

ARTICLE 12: OFF-STREET PARKING AND LOADING FACILITIES

- 1200 GENERAL PARKING FACILITIES.
- 1201 OFF-STREET PARKING DESIGN STANDARDS.
- 1202 DETERMINATION OF REQUIRED SPACES.
- 1203 JOINT OR COLLECTIVE PARKING FACILITIES.
- 1204 OFF-STREET STORAGE AREAS FOR DRIVE-IN SERVICES.
- 1205 PARKING OF UNLICENSED VEHICLES.
- 1206 PARKING SPACE REQUIREMENTS.
- 1207 HANDICAPPED PARKING.
- 1208 POSTING OF ELEVATED SIGN.
- 1209 PROHIBITED STANDING, STOPPING, OR PARKING.
- 1210 EXTENSION OF LAWFUL PARKING PERIOD.
- 1211 MARKING OF LOCATIONS.
- 1212 ELDERLY HOUSING PARKING.
- 1213 OFF-STREET LOADING SPACE REQUIREMENTS.
- 1214 OFF-STREET LOADING DESIGN STANDARDS.

ARTICLE 12

OFF-STREET PARKING AND LOADING FACILITIES

1200 GENERAL PARKING FACILITIES.

1. In all districts, except the Business District, at any time any building, structure, and/or use of land is erected, enlarged, increased in capacity, or used, there shall be provided for every use off-street parking spaces for automobiles in accordance with the provisions of Section 1200 through 1214 of this Article. A parking plan shall be required for all uses except for single or two-family residential uses. The parking plan shall be submitted to the Zoning Inspector/Administrator as a part of the application for a zoning permit. The plan shall show the boundaries of the property, parking spaces, and access driveways, circulation patterns, drainage and construction plans, and boundary walls, fences, and a screening plan, as appropriate; and
2. In the Commercial District, whenever a building is constructed or established, after the effective date of this Ordinance is changed, in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building, or use existing prior to the effective date of this Ordinance, is enlarged in floor area, or in the area used, such building or use shall then and thereafter comply with the parking requirements set forth herein.

1201 OFF-STREET PARKING DESIGN STANDARDS.

1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than 160 (10X16) square feet exclusive of access drives or aisles, and shall be of usable shape and condition;
2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows:
 - A. For one single-, two-, or three-family residential dwellings, the access drive shall be a minimum of nine (9) feet in width;
 - B. For all other residential uses and all other uses, the access drive shall be a minimum of eighteen (18) feet in width; and

- C. All parking spaces, except those required for single, two-, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
3. **Setbacks:** The Location of off-street parking facilities for more than five (5) vehicles may be located in required yards as specified elsewhere in this Ordinance notwithstanding the requirements specified in the Official and Supplementary Schedules of District Regulations and Dimensional Requirements. In no case, however, shall the parking area be located closer than four (4) feet to any street or alley;
 4. **Screening:** In addition to the setback requirements specified in this Ordinance for off-street parking facilities for more than five (5) vehicles, screening shall be provided on each side of a parking area that abuts any Residential District. Screening shall comply with the requirements of Section 1021 of this Ordinance;
 5. **Paving:** Unpaved areas shall be maintained and take proper dust control measures;
 6. **Drainage:** All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designated to prevent the excess drainage of surface water onto adjacent properties, walkways, or onto the public streets. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system;
 7. **Barriers:** Whenever a parking lot extends to a property line, fencing, wheel stops, curbs, or other suitable barriers shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line;
 8. **Visibility:** Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a distance of four (4) feet by any pedestrian or motorist approaching the access or driveway from a public or private street or alley;
 9. **Marking:** All parking areas for twenty (20) or more spaces shall be marked with paint lines, curb stones, or in some other manner, approved by the Zoning Inspector/Administrator, and shall be maintained in a clearly visible condition;
 10. **Maintenance:** Any owner of property used for parking areas shall maintain such areas, in good condition, without holes and free of all dust, trash, or other debris;

11. Signs: Where necessary, due to multiple curb cuts, the entrances, exits, and the intended circulation pattern of the parking area shall be clearly marked; and
12. Lighting: Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property in any residential district.

1202 DETERMINATION OF REQUIRED SPACES.

In computing the number of parking spaces required by this Ordinance, the following rules shall apply:

1. Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross horizontal area of all the floors of a non-residential building measured from the faces of the exterior walls, excluding only stairs, washrooms, elevator shafts, and similar non-usable areas.
2. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated or each eighteen (18) lineal inches of benches, or pews, except where occupancy standards are set by the fire marshal.
3. Fractional numbers shall be increased to the next whole number.
4. The parking space requirements for a use, not specifically specified in this Ordinance, shall be determined following the procedure for "substantially similar uses" as required by Section 1206 of this Ordinance.

1203 JOINT OR COLLECTIVE PARKING FACILITIES.

The joint or collective provision of required off-street parking areas shall comply with the following standards and requirements:

1. All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not farther than five-hundred (500) feet from the building served;
2. Not more than fifty (50) percent of the parking spaces required for theaters, bowling alleys, dance halls, night clubs, taverns, and similar uses, and up to one-hundred (100) percent of the parking spaces required for churches, schools, auditoriums, and similar uses may be provided and jointly used by banks, offices, retail stores, repair shops, service establishments, and similar uses that are not normally open, used, or

operated during the same hours as the uses with which such spaces are jointly or collectively used; and

3. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to the form by legal counsel, and filed with the application for a zoning permit.

1204 OFF-STREET STORAGE AREAS FOR DRIVE-IN SERVICES.

Establishments which, by their nature, create lines of customers waiting to be served within automobiles shall provide off-street storage areas in accordance with the following requirements:

1. Photo pickups, restaurants, drive-thru beverage docks, lending institution automatic teller machines and drive-thru banking facilities, and other similar commercial establishments that can normally serve customers in three (3) minutes or less shall provide no less than five (5) storage spaces per window;
2. Self-serve automobile washing facilities shall provide no less than three (3) storage spaces per stall. All other automobiles washing facilities shall provide a minimum of six (6) storage spaces per entrance; and
3. Motor vehicle service stations shall provide no less than two (2) storage spaces for each accessible side of a gasoline pump island. Gasoline pumps shall no be located closer than twenty (20) feet to any street right-of-way line.

1205 PARKING OF UNLICENSED VEHICLES.

The parking of a unlicensed vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

1206 PARKING SPACE REQUIREMENTS.

For the purpose of this Ordinance, the following parking space requirements shall apply and the number of parking spaces required for uses not specifically mentioned shall be determined by the Planning Commission following the "substantially similar use" procedure as specified in Sections 611 to 615 of this Ordinance.

1. Residential Uses:
 - A. Single-Family or two-family dwellings - Two (2) for each unit.

- B. Apartments, Townhouses, or Multi-family dwellings - Two (2) for each unit.
2. Commercial Related Uses:
- A. Animal Hospital and Kennels - One (1) for each four-hundred (400) square feet of floor area and one (1) for each two (2) employees.
 - B. Motor Vehicle Repair Station - One (1) for each four-hundred (400) square feet of floor area and one (1) for each employee.
 - C. Motor Vehicle Salesroom - One (1) for each four-hundred (400) square feet of floor area and one (1) for each employee.
 - D. Motor Vehicle service station - Two (2) for each service bay and one (1) for every two (2) gasoline pumps.
 - E. Car washing facilities - One (1) for each employee.
 - F. Banks, financial institutions, post offices, and similar uses - One (1) for each two-hundred, fifty (250) square feet of floor area and one (1) for each employee.
 - G. Barber and Beauty shops - Two (2) for each barber or beauty operator and one for each employee.
 - H. Carry-out restaurants - One (1) for each two-hundred (200) square feet of floor area and one for each two employees.
 - I. Drive-in restaurants - One (1) for each one-hundred, twenty-five (125) square feet of floor area and one (1) per each two (2) employees.
 - J. Hotels, motels - One (1) for each sleeping room plus one (1) space for each two (2) employees.
 - K. Boarding, Rooming, Tourist, and Bed/Breakfast Home - One (1) for each sleeping room.
 - L. Furniture, appliance, hardware, machinery, or equipment sales and service, and wholesale establishments - Two (2) for every 1000 square feet of floor space plus one for every 200 square feet of floor space thereafter.
 - M. Consumer and trade service uses not otherwise specified - One (1) for each employee.
 - N. Funeral homes, mortuaries and similar types of uses - One (1) for each fifty (50) square feet of floor area in slumber rooms, parlors, or service rooms.
 - O. Laundromats - One (1) for every two (2) washing machines.
 - P. Administrative business and professional office uses - One (1) for each two-hundred (200) square feet of floor area.
 - Q. Sit-down restaurants, tavern, night clubs, and other similar uses - One (1) for each three persons of capacity.

- R. Retail stores - One for each one-hundred, fifty (150) square feet of floor area.
 - S. All other types of business or commercial uses permitted in any business district - One (1) for each one-hundred, fifty (150) square feet of floor area.
3. Recreational and Entertainment Uses:
- Bowling alleys - Four (4) for each alley or lane; one (1) for each three (3) persons of capacity of the area used for restaurant, cocktail lounge, or similar use; and one (1) for each three (3) employees.
 - A. Dance halls, skating rinks - One (1) for each one-hundred (100) square feet of floor area used for the activity; one (1) for each three (3) persons and one for each three (3) employees.
 - B. Outdoor swimming pools: Public, community, or club - One (1) for each ten (10) persons of capacity, and one (1) for each three (3) persons of capacity for a restaurant.
 - C. Auditoriums, sports arenas, theatres, and similar uses - One (1) for each four (4) seats.
 - D. Miniature golf courses - Two (2) for each hole and one (1) for each employee.
 - E. Private clubs and lodges - One (1) for each ten (10) members.
 - F. Tennis facilities, racquetball facilities, or similar uses - Two (2) for each playing area; one (1) for each employee; and one (1) for each one-hundred (100) square feet of other activity area.
4. Institutional Uses:
- A. Churches and other places of religious assembly - One (1) for each eight (8) seats in main assembly room, or one for each classroom, whichever is greater.
 - B. Hospitals - One (1) for each three (3) beds.
 - C. Sanitariums, homes for the aged, nursing homes, rest homes, and similar uses—One (1) for each three (3) beds plus one (1) for each employee.
 - D. Medical and dental clinics—One (1) for every one-hundred (100) square feet of floor area plus one (1) for every two (2) employees.
 - E. Libraries, museums, and art galleries - Ten (10) and one (1) for each three-hundred (300) square feet floor area in excess of two-thousand (2,000) square feet.

5. Educational Institution (Public, Parochial, or Private) Uses:
 - A. Elementary schools and kindergartens—Four (4) for each classroom or one (1) for every four (4) seats in auditoriums or assembly halls; and one for each additional non-teaching employee.
 - B. High schools and middle schools - One (1) for every ten (10) students, or one for each teacher and employee, or one for every four seats in the auditoriums, assembly areas or sports fields, whichever is greater.
 - C. Business, technical, and trade schools—One (1) for each two (2) students plus one (1) for every two (2) employees.
 - D. Childcare centers, nursery schools, and similar uses—One (1) for every five (5) children.
6. Manufacturing Uses:
 - A. All types of manufacturing, storage, and wholesale uses permitted in any industrial district - One (1) for every employee (on the largest shift for which the building is designed, and one (1) for each motor vehicle used in the business.
 - B. Cartage, express, parcel delivery, and freight terminals - One-and - one-half ($1\frac{1}{2}$) for every one (1) employee (on the largest shift for which the building is designed) and one (1) for each motor vehicle maintained on the premises.

1207 HANDICAPPED PARKING.

1. "Special License Plates" and "Removal Windshield Placard" mean any license plates or removal windshield placards or temporary removable windshield placard issued under the Ohio Revised Code Section 4503.41 or 4503.44, and also means any substantially similar license plates or removable windshield placard or temporary removable windshield placard issued by a state, district, country, or sovereignty;
2. The Village Administrator or his/her designee is hereby authorized to designate on public property special parking places of suitable size and location for the exclusive use of handicapped persons and persons transporting handicapped persons; and
3. No person shall park in a clearly marked space reserved for handicapped persons under this subsection without displaying a license plate or parking card for handicapped persons.

1208 POSTING OF ELEVATED SIGN.

Each space designated under this section for handicapped parking shall be identified through the posting of an elevated sign, permanently fixed, imprinted

with the international symbol of access and located reasonably close to exits, entrances, elevators, and ramps.

1209 PROHIBITED STANDING, STOPPING, OR PARKING.

No person shall stop, stand, or park any motor vehicle at special parking locations, as provided for handicapped persons under this section or at special parking locations provided for handicapped persons or on privately owned parking lots, parking garages or together parking areas and designated in accordance with this section, unless displaying a license plate or parking placard for handicapped persons.

1210 EXTENSION OF LAWFUL PARKING PERIOD.

When a motor vehicle is being operated by, or for the transport of a handicapped person and is displaying a license plate or parking placard for handicapped persons, the motor vehicle shall be permitted to park for a period of two hours in excess of the legal parking period permitted by the Municipality, except where a local ordinance or police rule provides otherwise or where the vehicle is parked in such a manner as to be clearly a traffic hazard.

1211 MARKING OF LOCATIONS.

No owner of an office, facility or parking garage shall fail to properly mark special parking locations for the handicapped or fail to maintain the marking of special locations, including the erection and maintenance of the fixed signs.

1212 ELDERLY HOUSING PARKING.

1. Each parking space provided for an elderly housing facility shall:
 - A. Have as a minimum measure, nine (9) feet in width and twenty (20) feet in length, with aisles measuring twenty-one (21) feet in width.
2. Be provided one (1) such parking space per dwelling unit and per regular shift employee, except that the Board of Zoning Appeals may approve a parking plan for an elderly housing facility which provides three (3) parking spaces for every four (4) dwelling units and one (1) per regular shift employee; and
3. Have a site plan that includes a set-aside of landscaped area, which set-aside is not part of any open space requirement, and which shall be accessible to egress/entrance for parking purposes, should subsequently additional parking spaces be deemed necessary by the Board of Zoning Appeals.

1213 OFF-STREET LOADING SPACE REQUIREMENTS.

In any district, every building or part thereof, hereafter erected and having a gross floor area of three-thousand (3,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods displayed, retail store, wholesale store, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with the building, at least one off-street loading space, and one additional loading space for each ten-thousand (10,000) square feet or fraction thereof of gross floor area so used in excess of three-thousand (3,000) square feet.

1214 OFF-STREET LOADING DESIGN STANDARDS.

1. Loading Space Dimensions: Each loading space shall have minimum dimensions not less than twelve (12) feet in width, sixty-five (65) feet in length, and a vertical clearance of not less than fourteen (14) feet;
2. Setbacks: Notwithstanding other provisions of this regulation and the Official Schedule of Permitted Uses and Dimensional Requirements, off-street loading spaces may be located in the required rear of the side yard of any Industrial or Commercial General district; provided, that not more than ninety percent (90%) of the required rear or side yard is occupied, and no part of any loading space shall be permitted closer than fifty (50) feet to any Residential District, no closer than one-hundred (100) feet from any Industrial District, no closer than five (5) feet from any street or alley;
3. Screening: In addition to the setback requirements specified above, screening shall be provided on each side of an off-street loading space that abuts any Residential District. Screening shall comply with the requirements of Sections 1021 of this Ordinance;
4. Access: All required off-street loading spaces shall have access from public street or alleys in such a manner that any vehicles leaving the premises shall be traveling in a forward motion;
5. Paving: All required off-street loading spaces, except for uses within any Industrial District, if said loading spaces are at least two-hundred (200) feet from any Residential District, together with driveways, aisles, and other circulation areas, shall be surfaced with an asphalt or portland cement binder pavement in order to provide a durable or dust free surface. Where paving is not required, proper dust control measures shall be undertaken and maintained;
6. Drainage: All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the excess drainage of

surface water on to adjacent properties, walkways or onto the public streets. Arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system; and

7. Lighting: Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining properties.