

CHAPTER 1282
Off-Street Parking

1282.01	Intent.	1282.07	Accessways to parking areas.
1282.02	Off-street parking.	1282.08	Driveways.
1282.03	General requirements.	1282.09	Surface improvements.
1282.04	Measurement standards.	1282.10	Yard regulations and the protection of adjacent areas.
1282.05	Schedule of minimum off-street parking.	1282.11	Parking signs and illumination.
1282.06	Location of parking facilities.	1282.12	Off-street loading space.

CROSS REFERENCES

Division of municipal corporation into zones - see Ohio R.C. 713.06

Notice and hearing on municipal zoning regulations - see Ohio R.C. 713.12

Effect of zoning on laws and charters - see Ohio R.C. 713.14

Retroactive zoning ordinances prohibited - see Ohio R.C. 713.15

Parking generally - see TRAF. Ch. 452

Parking of commercial and heavy vehicles on residential property - see P. & Z. 1268.14

1282.01 INTENT.

The off-street parking regulations are established in order to achieve, among others, the following purposes:

- (a) To relieve congestion so streets can be utilized more fully for the movement of vehicular traffic.
- (b) To promote the safety and convenience of pedestrians and shoppers by locating parking areas so as to lessen vehicular movements in the vicinity of pedestrian traffic.
- (c) To provide regulations and standards for accessory off-street parking and loading facilities in accordance with the development objectives of the Village.
(Ord. 73-94. Passed 10-4-94.)

1282.02 OFF-STREET PARKING.

Off-street parking facilities shall be required in accordance with this chapter as a condition precedent to the exercise of any use permitted within this Zoning Code.

(Ord. 73-94. Passed 10-4-94.)

1282.03 GENERAL REQUIREMENTS.

(a) Off-street parking facilities shall be required when a new building is constructed, or a new use established.

(b) The number of off-street parking spaces established for an existing building or use shall be re-calculated for the following reasons:

- (1) Whenever an existing building is altered, or an existing use is enlarged so there is an increase in the number of dwelling units, seating capacity or floor area.
- (2) The changed use requires a different measuring standard.

(c) An off-street parking facility shall continue unobstructed in operation and shall not be used for any other purpose than parking, except in Residential Districts where a garage with customary uses incident to the dwelling is permitted.

(d) Parking facilities, once established, shall not be changed to another location, nor shall they be reduced, without the approval, in writing, of the Board of Zoning Appeals. Should such parking facility be reduced without such approval, then the main use of the premises shall cease. This shall be in addition to other remedies for violations herein provided.

(e) A parking space shall mean an open or enclosed area accessible from the street for the parking of motor vehicles of owners, occupants, employees, customers, or tenants of the main use. Each space shall not be less than nine feet by twenty feet, exclusive of all drives and turning places.

(f) A parking facility shall be hard surfaced and provided with proper drainage so no water drains into the street or onto adjacent property.

(g) A parking facility within a Retail Business District or a Commercial Service District may be located within a front yard.

(Ord. 73-94. Passed 10-4-94.)

1282.04 MEASUREMENT STANDARDS.

Where floor area is used as the standard of measurement, it shall mean the total area of all the floors used by the public, measured from the exterior faces of the building, excluding the floor area or part thereof used for storage or packing of merchandise and not used by the public, or if so provided in Section 1282.05, Schedule of Off-Street Parking, only the floor area used by the public for a specific use.

Where seating arrangement is used as the standard, it shall mean twenty-four linear inches of benches, pews, or spacing for loose chairs or similar seating facilities. The spacing of the rows shall be thirty inches on center.

Where number of employees is used as the standard, it shall mean the maximum number of employees on any two successive shifts.

(Ord. 73-94. Passed 10-4-94.)

1282.05 SCHEDULE OF MINIMUM OFF-STREET PARKING.

Off-street parking shall be required as in accordance with the following schedule:

Building or Use	Minimum Parking Space Required
Dwellings, One and Two Family	2 spaces per dwelling unit
Rented Rooms in Dwellings	1 space per roomer
Apartments	2 spaces per dwelling unit
Hospitals/Nursing Homes	1 space per two beds
Clinics	1 space per 150 square feet of floor space
Public Buildings, Municipal	1 space per each full-time employee plus 1 space for each 6 seats in an auditorium and assembly rooms
Churches 1 space per each	4 seats in an auditorium and assembly rooms
School Buildings	1 space for each full-time employee plus 1 space for each 6 seats in the auditorium
Child Day Care Centers including Type A Day Care Centers	1 space per each full-time employee plus 1 space for every 4 children
Open Sale Lots	1 space for each full-time employee under 4 employees, plus 10 additional spaces
Greenhouse, Wholesale	1 space for each full-time employee under 4 employees, thereafter 1 space for every 2 employees over the initial 4 employees

Building or Use	Minimum Parking Space Required
Greenhouse, Retail	1 space for each full-time employee under 4 employees, plus 10 additional spaces
Medical and Dental Offices	1 space per 100 square feet of floor space, plus 1 space for each doctor or dentist
Retail Services, Other Offices, and Service Establishments	1 space for each 200 square feet of floor area of ground floor, plus 1 space for each 350 feet of upper floors
Banks and Financial Institutions	1 space for each 200 square feet of floor area of ground floor, plus 8 spaces for drive up windows
Restaurants - Fast food	One space for each 200 square feet of net floor area
Restaurants - Sit down	1 space for each 50 square feet of floor area, or 1 space for each 2 seats whichever is greater
Uses Created by and in Commercial Service Districts	1 space for each 400 square feet of floor area, or 1 space for each 2 1/2 employees, whichever is greater
Uses Created by and in Limited Industrial and General Industrial Districts	1 space for each 1000 square feet of floor area, or 1 space for each 2 employees, whichever is greater
Use Not Mentioned	Zoning Board of Appeals shall apply the unit of measurement most applicable from the above schedule

(Ord. 73-94. Passed 10-4-94.)

1282.06 LOCATION OF PARKING FACILITIES.

- (a) For all residential uses, the parking facilities shall be located upon the same lot.
- (b) For institutional, charitable, and public uses, the parking facilities shall be located upon the same lot or within 200 feet of the boundary line of such lot.
- (c) For retail business uses, the parking facilities shall be located upon the same lot or within 200 feet of a boundary line, but not across a major thoroughfare.
- (d) For commercial and industrial uses, the parking facilities shall be located upon the same lot or within 400 feet of a boundary line of such lot, but not across a major thoroughfare.

(Ord. 73-94. Passed 10-4-94. Ord. 81-2006. Passed 10-3-06)

1282.07 ACCESSWAYS TO PARKING AREAS.

(a) Access driveways to parking areas having ten or more spaces shall not be located closer than seventy-five feet (measured along center line) from a street intersection.

(b) No two access driveways of a parking lot with more than 150 parking spaces under the same owner shall be located at closer intervals than 150 feet.
(Ord. 73-94. Passed 10-4-94.)

(c) Parking areas of twenty-four spaces or less may have one driveway of not less than nine feet in length.

(d) Parking areas of twenty-four spaces or more shall have two driveways not less in width than nine feet or one driveway of not less than eighteen feet in width.
(Ord. 92-95. Passed 12-19-95.)

(e) All access driveways shall have a driveway apron designed to accommodate the turning radius of vehicles, including trucks.
(Ord. 73-94. Passed 10-4-94.)

1282.08 DRIVEWAYS.

Driveways to garages or parking areas may be permitted in any required side yard that is not less than ten feet wide, except where specifically prohibited; however, an area for permanent overnight parking of an automobile shall not be permitted in a required front or side yard.

(Ord. 73-94. Passed 10-4-94.)

1282.09 SURFACE IMPROVEMENTS.

All parking areas and access driveways shall be hard surfaced with asphalt or concrete and have adequate drainage so that no water shall be drained onto adjacent property or across a public sidewalk. Appropriate concrete curbs shall be provided around the exterior and interior perimeter of the parking area so as to define or limit the parking facility. Off-street parking facilities shall be maintained free from paper, loose debris, snow, and ice.

(Ord. 73-94. Passed 10-4-94.)

1282.10 YARD REGULATIONS AND THE PROTECTION OF ADJACENT AREAS.

(a) Parking facilities, when adjacent to and/or across the street from a Residential District, must be to the rear of the building setback line.

(b) When a parking facility abuts a Residential District, it shall have rear and side yards of not less than ten feet.

(c) Parking facilities having a capacity of more than six spaces when abutting on the rear or sides of a Residential District, shall have bumper guards placed to limit the parking area, and the ten-foot rear or side yards, as the case may be, landscaped according to the use district regulations in which the parking facility is located.

(d) Driveways to garages or parking areas may be permitted in any side yard that is not less than ten feet wide, except where specifically prohibited. However, an area for permanent overnight parking of an automobile shall not be permitted in a required front or side yard. (Ord. 73-94. Passed 10-4-94.)

1282.11 PARKING SIGNS AND ILLUMINATION.

(a) All signs shall be limited to indicate only the operator, the purpose of the business served, or instructions for parking. A maximum of two signs shall be permitted for each parking facility and each sign shall not exceed twenty square feet in area. No sign shall extend over six feet in height and shall not be located outside of that part of the zoning lot used for parking. When the parking facility abuts a Residential District, no sign shall be located nearer than twenty-five feet to a lot line of the Residential District. All signs, markers or any other method used to indicate direction of traffic movement and location of parking spaces shall be ground mounted as defined by this Zoning Code and maintained in a neat and legible condition. An area of landscaping may be maintained around the ground signs wherever possible.

(b) Parking facilities shall be illuminated whenever the public street lights are lighted, regardless of whether or not the street on which the zoning lot abuts has public street lights. Such illumination shall be located so as to illuminate the front, rear and both sides of the main building. The illumination of the parking area shall be designed so as not to cause excessive brightness to adjoining residences. (Ord. 73-94. Passed 10-4-94.)

1282.12 OFF-STREET LOADING SPACE.

(a) Off-street loading and unloading space shall be required for all uses within a Retail Business District, Commercial Service District, Limited Industrial District or General Industrial District.

(b) A loading or unloading space shall not be less than twelve feet in width and of such length as to accommodate a truck commonly used in conducting the main use.

(c) All loading and unloading spaces shall be designed and located in a manner such that during the process of loading and unloading, no part of the truck shall protrude into the front yard.

(d) Each establishment shall have one loading space, plus one loading space for each 30,000 square feet or fraction thereof of floor space in excess of 20,000 square feet.
(Ord. 73-94. Passed 10-4-94.)

