

CHAPTER 1172
Parking and Loading Regulations

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CROSS REFERENCES

Municipal zoning - see Ohio R.C. 713.06 et seq.
Parking generally - see TRAF. Ch. 452
General provisions and definitions - see P. & Z. Ch. 1150
Administration, enforcement and penalty - see P. & Z. Ch. 1152
Board of Zoning Appeals - see P. & Z. Ch. 1154
Conditional use permits - see P. & Z. Ch. 1156
Districts generally and Zoning Map - see P. & Z. Ch. 1158
Signs - see P. & Z. Ch. 1170
Nonconforming uses - see P. & Z. Ch. 1174
Supplementary regulations - see P. & Z. Ch. 1176

1172.01 INTENT.

The provisions of this chapter are established to achieve the following:

- (a) To relieve congestion so that streets can be utilized more fully for movements of vehicular traffic;
- (b) To promote the general convenience, welfare and prosperity of commercial developments which depend upon off-street parking facilities;
- (c) To protect adjoining residential neighborhoods from on-street parking; and
- (d) To provide regulations and standards for the development of accessory off-street parking and loading facilities.

Therefore, accessory off-street parking shall be provided as a condition precedent to the occupancy or use of any building, structure or land, and at any time a building, structure or use of land is enlarged, expanded or increased in capacity of use in conformance with the following provisions.
(Ord. 96-61. Passed 4-21-97.)

1172.02 IMPROVEMENT AND MAINTENANCE STANDARDS.

No existing private parking areas, parking lots, private driveways and turning areas shall be constructed, laid, reconstructed or changed as to location, materials or drainage facilities until the Building Commissioner and the Architectural Board of Review have approved the plans and specifications, the required fee has been paid and a permit has been issued. Parking improvements shall be reviewed with respect to the improvement and maintenance standards of this section and to the provisions of this chapter. New developments shall be subject to the review and approval of the City Planning Commission.

- (a) Paving. All required parking areas, circulation aisles and driveways shall be surfaced with either concrete, bituminous surface or any surface equal to or superior to either of these types, and materials and specifications must be adequate to resist wearing and weathering.
- (b) Grading and Drainage. All required parking areas, circulation aisles and driveways shall be graded to provide adequate drainage. The grade, contour and drainage facilities shall be designed to prevent the drainage of surface water onto neighboring property, into or toward buildings or onto sidewalks.
- (c) Curbs. A concrete curb of at least four inches from the top of the pavement to the top of the curb shall be installed and maintained along the perimeter of a parking or loading area when located in the front yard, when abutting a landscaped area and when a commercial, public or multifamily parking lot is located adjacent to a Residential District, unless it is determined by the City Engineer that such curbing would interfere with drainage.
- (d) Marking. The location of each parking space and the location and direction of movement along driveways and circulation routes shall be indicated by paint on the surface of the parking area, drive or circulation route or by ground signs.
- (e) Signs. Signs shall be in accordance with Chapter 1170.
- (f) Lighting. Wherever a parking lot or garage is to be used during darkness, a system of floodlighting shall be installed to provide an adequate standard of illumination over the entire parking lot. All floodlights shall be shielded so that a minimum glare will extend to adjacent property.

(g) Landscaping.

- (1) Screening when parking areas, circulation aisles, loading areas and driveways abut residential properties. When a parking area, circulation aisle, loading area or driveway of a retail business, office or multifamily use abuts a residential use, the property owner of the parking area shall provide one or more of the following on his or her property:
 - A. A ten-foot wide landscaped area planted with trees and/or shrubs, a minimum of six feet high, extending to, but not in front of, the building setback line, which will act as an effective screen in both winter and summer seasons.
 - B. A five to six-foot masonry wall (excluding concrete block) and/or a decorative wood fence, extending to, but not in front of, the building setback line.
 - C. Earth mounding planted with trees and/or shrubs, extending to, but not in front of, the building setback line. The combined height of mounding and plants shall be a minimum of six feet.
- (2) Landscaping of parking areas from public streets. Parking areas of multifamily, office or business uses which front on a public street and abut a public sidewalk shall be appropriately landscaped with grass and shrubs. Shrubs shall be a maximum of two and one-half feet in height, or earth mounding shall be planted with shrubs and/or ground cover or grass. The combined height of mounding and plants shall be a maximum of two and one-half feet.
- (3) Buffering and screening. Required buffering and screening shall be subject to the approval of the Architectural Board of Review and/or the Planning Commission, as required in the first paragraph of this section. (Ord. 96-61. Passed 4-21-97.)

1172.03 REQUIRED IMPROVEMENT OF PARKING AREAS.

All parking areas, circulation aisles and driveways shall be required to be improved and maintained per the requirements of Section 1172.02, except for those of single-family and two-family dwellings. Refer to the Residential District regulations for required improvement of dwellings. Variances may be provided for churches, theaters and places of public assembly if it can be shown that such parking areas are used less than three days a week.

(Ord. 96-61. Passed 4-21-97.)

1172.04 MEASUREMENT STANDARDS.

(a) Parking Space Dimensions. Each off-street parking space, open or enclosed, shall have an area of not less than 180 square feet (nine feet by twenty feet), exclusive of access drives and parking aisles.

(b) Circulation Aisles. All spaces shall provide adequate access by means of circulation aisles or maneuvering lanes. Backing directly onto a street shall be prohibited. All circulation aisles shall permit only one-way traffic movement, except that the ninety degree pattern may permit two-way movement. The minimum width of circulation aisles shall follow these standards.

PARKING ANGLE	AISLE WIDTH
0 - 30 Degrees	12 Ft.
45 Degrees	13 Ft.
60 Degrees	18 Ft.
75 Degrees	20 Ft.
90 Degrees	24 Ft.

(c) Waiting Space Dimensions for Drive-Through Facilities. A minimum of sixty feet is required from the service window to the right of way. In addition, a minimum of five 200 square foot spaces (ten feet by twenty feet) must be provided in a single lane before the service window. Each drive-through lane (or queuing lane) shall be a separate lane from the circulation lanes necessary for entering or exiting the property. Drive-through lanes shall be distinctly marked by special striping (pavement markings) to ensure that access to parking spaces or exits is not adversely affected. (Ord. 96-61. Passed 4-21-97.)

1172.05 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES.

The calculation of the number of parking spaces shall be based on the following standards:

- (a) Where floor area is the determinant of required parking spaces, floor area shall be the gross sum of the horizontal area of all the floors measured from the exterior faces of the building. Any floor or part thereof used for the storage or packaging of merchandise, not exceeding twenty-five percent of the total floor area, may be excluded.
- (b) Where seating capacity is the determinant of required parking spaces, the capacity shall mean the number of seating units installed or indicated.

- (c) Where employees are the determinant of required parking spaces, employees shall mean the maximum number of employees/owners on any two successive shifts.
 - (d) Fractional numbers shall be increased to the next whole number.
 - (e) The parking spaces for mixed uses shall be the sum of the parking required for each use.
- (Ord. 96-61. Passed 4-21-97.)

1172.06 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

The required number of off-street parking spaces for each facility or use shall be determined by application of the following schedule of standards. For a use not specified in this schedule, the Board of Zoning Appeals shall apply the standard for a specified use which the City Planning Commission determines to be most similar to the proposed use.

REQUIRED OFF-STREET PARKING SPACES

PRINCIPAL BUILDING OR USE	MINIMUM SPACES REQUIRED
A. Residential Uses	
1. Detached and attached single-family dwellings and townhouses.	Two (2) per dwelling unit, with a minimum of two (2) per dwelling unit in a private garage.
2. Multifamily	Two (2) per dwelling unit, with a minimum of one (1) per dwelling unit in a private or community garage.
B. Office, Professional Services Uses	
1. Office building and nonretail Class A and B	One (1) space per 150 square feet of floor area.
2. Funeral home	One (1) space per 150 square feet of floor area.
3. Office planned unit development	One (1) space per 750 square feet of floor area of main and accessory buildings, exclusive of nonhabitable, nonoffice or nonworking areas, such as halls, stairs, closets, mechanical rooms and lavatories.

PRINCIPAL BUILDING OR USE	MINIMUM SPACES REQUIRED
C. Retail/Service Uses	
1. Retail use on ground or basement floor.	One (1) space per 150 square feet of floor area.
2. Retail use on any floor above ground floor.	One (1) space per 250 square feet of floor area.
3. Restaurants - table service; bars; taverns; nightclubs.	One (1) space per 50 square feet of floor area, or one (1) space for every three (3) seats, whichever is greater.
4. Restaurants - counter service when located in a shopping center.	Ten (10) spaces, or one (1) space per 50 square feet of floor area, whichever is greater.
5. Restaurants - counter service when located as the only use in a free-standing building.	Forty (40) spaces or one (1) space per 50 square feet of floor area, whichever is greater.
6. Hotels.	One (1) space per room and one (1) space per employee; based on maximum number of employees typically employed at such a facility similar in size and operation to the facility for which approval is sought; and, twenty (20) spaces per 1,000 square feet of meeting and/or banquet/conference area.
D. Automotive Uses	
1. Gasoline, oil filling and service stations.	One (1) space per 200 square feet of station floor area and one (1) space per two (2) employees.
E. Recreation Uses	
1. Places of public assembly and theaters.	One (1) space per four (4) seats.
2. Public libraries and museums operated not for profit	One (1) space for each employee plus one (1) space for each 100 square feet of public floor area.
3. Golf courses	Eight (8) spaces for each green.
4. Tennis courts	Four (4) spaces for each court.
5. Swimming pools	One (1) space for each 50 sq. ft. of pool and deck area.
F. General Commercial and Industrial Uses	
1. Newspaper and job printing services.	One (1) space per employee.

PRINCIPAL BUILDING OR USE	MINIMUM SPACES REQUIRED
G. Educational Facilities	
1. Elementary and junior high schools	One (1) space for each two (2) staff members plus one (1) space per eight (8) seats in an auditorium.
2. High schools	One (1) space for each two (2) staff members plus one (1) for each two (2) seats in a classroom based on planned classroom capacities plus any auditorium regulations which are applicable.
3. Trade and vocational schools, colleges and universities	One (1) space for each two (2) employees plus one (1) space for each eight (8) seats in a classroom based on planned classroom capacity.
H. Community Facilities	
1. Churches	One (1) space per four (4) seats in the main worship hall.
I. Child Day Care	
1. Child care institutions, including type-A day care homes and child day care centers	One (1) space for each staff member plus one (1) space for each four (4) children.
J. Family or Group Homes	One (1) space for each staff member plus four (4) additional spaces for visitors.
K. Assisted Living	One (1) space per each two (2) units of four (4) beds plus one (1) space per each administrative staff member plus one (1) space per every three (3) other employees.

(Ord. 96-61. Passed 4-21-97; Ord. 2001-25. Passed 6-4-01.)

1172.07 COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT.

Construction and alterations of new parking areas and access to and from parking areas for commercial, office, institutional and public uses should conform to the standards of the Americans With Disabilities Act (ADA), which became effective January, 1992. The law requires that all goods and services shall be made available to persons with disabilities. Copies of regulations and guidelines may be obtained from the Office on the Americans With Disabilities Act, and specific information about requirements for accessible design may be obtained from the U.S. Architectural and Transportation Barrier Compliance Board.

1172.08 LOADING AND UNLOADING SPACES.

In any district, each occupied premises not used exclusively for a residence, and its accessory uses, shall be provided with adequate space on its site for the loading and unloading of trucks and commercial vehicles serving the premises.

(a) Multifamily and Community Business and Office Districts.

- (1) Multifamily Districts. One loading bay is required. See Section 1164.11 for further loading requirements in Multifamily Districts.
- (2) Community Business and Office Districts. One loading bay located near the rear entrance of the main building is required.

(b) General Requirements.

- (1) Wherever practical, access driveways to such loading-unloading spaces shall be so located as to make it unnecessary for vehicles to back into or out of public streets in order to reach such spaces.
- (2) Streets, sidewalks, alleys or other public rights of way or other public property shall not be used for loading purposes, nor shall vehicles being loaded be parked on such areas during loading and unloading.
- (3) No part of any off-street parking area, or access drive thereto, shall be used for loading or unloading purposes.
- (4) The Building Commissioner shall administer the requirements of this subsection in such a manner as to eliminate, as far as practical, congestion and interference with vehicles and pedestrian traffic on public streets.
- (5) The Board of Zoning Appeals may modify or waive these requirements in the case of an office building, theater or other occupancy of similar trucking requirements.
(Ord. 96-61. Passed 4-21-97.)

1172.09 PARKING AND STORAGE OF NONPASSENGER-TYPE VEHICLES.

(a) In Community Business Districts, the parking of trucks used in the business which have a weight of greater than 6,000 pounds net vehicular weight, and commercial tractors or semitrailers, is prohibited during the hours when such business is not open to the public, except for service to the premises. This limitation does not apply to automobile repair facilities or similar facilities when determined to be so by the City Planning Commission. The automobile license registration numbering system of the Bureau of Motor Vehicles, for weight, issued for a truck, shall be prima-facie evidence of the net weight of trucks limited herein.

(b) In Office Building Districts, parking of nonpassenger-type vehicles is prohibited, except as such parking is incidental to a service or delivery being made to a business in such a district.

(c) In Residential Districts, the regulations governing the parking and/or storage of commercial vehicles are contained in Chapters 1160 and 1164.

(d) As defined in Ohio R.C. 4501.01(E), "passenger car" means any motor vehicle designed and used for carrying not more than nine persons, including any motor vehicle designed and used for carrying not more than fifteen persons in a ridesharing arrangement.

(Ord. 96-61. Passed 4-21-97.)