

CHAPTER 1141
Off-Street Parking and Loading Facilities

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CROSS REFERENCES

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

Parking generally - see TRAF. Ch. 351

Loading trucks - see TRAF. 351.09

Off-street parking in planned unit developments - see P. & Z.
1145.13

1141.01 GENERAL REQUIREMENTS.

(a) No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and/or loading spaces have been provided in accordance with the provisions of this Zoning Ordinance.

(b) The provisions of this chapter, except where there is a change of use, shall not apply to any existing building or structure.

(c) Whenever a building or structure constructed 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 in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this Zoning Ordinance is enlarged to the extent of fifty percent or more in floor area, number of employees, number of housing units, seating capacity or otherwise, such building or structure shall then and thereafter comply with the full parking requirements set forth herein. (Ord. 30-97. Passed 6-12-97.)

1141.02 PARKING SPACE DIMENSIONS.

A parking space shall have minimum rectangular dimensions of not less than nine feet in width and nineteen feet in length for ninety degree parking, nine feet in width and twenty-three feet in length for parallel parking, ten feet in width and nineteen feet in length for sixty degree parking, and twelve feet in width and nineteen feet in length for forty-five degree parking. All dimensions shall be exclusive of driveways, aisles and other circulation areas. The number of required off-street parking spaces is established in Section 1141.13.

(Ord. 30-97. Passed 6-12-97.)

1141.03 LOADING SPACE REQUIREMENTS AND DIMENSIONS.

A loading space shall have minimum dimensions of not less than twelve feet in width, fifty feet in length, exclusive of driveways, aisles and other circulation areas, and a height of clearance of not less than fifteen feet. One off-street loading space shall be provided and maintained on the same lot requiring delivery of goods and having a modified gross floor area of up to 5,000 square feet. One loading space shall be provided for each additional 10,000 square feet or fraction thereof of ground floor area. (Ord. 30-97. Passed 6-12-97.)

1141.04 PAVING.

The required number of parking and loading spaces as set forth in Sections 1141.03 and 1141.13, together with driveways, aisles and other circulation areas, shall be improved with such material to provide a durable and dust-free surface. (Ord. 30-97. Passed 6-12-97.)

1141.05 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. (Ord. 30-97. Passed 6-12-97.)

1141.06 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. (Ord. 30-97. Passed 6-12-97.)

1141.07 LIGHTING.

Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property. (Ord. 30-97. Passed 6-12-97.)

1141.08 LOCATION OF PARKING SPACES.

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

- (a) Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve;

- (b) Parking spaces for commercial, industrial or institutional uses shall be located not more than 700 feet from the principal use;
- (c) Parking spaces for apartments or similar residential uses shall be located not more than 300 feet from the principal use. (Ord. 30-97. Passed 6-12-97.)

1141.09 JOINT USE.

Two or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the Zoning Inspector shall be filed with the application for a zoning permit. (Ord. 30-97. Passed 6-12-97.)

1141.10 WHEEL BLOCKS.

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line. (Ord. 30-97. Passed 6-12-97.)

1141.11 WIDTH OF DRIVEWAY AISLE.

Driveways serving individual parking spaces shall be not less than twenty-five feet wide for ninety degree parking, twelve feet wide for parallel parking, seventeen and one-half feet for sixty degree parking, and thirteen feet for forty-five degree parking. (Ord. 30-97. Passed 6-12-97.)

1141.12 PARKING SPACE REQUIREMENTS.

For the purpose of this Zoning Ordinance, the following parking space requirements shall apply:

<u>Type of Use</u>	<u>Parking Spaces Required</u>
Single family or two family dwellings	2 for each unit
Apartments, or multi-family dwellings	2 for each unit
Board houses, rooming houses	1 for each sleeping room or 1 for each permanent occupant
Mobile home	2 for each unit
Automobile service garages which also and 2 provide repair	1 for each 2 gasoline pumps for each service bay
Motels	1 for each sleeping room plus 1 space for each 2 employees
Funeral homes	1 for each 100 sq. ft. of floor area in slumber rooms, parlors or service rooms
Dining rooms, restaurants, taverns, night clubs, etc.	1 for each 250 sq. ft. of floor area
Bowling alleys	4 for each alley or lane plus 1 additional space for each 100 sq. ft. of the area used for restaurant, cocktail lounge, or similar use

<u>Type of Use (Cont.) (Cont.)</u>	<u>Parking Spaces Required</u>
Outdoor swimming pools, public or plus community or club	1 for each 5 persons capacity
Auditoriums, theaters and similar uses	1 for each 4 seats or 1 for each 30 sq. ft. of floor area used for seating purposes whichever is greater
Retail stores	1 for each 4 seats
Banks, financial institutions and similar uses	1 for each 250 sq. ft. of floor area
Offices, public or professional administration, area or service buildings	1 for each 250 sq. ft. of floor area
All other types of business or area commercial uses permitted in any business district	1 for each 400 sq. ft. of floor area
Churches and other places of religious assembly	1 for each 5 seats
Hospitals	1 for each bed
Nursing homes and similar uses	1 for each 2 beds
Medical and dental clinics	1 for every 250 sq. ft. floor area of examination, treating room, office and waiting room
Libraries	1 for each 400 sq. ft. of floor area
Elementary and junior high schools	2 for each classroom and 1 for each 8 seats in auditorium or assembly halls
High School	1 for every 10 students and 1 for each teacher and employee
Kindergartens, child care centers, less nursery schools and similar uses	2 for each classroom but not than 6 for the building
All types of manufacturing, storage the and wholesale uses permitted in any manufacturing district	1 for every 2 employees (on largest shift for which the manufacturing district building is designed)
Freight terminals	1 for every 2 employees (on the largest shift for which the building is designed) and 1 for each motor vehicle maintained on the premises.

(Ord. 30-97. Passed 6-12-97.)

1141.13 GENERAL INTERPRETATIONS.

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

- (a) 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 of the Zoning Inspector.
- (b) Fractional numbers shall be increased to the next whole number.
- (c) When a reason for parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board upon an appeal from a decision of the Zoning Inspector.
(Ord. 30-97. Passed 6-12-97.)