafter.
 - b) Parking spaces for the handicapped shall be reserved and designated with a standing sign (not painted on the pavement), displaying the symbol of accessibility.

⁵ Amended Ord. 27-2006; Effective August 1, 2006

- c) Parking spaces and loading zones shall be located on the shortest possible circulation route to an accessible entrance. In separate parking structures, or lots that do not serve a particular building, parking spaces shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility. Parked vehicle overhangs shall not reduce the clearance of an accessible circulation route.
- d) Parking spaces shall be at least ninety-six (96) inches wide and shall have an adjacent access aisle forty-eight (48) inches wide minimum. Two (2) accessible parking spaces may share a common access aisle. Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with applicable sections of the Ohio Basic Building Code.
- e) Curb ramps shall be required for handicapped access. Minimum width shall be thirty-six (36) inches with a maximum ramp slope of 1:10.

1258.06 **Number of Required Parking Spaces**
 1258.07

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
1. Residential Dwellings	
Boarding House, Tourist Home, Dormitory	One (1) for each sleeping room or tenant, whichever is greater
Single, Two Family	Two (2) for each unit
Multi-family	Two (2) for each unit
2. Semi-Public/Institutional	
Adult Day Care, Community Centers, Church Social Centers	One (1) for every 300 square feet of gross floor area
Child Day Care or Nursery School	Six (6) or two for each classroom whichever is greater
Church or Temple	One (1) for every four (4) seats in main assembly area/auditorium
Elementary School	Two (2) for each office and classroom and two (2) for every ten (10) seats in the main auditorium or similar place of public assembly

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
High School, College or Technical School	Two (2) for each office and classroom and two (2) for every ten (10) seats in the main auditorium or similar place of public assembly
Hospital	One (1) for every bed
Institutional Health Care Facility	One (1) for every bed
Libraries, Museums, Art Galleries, or Community Centers	10 or one (1) for every 300 square feet of gross floor area whichever is greater
3. Recreational	
Bowling Alley	Four (4) for each alley
Campground	1.5 spaces for each site
Golf Course	Four (4) for each hole
Health Spa	One (1) for every 300 square feet of floor area
Lodge or Club	One (1) for every five (5) members
Skating Rinks	One (1) for every 100 square feet of gross floor area.
Swimming Pools	One (1) for every 50 square feet of water surface area and one (1) for every 30 square feet of gross floor area for spectator seating
Tennis Courts/Racquet Clubs	Two (2) for each court
4. Commercial	
Animal Care Facilities/Kennels	One (1) for every 200 square feet of gross floor area
Auction/Market, Flea Market	One (1) for every 200 square feet of gross floor area or outdoor sales area
Auditorium, Theaters, Arenas or Conference Centers	One (1) for every ten (10) seats or one (1) for every 30 square feet of gross floor area, whichever is greater
Banks or Financial Institutions	Four (4) parking spaces, plus one (1) additional space for each 400 square feet of floor area over 1,000

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Banquet / Recreational Hall	One (1) for every 200 square feet of gross floor area
Bar, Restaurant or Tavern	One (1) for every 100 square feet of gross floor area
Boarding of Livestock and domesticated pets	One (1) for every 200 square feet of gross floor area
Funeral Home / Mortuary	One (1) for every 200 square feet of gross floor area
Hotel / Motel	One (1) for every room
Motor Vehicle, Agricultural Implement, Recreational Vehicle, or Manufactured Home Sales	One (1) for every 5,000 square feet of lot area and one (1) for every 300 feet of gross floor area
Motor Vehicle Service /Repair	Two (2) for each service bay or one (1) for every 2 (two) pumps, whichever is greater
Offices	Four (4) parking spaces, plus one (1) additional space for each 400 square feet of floor area over 1,000
Retail Store (appliance, printing, salon, hardware, carry-out, furniture, etc.)	One (1) for every 200 square feet of floor area
Self Service Storage Facility	Two (2) for on site manager or office
Shopping Center	One (1) for every 200 square feet of leasable area
5. Manufacturing/Industrial	
Warehousing	One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises;
	PLUS
	For the first 20,000 square feet of gross floor area, one for each 1,000 square feet of gross floor area;
	PLUS

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
	For any amount over 20,000 square feet of gross floor area, but less than 120,000 square feet, one for each additional 5,000 square feet of gross floor area; PLUS For any amount over 120,000 square feet of gross floor area, one for each additional 10,000 square feet of gross floor area.
Manufacturing or Other Industrial Use	One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises; PLUS For the first 20,000 square feet of gross floor area, one for each 750 square feet of gross floor area; PLUS For any amount over 20,000 square feet of gross floor area, but less than 120,000 square feet, one for each additional 1,500 square feet of gross floor area; PLUS For any amount over 120,000 square feet of gross floor area, one for each additional 3,000 square feet of gross floor area.

1258.08 Loading Spaces

- A. No loading spaces shall be located in a front yard.
- B. No loading spaces shall be located closer than fifty (50) feet to any other lot in a "A", "S" or "R" District.
- C. All loading spaces shall have minimum dimensions of twelve (12) feet in width and fifty (50) feet in length, exclusive of any driveway, aisle, or other circulation docking area, and have a clearance height of not less than fifteen (15) feet.
- D. Loading spaces shall be required for each building use or occupancy as follows:

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Commercial or institutional use:	1) Less than 10,000 square feet -none required
	2) 10,000 to 100,000 square feet -one (1) space
	3) Plus one (1) for each additional 100,000 s.f.

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Each manufacturing or industrial use:	1) Under 5,000 square feet -none required
	2) 5,000 to 10,000 square feet – one (1) space
	3) 10,000 to 30,000 square feet -two (2) spaces
	4) Plus one (1) for each additional 50,000 s.f.

