

## ARTICLE VI OFF-STREET PARKING, LOADING, AND DRIVE-THROUGH REGULATIONS

### SECTION 600 OFF-STREET PARKING, LOADING, AND DRIVE-THROUGH SPACES REQUIRED

- 600.01 Off-Street Parking, Loading, and Drive-Through Spaces Required.** No building or structure shall be erected, substantially altered, changed in use, or any land used or changed in use unless adequately maintained off-street parking spaces, either in garages or open parking areas, off-street loading spaces, and off-street waiting spaces have been provided for uses for which such spaces are required in accordance with the provisions of this section. The provisions of this section shall not apply to any building, structure or land use existing before the effective date of this zoning resolution or any amendment thereto unless such building, structure, or use is altered or changed. The number of off-street parking spaces, loading spaces, and drive-through waiting spaces for such existing uses shall not be reduced to an amount less than required for a new land use as specified in this section.
- 600.02 Parking Plan Required.** A parking plan shall not be required for single-family or two-family residential uses. All other land uses shall require submission of a parking plan to the Zoning Inspector as a part of the application for a zoning permit. The parking plan shall show boundaries of the property, parking spaces, loading areas, drive-through waiting spaces, circulation patterns, drainage plans, construction plans for any boundary walls or fences, a screening plan, and the location of adjacent houses or buildings.
- 600.03 Location of Required Spaces.** Required off-street parking, loading, and drive-through waiting spaces shall be provided upon the same parcel of land containing the use for which it is required unless otherwise specifically authorized within this zoning resolution.

### SECTION 601 HANDICAPPED PARKING REQUIREMENTS

- 601.01 Handicapped Parking Required.** Excluding all residential uses, all off-street parking facilities shall have designated therein a minimum number of reserved spaces for parking of vehicles operated by or transporting handicapped persons as defined in Section 4511.69 of the Ohio Revised Code.
- 601.02 Number of Spaces Required.** Each parking area shall have at least one (1) parking space so designated or two percent (2%) of the parking spaces available so designated, whichever number is higher.
- 601.03 Location of Spaces.** Parking spaces designated for handicapped parking shall be located nearest to the applicable facility. Each space designated for handicapped parking shall be clearly and appropriately identified by the standard handicapped parking symbol and shall be a minimum of twelve (12) feet in width.

### SECTION 602 OFF-STREET PARKING SPACE DEVELOPMENT STANDARDS

- 602.01 Off-Street Parking Development Standards.** All parking facilities, including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the provisions of this section.
- 602.02 Parking Space Dimensions.** All parking spaces shall be in accordance with the following design requirement:

	PARKING ANGLE	45°	60°	90°	Parallel
A	Width of Parking Space	14'	11'5"	10'	9'
B	Length of Parking Space	21'6"	22'	20'	23'
C	Width of Driveway Aisle	13'	17'6"	25'	12'

- 602.03 Access.** All parking spaces, except those required for single-family or two-family uses not fronting upon an arterial or collector street, shall have access to a public street in such a manner that any vehicle leaving from or entering into the parking area from a public street shall be traveling in a forward motion. 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 reasonable distance by any pedestrian or motorist approaching the access or driveway from public or private street.

- 602.04 Separation From Right-of-Way.** All parking facilities located within required front or side yards shall be separated from sidewalks and streets in public right-of-ways by a strip of land which shall be at least ten (10) feet in width and which shall be reserved as open space and planted in grass.
- 602.05 Paving.** All required parking spaces, together with driveways, and other circulation areas, shall be hard-surfaced with a pavement having an asphalt or concrete binder in or adjacent to residential districts and have an all-weather surface, at a minimum, in all other areas.
- 602.06 Marking.** Where necessary due to multiple curb cuts, the entrances, exits, and the intended circulation pattern of the parking area shall be clearly marked. All parking spaces shall be marked with paint lines, curb stones, or in any other manner approved by the Board of Zoning Appeals and maintained in clearly visible condition.
- 602.07 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 designed to prevent the excess drainage of surface water onto adjacent properties or walkways and damage to public streets.
- 602.08 Barriers.** Wherever 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.
- 602.09 Lighting.** Any parking area which is intended to be used during non-day hours shall be properly illuminated as to avoid accidents. Any light used to illuminate a parking lot shall be so arranged as to reflect the light away from any public street or adjoining property.
- 602.10 Landscaping Required.** All parts of open off-street parking areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be continuously maintained in good condition.
- 602.11 Screening.** Screening shall be provided as required by the appropriate district regulations.
- 602.12 Maintenance.** The owner of property used for parking areas shall maintain such areas in good condition and free of all dust, trash, or other debris.

**SECTION 603 USE OF PARKING AREAS**

- 603.01 Other Uses Within Required Parking Areas.** No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any off-street parking area. Temporary display or sales of any merchandise within any parking area may be permitted only insofar as it is permitted within the zoning district and does not occupy more than twenty-five percent (25%) of the required parking area.
- 603.02 Joint Use of Facilities.** Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that such an arrangement is provided within the deeds or other written legal documents approved by the Board of Zoning Appeals. Parking spaces authorized for joint use shall be located within two hundred (200) feet of each use for which they are intended to serve.
- 603.03 Collective Parking Areas.** Two (2) or more non-residential uses may collectively provide the required off-street parking area, provided the required number of parking spaces shall not be less than the sum of the requirements for the individual uses computed separately, unless Section 603.02 is followed.

**SECTION 604 PARKING SPACE REQUIREMENTS**

**604.01 Parking Space Requirements.** For the purposes of this zoning resolution, parking spaces shall be required as set forth in Sections 604.02 and 604.05 inclusive. The number of parking spaces required for uses not specifically mentioned shall be determined by the Board of Zoning Appeals.

**604.02 Residential.**

<u>Type of Use</u>	<u>Parking Spaces Required</u>
Mobile home.....	Two which may include the driveway
Single-family or two-family dwelling .....	Two for each unit which may include the driveway

**604.03 Commercial, Service, and Institutional.**

<u>Type of Use</u>	<u>Parking Spaces Required</u>
Agribusiness establishment .....	One for each employee and one for each 400 square feet of floor area
Animal hospitals and kennels.....	One for each two animal enclosures and examination rooms and one for each two employees
Automobile or farm implement .....	One for each 800 square feet of floor area and one for each employee repair station
<u>Type of Use</u>	<u>Parking Spaces Required</u>
Automobile or farm equipment sales,....	One for each 400 square feet of floor area, one for each five vehicles or implements, and one for each employee and similar uses
Automobile service stations .....	Two for each service stall and two for each service bay
Convenience retail store .....	One for each 200 square feet of floor area and one for each two employees, with a minimum total of eight (8) spaces
Child Care Nursery.....	One space for each five (5) children plus one space for each employee
Churches and other places of .....	One for each 300 square feet of floor area religious assembly
Farm Markets .....	One for each 200 square feet of floor area, with a minimum total of two (2) spaces
Offices .....	One for each 300 square feet of floor
Research facilities .....	One for each employee and one for each motor vehicle used in the business and maintained on the premises
Restaurants, taverns, night clubs,.....	One for each three persons capacity, and one for each three employees and similar uses
Retail stores .....	One for each 250 square feet of sales area

**604.04 Industrial.**

<u>Type of Use</u>	<u>Parking Spaces Required</u>
Manufacturing, storage uses,..... warehouse and wholesale uses, parcel delivery, freight terminals, and similar uses	Two for every three employees on the largest shift for which the building is designed and one for each motor vehicle used in the business and maintained on the premises

**604.05 Recreational.**

<u>Type of Use</u>	<u>Parking Spaces Required</u>
Bowling alleys .....	Six for each alley or lane plus one additional space for each 100 square feet used for restaurant, cocktail lounge, or similar use
Dance halls, skating rinks .....	One for each two person capacity
Golf courses open to the..... general public	Five for each hole, one for each employee, and one space for each 100 square feet of area used for restaurant, cocktail lounge, or similar purpose
Other private recreation facilities.....	One for each three persons capacity

**SECTION 605 LOADING SPACE REQUIREMENTS**

**605.01 Off-Street Loading Development Standards.** A permanently maintained area for standing, loading, and unloading services shall be provided for on the same lot with every building, structure, or part thereof erected and occupied for nonresidential use requiring distribution of materials or merchandise by vehicles. These off-street loading areas shall be required in order to avoid undue interference with public use of streets and alleys. All loading facilities shall be in accordance with the specifications of this section.

**605.02 Loading Space Dimensions.** Each loading space shall have minimum dimensions not less than twelve (12) feet in width, fifty (50) feet in length, and a vertical clearance of not less than fifteen (15) feet.

**605.03 Projection Into Required Yards.** Off-street loading spaces may occupy any part of a required rear or side yard, but shall not project into any front yard.

**605.04 Access.** All required, off-street loading spaces shall have access to public street or alley in such a manner that any vehicle leaving or entering the premises shall be traveling in a forward motion. This requirement may be waived upon approval by the Board of Appeals.

**605.05 Paving.** All required loading spaces, 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.

**605.06 Drainage.** All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the drainage of surface water on to adjacent properties or walkways and damage to public streets.

**605.07 Screening.** Screening shall be provided as required by the appropriate district regulations.

**605.08 Setback From Residential Districts.** No loading ramp, dock, door, or space, nor any portion thereof, shall be located closer than one hundred (100) feet from any lot zoned for any residential use unless contained completely within an enclosed building.

**605.09 Required Number of Spaces.** The minimum number of off-street loading spaces shall be provided in accordance with this section unless otherwise approved by the Board of Zoning Appeals. An area adequate for maneuvering, ingress and egress shall be provided in addition to the following required loading spaces:

- A. Retail operations, and all first floor non-residential uses excluding industrial and wholesale operations, including restaurant and dining facilities within hotels and office buildings:
  - 0 to 19,999 square feet..... 0 space
  - Each 20,000 square feet or fraction above 20,000 square feet..... 1 space
  
- B. Industrial and wholesale operations:
  - 0 to 39,999 square feet..... 1 space
  - 40,000 to 99,999 square feet..... 2 spaces
  - 100,000 to 159,999 square feet..... 3 spaces
  - 160,000 to 239,999 square feet..... 4 spaces
  - 240,000 to 319,999 square feet ..... 5 spaces
  - 320,000 to 399,999 square feet..... 6 spaces
  - Each 90,000 square feet or fraction above 399,999 square feet..... 1 space

**SECTION 606 DRIVE-THROUGH WAITING SPACE REQUIREMENTS**

**606.01 Location.** Drive-through waiting spaces shall be provided on the same lot as the use or building they are intended to serve.

**606.02 Maneuvering.** An area adequate for maneuvering, ingress, and egress shall be provided in addition to the required number of drive-through waiting spaces.

**606.03 Number of Waiting Spaces Required.** Waiting spaces shall be provided in accordance with the requirements of this section.

- A. Uses Providing Service Within Three Minutes or Less. Establishments which normally provide service to patrons in three (3) minutes or less shall provide at least five (5) spaces per service point.
- B. Uses Not Providing Service Within Three Minutes. Establishments which do not normally provide service to patrons in three (3) minutes or less shall provide additional spaces on the basis of one (1) additional waiting space per additional minutes of waiting time.
- C. Separate Additional Ordering Point. Establishments which provide an ordering point separate from the service point shall provide the required number of waiting spaces behind the ordering point rather than the service point.