

CHAPTER 1159
Off-Street Parking and Loading

CROSS REFERENCES

Off-street parking facilities - see Ohio R.C. 717.05 et seq.

Parking definitions - see P. & Z. 1135.01

Parking generally - see TRAF. Ch. 351

1159.01 GENERAL REQUIREMENTS.

Chapter 1159 shall apply to all Districts. Except as provided in Section 1159.13, no building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Ordinance.

- A. The 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 involves no additions or enlargements, there shall be provided as many of such spaces as may be required by this Ordinance.
- B. Whenever a building, structure or use constructed or established after the effective date of this Zoning Ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces as determined by the Director of Zoning or his/her authorized representative, additional parking spaces shall be provided on the basis of the enlargement or change.
- C. Whenever a building, structure or use existing prior to the effective date of this Zoning Ordinance is enlarged or changed to the extent of thirty percent (30%) or more in floor area or in the area used, number of employees, number of dwelling units, seating capacity, or otherwise, said building, structure or use shall then and thereafter comply with the full parking requirements set forth herein.

1159.02 OFF-STREET LOADING SPACE REQUIREMENTS AND DIMENSIONS.

- A. One (1) off-street loading space shall be provided and maintained on the same lot in the B-1, B-4, M-1, and M-2 Districts for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to ten thousand square feet (10,000 s.f.) or fraction thereof, of floor area in the building
 - 1. One (1) additional off-street loading space shall be provided and maintained on the same lot for every separate occupancy in the B-1, B-4, M-1, and M-2 Districts for each additional twenty thousand (20,000) square feet or fraction thereof of gross floor area.
- B. Each loading space shall not be less than ten feet (10') in width, forty feet (40') in length, exclusive of driveways, aisles, and other circulation areas, and a height of clearance of not less than fourteen feet (14').

- C. Such loading space shall not be located in the required front yard of the lot on which it is located. However, the loading space shall have unrestricted ingress and egress to a public right-of-way.
- D. The surface of the loading space and its access drive shall be paved in accordance with Section 1159.09D.

1159.03 OFF-STREET PARKING SPACES.

A. Dimensions

Parking spaces shall have minimum rectangular dimensions and driveway aisles shall have a minimum width of not less than the following:

Minimum Parking Stall and Aisle Dimensions

Parking Angle	Stall Width (feet)	Stall Length (feet)	Aisle Width (feet)	Width of Access Drive (feet)	Bay Width (feet)	(Center to Center Width of Two Row Bay with Aisle Between)	
						One Way	Two Way
76-90°	10	19	22	24	30	60	62
54-75°	10	19	18	22	30	52	56
30-53°	10	18	13	20	30	42	49
0° (Parallel)		10	23	12	18	30	24 30

All dimensions for parking spaces shall be exclusive of driveways, aisles, and other circulation areas. Except in the case of dwellings, no parking area provided hereunder shall be less than six hundred square feet (600 s.f.) in area. The number of required off-street parking spaces is established in Section 1159.08 of this Ordinance.

B. Access

1. Each required parking space shall have direct and unrestricted access to an aisle of the minimum width set out in Section 1159.03A.
2. There shall be adequate provision for ingress and egress to all parking and/or loading spaces. Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be traveling in a forward motion.
3. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible for a reasonable distance to any

pedestrian or motorist approaching the access or driveway from a public or private street.

C. Width of Access Driveway

The entrances and exits of the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards:

1. Access roads for two-way traffic shall have a minimum width of thirty feet (30').
2. Parking areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway.

1159.04 LOCATION OF PARKING SPACE AREAS.

The following regulations shall govern the location of off-street parking spaces and areas:

- A. Except as provided in Section 1159.06, parking spaces for all uses shall be located on the same lot as the use which they are intended to serve.
- B. All parking spaces for commercial, industrial, or institutional uses shall be located not more than seven hundred feet (700') from the principal use.
- C. All parking spaces for apartments, dormitories, or similar residential uses shall be located not more than three hundred feet (300') from the principal use.

1159.05 MIXED OCCUPANCIES AND USES NOT SPECIFIED.

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately. In case a use is not specifically mentioned in Section 1159.08, the requirements for off-street parking facilities for a similar use shall apply.

1159.06 JOINT USE.

Joint use of up to fifty percent (50%) of required parking spaces may be permitted for two or more uses located on the same parcel or adjacent parcels provided that the developer can demonstrate to the Director of Zoning or his/her authorized representative that the uses will not substantially overlap in hours of operation or in demand of the shared spaces. This shall be guaranteed by a written agreement from the Owner or between the Owners involved and all future owners or assigns which shall be submitted with the required plan. Shared parking spaces shall be located no more than three hundred feet (300') from the uses they are intended to serve.

For shopping centers, parking requirements may be located on adjoining parcels if the parking requirements for the entire shopping center are met, the total number of required parking spaces are located within 300 feet from the uses they are intended to serve, and there is a recorded agreement from the Owner or between the Owners involved and all future owners or assigns which shall be submitted with the required plan.

1159.07 STRIPING.

All parking areas with a capacity over ten (10) vehicles shall be striped.

1159.08 PARKING SPACE REQUIREMENTS.

In all districts (except the Downtown Redevelopment District) in connection with every use, there shall be provided at any time when any building, structure, or use is erected, developed, enlarged or increased in capacity, off-street parking spaces shall be required in accordance with the following:

USE PARKING SPACE REQUIREMENT

Dwellings

Adult family homes. Refer to Section 1159.16.

Adult group homes. One (1) space for each employee on the largest working shift, plus one (1) for every five (5) clients or fraction thereof.

Bed and breakfast operations. One (1) space for each guest room plus two (2) for permanent residents.

Condominiums and zero lot-line homes. Two (2) spaces for each unit.

Dwellings above the first floor of a business. One (1) space per unit.

Hotels and motels. One (1) space for every sleeping room, plus one (1) space for every two (2) employees, plus one (1) space for every 400 s.f. of public meeting area and restaurant space.

Multiple-family dwellings 1.75 spaces per unit.

Nursing home facilities. One (1) space for every six (6) patient beds, plus one (1) space for every employee on the largest working shift, plus one (1) space for every staff member and visiting doctor.

On-site living quarters for a property manager. Two (2) spaces per unit.

Single-family dwellings Two (2) spaces for every dwelling unit

Summer camps. One (1) space per employee on the largest shift, plus one (1) space per camp vehicle normally parked on the premises, plus one (1) space for every dormitory or camping unit with a minimum five (5) visitor parking spaces and no more than 50 visitor parking spaces.

Two-family dwellings. Two (2) spaces per unit.

Institutional and Quasi-Institutional

Banks and other financial institutions. One (1) space for each 100 s.f. of floor area devoted to general banking services for public use, plus one (1) space for each 250 s.f. devoted to office use. Each drive-up window or ATM shall have sufficient stacking room for six (6) cars and a bypass lane shall be provided.

Business schools, colleges, universities, and theological schools. One (1) space for every three (3) employees and members of staff and one (1) for every three (3) full-time students not residing on campus.

USE PARKING SPACE REQUIREMENT

Child day care facilities and centers. One (1) space for every teacher, administrator, or other employee, and one (1) space for every three (3) students. Paved unobstructed pick-up space with adequate stacking area (as determined by the Director of Zoning) shall be provided in addition to the standard driveway and parking requirements.

Churches and other places of religious worship. One (1) space for every four (4) seats in the principal place of worship. This requirement may be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge during the time of services

Funeral homes. One (1) space for every 50 square feet of floor area in the public rooms, plus one (1) space for every vehicle maintained on the premises, plus one (1) space for every employee.

Hospitals and clinics. One (1) space for every two (2) beds, plus one (1) space for every doctor, plus one (1) space for every employee on the maximum working shift, plus one (1) space for every hospital or clinic vehicle.

Public and private schools, temporary school buildings. One (1) space for every vehicle owned or operated by the school, plus three (3) spaces for every faculty member, plus one (1) space for every three (3) seats in the auditorium or gymnasium.

Public libraries, museums, art galleries, and similar public cultural uses. One (1) space for every 250 square feet of gross floor area, or one (1) space for every four (4) patrons to the maximum capacity, plus one (1) space for every employee on the largest shift.

Offices

Business and professional offices. One (1) space for every 300 s.f. of gross floor area.

Governmental offices. One (1) space for every 200 s.f. of gross floor area used by the public; one (1) space for each 600 s.f. of gross floor area not used by public.

Medical and dental offices. Two (2) spaces for each examination or treatment room, plus one (1) space for each doctor and other employees.

USE PARKING SPACE REQUIREMENT

Health and recreational facilities. One (1) space for each three (3) persons allowed within the maximum occupancy load, plus one (1) space per employee. In those instances when memberships are provided for, not less than one (1) space per each three (3) memberships shall be provided, plus one (1) space per employee.

Indoor commercial/noncommercial recreational facilities. Three (3) spaces for every court (if applicable), 50 spaces for every playing field (if applicable), plus two (2) spaces

for every three (3) seats of spectator seating, plus two (2) spaces for every three (3) employees on the maximum shift.

Outdoor commercial/noncommercial recreational facilities. Three (3) spaces for every acre.

Public parks and playgrounds. Space equivalent to one percent (1%) of total land area.

Public tennis courts and swimming pools. Courts: two spaces per court.
Pools: One (1) space for four (4) persons, based on design capacity of the pool, plus one (1) space per employee on the largest shift.

Public golf courses. Six (6) spaces for each golf hole and one (1) space for each employee on the largest shift.

Public community centers. One space per 250 s.f. of gross floor area or one (1) space per four (4) patrons to the maximum capacity, plus one (1) space per employee on the largest shift.

Commercial

Adult entertainment business. One (1) space for every 200 s.f. of gross leasable area, and one (1) space per employee.

Amusement arcades. One space for each 200 s.f. of leasable area and off-street bicycle racks with capacity for one (1) bicycle per each two (2) tables and devices.

Animal hospitals, veterinary clinics, kennels. Two (2) spaces for every 500 s.f.

Automotive service stations and repair garages. One (1) space for every two (2) gasoline pumps and two (2) spaces for each service bay.

Personal service shops. One (1) space for every 100 s.f. of floor area.

Convenience stores; beer and wine carry-out. Five (5) spaces for every 1,000 s.f. of gross floor area.

USE PARKING SPACE REQUIREMENT

Commercial

Small merchandise and apparel stores, including department stores. If less than 5,000 s.f. of floor area, one (1) space per every 250 s.f. of floor area; if over 5,000 s.f. of floor area, 20 spaces plus one (1) space per every 400 s.f. in excess of 5,000 s.f. of floor area.

Neighborhood service and repair establishments. One (1) space per two (2) employees, plus one (1) space per each 500 s.f. of floor area open to the public for customer parking, but in all cases, a minimum of two (2) customer parking spaces.
Indoor movie/drama theaters, concert halls. One (1) space for every three (3) seats, plus one (1) space for every two (2) employees.

Machinery and heavy equipment rental and sales. One (1) space per 200 s.f. of gross floor area.

Night clubs, bowling alleys, and similar places of amusement or entertainment. One (1) space for every three (3) seats or one (1) space for every 100 s.f. of gross floor area.

Other retail shops (hardware, auto supply, paint/wallpaper, music/records, sporting goods). If less than 5,000 s.f. of floor area, one (1) space per every 250 s.f. of floor area; if over 5,000 s.f. of floor area, 20 spaces, plus one (1) space for every 400 s.f. in excess of 5,000 s.f. of floor area.

Private clubs, fraternities, lodges, and meeting places or other similar organizations. One (1) space for every three (3) members or per four (4) fixed seats in the largest assembly room or area, whichever is greatest.

Recycling centers. Two (2) spaces for every recycling container open to the public.

Restaurants without drive-in/drive-through. One (1) space for every three (3) seats, plus two (2) spaces for every three (3) employees on the maximum shift.

Restaurants with drive-in/drive-through. One (1) space for every two (2) seats, plus two (2) spaces for every three (3) employees on the maximum shift. For drive-in facilities: in addition to requirements above, 11 stacking spaces for the drive-in window, with a minimum of five (5) such spaces designated for the ordering station. Such spaces shall be designed so as not to impede pedestrian or vehicular circulation on the site or on any abutting street.

USE PARKING SPACE REQUIREMENT

Commercial

Self-service mini-storage facilities. One (1) space for every 100 individual storage spaces. Two (2) spaces for the manager and one (1) space per additional employee. A minimum of three (3) spaces shall be provided.

Studios of photography, dance, music, and art. One (1) space for each 300 s.f. of gross floor area.

Supermarkets and shopping centers.

- A) Less than 15,000 net s.f.: five (5) spaces per 1,000 net s.f.
- B) Between 15,000 and 400,000 net s.f.: four (4) spaces per 1,000 net s.f. (minimum); 4.5 spaces per 1,000 net s.f. (maximum).
- C) Between 400,000 and 600,000 net s.f.: four (4) spaces per 1,000 net s.f. (minimum); five (5) spaces per 1,000 net s.f. (maximum).
- D) More than 600,000 net s.f.: five (5) spaces per 1,000 net s.f. (minimum and maximum).

Tavern, bar, club, lodge, and dance hall. One (1) space for every four (4) seats.

Warehousing storage/distribution. One (1) space per two (2) employees, plus one (1) space per each 500 s.f. of floor area open to the public, for customer parking, but in all cases, a minimum of two (2) customer parking spaces.

Industrial

All types of assembly, manufacturing or industrial establishments, including research or testing laboratories, warehouse, or similar establishments. One (1) space for every two

(2) employees on the largest shift for which the building is designed, plus space to accommodate all trucks and other vehicles used in connection therewith. Cartage, express, parcel delivery, and freight terminals. One (1) space for every two (2) employees on the largest shift for which the building is designed, and one (1) space for each motor vehicle maintained on the premises.

Wholesale establishments and warehouses. One (1) space for every two (2) employees on the largest shift for which the building is designed.
(Ord. 53-09. Passed 7-21-09.)

1159.09 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS.

Every lot hereafter used as a public or private parking area including a public parking lot and also a motor vehicle or recreational vehicle sales lot shall be reviewed and approved by the Director of Zoning, and developed and maintained in accordance with the following requirements:

- A. Screening and/or Landscaping
 - 1. Whenever a parking area is located in or adjacent to a residential district or lot used for residential purposes, it shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably designed wall, fence, or planting screen. Refer to Section 1167.03 for screening and landscaping requirements.
 - 2. In the event that terrain or other natural features are such that the erection of such fence, wall, or planting screen will not serve the intended purpose, then no such fence, wall, or planting screen and landscaping may be required.
 - 3. For nonresidential uses abutting an "R" District the minimum side and rear yard setback may be reduced to fifty (50%) percent of the requirements stated in Section 1143.12, if acceptable landscaping or screening approved by the Planning Commission is provided.
 - 4. The owner of the property and any tenant on the property where required screening/landscaping is located shall be jointly and severally responsible for the maintenance of all landscape materials. Such maintenance shall include all actions necessary to keep plantings healthy and orderly in appearance and to keep walls, fences, and berms in good repair and neat appearance.
- B. Minimum Setbacks for Parking Areas
 - 1. In no case shall any part of a parking area be closer than twelve and a half feet (12.5') to any established street or alley right-of-way, or any side or rear lot line.
 - 2. No part of any parking area shall be closer than twenty-five feet (25') to any dwelling, school, hospital, nursing home, or other

institution for human care located on an adjoining lot, unless separated by appropriate screening as defined in Section 1159.09A. of this Ordinance.

- C. Interior Parking Area Landscaping. Refer to Section 1167.07. (Ord. 46-01. Passed 11-6-01.)
- D. Surface.
 - 1. The required number of parking and loading spaces as set forth in Sections 1159.02 and 1159.08, and together with driveways, aisles, and other circulation areas, shall be surfaced with a concrete or bituminous concrete. The resulting impervious surface ratio of the total lot, in all residential zoning districts, shall not exceed 40% with the maximum front yard impervious surface ratio not to exceed 35% of the front yard area.
 - 2. Existing conditions not in conformance with the above requirements shall be considered as existing legal non-conforming uses. Upon removal and/or alteration of the legal non-conforming use, the conditions set forth in Chapter 1155 apply. (Ord. 12-09. Passed 4-7-09.)

E. Drainage

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways. These areas shall be so graded and drained as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.

F. Lighting

Fixed lighting shall comply with the provisions contained in Section 1159.10 and be so arranged to prevent direct glare of beams onto any public or private property or street.

G. Maintenance

The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, and other debris.

1159.10 OUTDOOR LIGHTING.

The following restrictions shall apply to any outdoor lighting located in any district on parcels where there are parking spaces for five (5) or more vehicles.

A. Height

All outdoor lighting shall be designed, located, and mounted at heights no greater than sixteen feet (16') above grade for non-cutoff lights and thirty-two feet (32') above grade for cutoff lights. A greater height may be authorized in any district by a variance approved in accordance with Section 1179.02.

Cutoff and non-cutoff lights are illustrated on the next page.

NON CUT-OFF LIGHT

CUT-OFF LIGHTS

B. Illumination

All nonresidential outdoor lighting that is adjacent to residential (R-Districts) shall be designed and located with a maximum illumination of 0.5 footcandles at the property line. All other outdoor lighting shall be designed using the following standards.

Activity

Level Average

illuminance Maximum

illumination

High 3.0 foot candles 15.0 foot candles

Medium 2.0 foot candles 10.0 foot candles

Low .5 - 1.0 foot candles 5.0 foot candles

Examples of Activity Levels for Open Parking Facilities:

High: Regional shopping centers (retail facilities on sites of 30 acres or more); motorist services at expressway interchanges, major league athletic activities, major cultural or civic facilities, airports.

Medium: Community shopping centers (retail facilities of two or more businesses containing more than 40,000 square feet gross floor area); multi-family dwellings, office parks, hospitals, commuter lots, community facilities, (cultural, civic, recreational).

Low: Neighborhood shopping centers (facilities between 15,000 to 100,000 square feet in size that provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood); educational facilities, churches, local commercial and industrial uses.

C. Shielding

All outdoor perimeter lighting for nonresidential uses shall be located, screened, or shielded using shoe box type or cut-off lights) so that adjacent lots located in residential districts are not directly illuminated.

D. Color and Glare

No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.

E. Luminaire Type

Metal Halide or Quartz Incandescent Luminaries should be used where color quality may affect the public interest.

1. High pressure sodium luminaries should only be used where cost and energy efficiency are essential and color quality will not adversely affect the public interest.
2. Mercury Vapor and Low Pressure Sodium Luminaries are unacceptable if within public view.

F. Factors for Evaluation

The following factors shall be considered in the evaluation of lighting plans:

1. Pole Height
2. Type of Luminaire
3. Site Coverage - average maintained
4. Uniformity:
 - a) Maximum: Minimum
 - b) Average: Minimum
5. Intensity at Property Line

G. Location

Outdoor lighting need not comply with the yard requirements of this Ordinance, except that no such light shall obstruct site angles.

1159.11 DISABLED VEHICLES.

The parking of a disabled vehicle within any district for a period of more than one (1) week shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building, and provided that a business shall not be conducted in connection therewith.

1159.12 GENERAL INTERPRETATIONS.

In the interpretation of this Chapter, the following rules shall govern:

- A. Floor area shall mean the gross floor area of the specified use.
- B. Parking spaces for other permitted or conditional uses not listed in this Chapter shall be determined by the Board of Zoning Appeals upon an appeal from a decision by the Director of Zoning.
- C. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of a similar nature.
- D. Fractional numbers shall be increased to the next whole number.

- E. Where there is an adequate public transit system or where, for any other reason, parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board of Zoning Appeals upon an appeal from a decision of the Director of Zoning.
- F. Places of public assembly; benches. In places of public assembly in which patrons or spectators occupy benches, pews, or other such seating facilities, each twenty inches (20") of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities.

1159.13 MODIFICATIONS. (REPEALED)

(EDITOR'S NOTE: Former Section 1159.13 was repealed by Ordinance 53-09, passed July 21, 2009.)

1159.14 DOWNTOWN REDEVELOPMENT DISTRICT EXEMPT.

The parking and loading space requirements of Section 1159.02 and 1159.08 shall not apply to the Downtown Redevelopment District as shown on the Official Zoning Map, provided that parking and loading facilities, if voluntarily established, shall comply with Section 1159.09 and the following:

- A. Subject to limitations in Section 1159.14B., such space may occupy all or part of any required yard.
- B. No such space shall be closer than fifty feet (50') from any other lot located in any R District, unless wholly within a completely enclosed building (provided that a business shall not be conducted in connection therewith) or unless enclosed on all sides by a wall or uniformly painted solid board fence not less than six feet (6') in height.

1159.15 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:

- A. Photo pickups, restaurants, drive-through beverage docks, 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. Drive-in restaurants and other similar uses which require an additional stopping point for ordering, shall provide a minimum of three (3) additional stacking spaces for each such stopping point.
- B. Other commercial establishments such as banks, savings and loan offices, or other similar facilities with service or money windows shall provide no less than four (4) stacking spaces per window.
- C. Self-serve automobile washing facilities shall provide no fewer than three (3) stacking spaces per stall. All other automobile washing facilities shall provide a minimum of six (6) storage spaces per entrance.

- D. Motor vehicle service stations shall provide no fewer than two (2) stacking spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be closer than fifteen feet (15') to any street right-of-way.

1159.16 HANDICAPPED PARKING.

Parking facilities serving buildings and facilities required to be accessible to the physically handicapped shall have conveniently located designated spaces provided in accordance with the Americans with Disability Act, Fair Housing Amendments Act, Uniform Federal Access Standards and the Minimum Guidelines and Regulations for Access Design.

1159.17 ELDERLY HOUSING PARKING.

- A. Each parking space provided for in an elderly housing shall at a minimum measure ten feet (10') in width and twenty feet (20') in length, with aisles measuring twenty-five feet (25') in width.
- B. There shall be provided one (1) such parking space per dwelling unit and per regular shift employee.
- C. Should additional parking spaces be deemed necessary, the Board of Zoning Appeals subsequently may approve a parking plan for an elderly housing facility which provides three (3) such parking spaces for every four (4) dwelling units, and one (1) per regular shift employee if the site plan includes a set-aside of landscaped area which is not part of any open-space requirement and which is accessible to egress/ingress for parking purposes.

1159.18 PARKING OF COMMERCIAL VEHICLES AND TRAILERS IN RESIDENTIAL DISTRICTS.

Refer to Sections 1147.14 and 1147.15.