

TITLE NINE – SUPPLEMENTAL REGULATIONS

CHAPTER 1183 Off-Street Parking and Loading Requirements.

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CROSS REFERENCES

Off-street parking facilities – See Ohio Revised Code 717.05 et seq.
Power to Grant Variances – See P. & Z. 1137

1183.01 PURPOSE.

The intent of this section is to:

- A. Provide for off-street parking and loading areas to assure that all developments adequately and safely provide for the parking, loading, and movement of vehicles on a premises.
- B. Off-street vehicle parking and loading space shall be required for all land uses as specified in the standards in this section of this Ordinance.

1183.02 OFF-STREET PARKING SPACES AND PROPER ACCESS REQUIRED.

There shall be provided off-street parking spaces for vehicles, at any time any building or structure is

Enlarged, or

Erected, or

Increased in capacity,

In all districts, except the “B-3” District, in connection with every

Industrial business,

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- Institutional,
- Recreational,
- Residential or
- Any other use,

Except for altered or enlarged church structures, in accordance with the following requirements:

- A. There shall be adequate provisions for ingress and egress to all parking spaces.

There shall be provided an access drive not less than

Eight (8') feet in width in the case of a dwelling, and

Eighteen (18') feet in width in all other cases,

Leading to the parking, or storage areas, or loading, or unloading spaces required hereunder,

Where a lot does not abut on a public, or private alley, or easement of access.

- B. 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.

Access of driveways for parking areas, or loading spaces, shall be located in such a way that any vehicle entering or leaving such lot shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access of driveway from a public or private street.

(Ord. 5-97. Passed 2-4-97.)

1183.03 OFF-STREET PARKING STANDARDS.
(See also Village of Genoa Codified Ordinances, Title Seven—
Parking Chapter 351)

- A. General Standards.
 - 1. Off-street parking facilities shall be used solely for the parking of motor vehicles in operating condition by

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Occupants,
Employees, or
Patrons,

Of the premises, as required on a premises by this Ordinance.

2. The area underneath and immediately surrounding a vehicle shall be maintained free of

Debris,
Weeds, and
Overgrowth.

3. A bicycle, tricycle or other similar small-scale, human-powered vehicle designed primarily for the recreational use by a child shall be exempt from these provisions.

B. Requirements Applicable to a Residential Premises.

1. Vehicles may be parked or stored outdoors in the front yard on a residential premises provided that:
 - a. The vehicle is a self-propelled motor vehicle that is licensable for operation on a public street.
 - b. The overall dimensions of such a vehicle shall not exceed
Eight (8') feet in height,
Eight (8') feet in width or
Twenty (20') feet in length.
 - c. Only one such vehicle may be a commercial vehicle.
 - d. Front yard parking of all other types of vehicles not specifically permitted by this Ordinance, including Recreational Vehicles, shall be prohibited.

However, any one vehicle, except a commercial vehicle, may be temporarily parked in the front yard for a period of time not to exceed seventy-two (72) hours in any one week

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for loading or unloading purposes.

2. Any recreational vehicle(s) may be parked outdoors in the side or rear yard of a residential premises provided that:

a. Parking of recreational vehicles, boats and trailers is permitted

Between April 1 and October 31 of each calendar year in a side yard and a rear yard

Provided that the recreational vehicle, boat and trailer is not closer than three (3') feet to any lot line.

b. Parking of recreational vehicles, boats and trailers is permitted in the rear yard only between November 1 and March 31,

Provided only if the recreational vehicle, boat and trailer is not closer than three (3') feet to any lot line.

c. The Zoning Administrator shall consider the following conditions and the like, as exemptions to subsection 2, (a) and (b):

i. Any paved or concrete driveways, which existed prior to passage of this section 2 (a), (b), which are closer than three (3') feet to a lot line;

ii. Properties which have no rear yard;

iii. Properties which have no access to a rear yard

Where there is not enough separation between the lot lines for movement of a "recreational vehicle", boat or trailer and

That residence has no alley behind which abuts the rear yard which would allow for access and parking of the recreational vehicle, boat or trailer.

d. No combination of recreational vehicles, boats and trailers shall be parked in any residential premises which exceeds

A total length of forty (40') feet,

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A width of eight (8') feet or

A height of twelve (12') feet.

- e. No recreational vehicle, boat and trailer parked on private property shall encroach on a public sidewalk, street or alley.

C. Non-Conforming Recreational Vehicles.

See: Non-Conforming Lots,
Non-Conforming Uses of Land,
Non-Conforming Structures and Premises, and
Non-Conforming Characteristics of Use Section
(Chapter 1189, of this Ordinance.)

Exception: A family, residing on a residential premises, may permit the parking of a visitor's recreational vehicle on the premises without restriction

Provided said recreational vehicle is parked on the premises for a time not to exceed thirty (30) days out of any six (6) month period.

- i. No vehicle shall be used for
 - Commercial purposes,
 - Housekeeping,
 - Living, or
 - Sleeping

When parked on a residential lot, or in any location not approved for such use.

- ii. Side or rear yard parking of a commercial vehicle shall be prohibited.
- iii. A maximum of three (3) non-recreational or non-commercial vehicles may be parked, or stored, outside in the rear yard on a residential premises.

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The overall dimension of such a vehicle shall not exceed

Eight (8') feet in height

Twelve (12') feet in width, and

Forty (40') feet in length.

1183.04 RULES GOVERNING DETERMINATION OF REQUIRED SPACES.

The following rules shall govern the determination of spaces required:

- A. "Floor area" means the gross floor area of the specified use.
- B. Fractional numbers shall be increased to the next whole number.
- C. Spaces shall be provided in connection with the expansion of any building or use in accordance with

The increased floor area,

Increased number of employees, beds or seats, or

The increased number of residential units,

Provided that such increase in floor area shall not reduce existing parking below minimum requirements set forth herein, and

Provided that the increased number of parking spaces required shall be based on the increase in floor area, etc., and not on the total floor area, etc.

(Ord. 5-97. Passed 2-4-97).

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D. A parking space shall have minimum rectangular dimensions as noted in Table 1183.04 D-1 below:

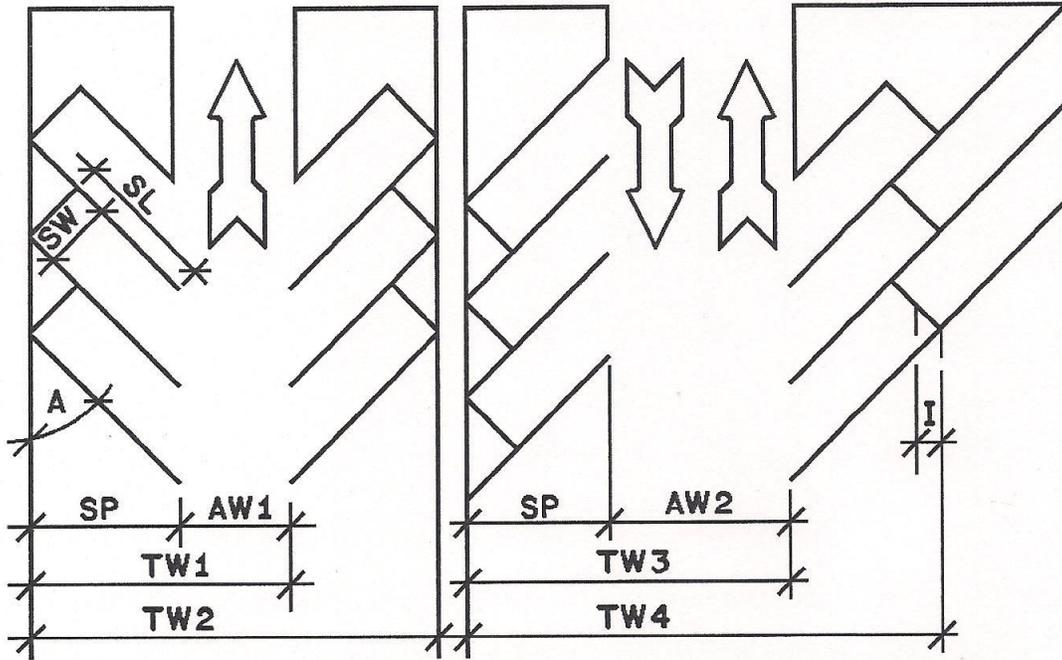


Table 1183.04 D-1

Legend:

- A - Parking Angle
- SW - Stall Width on Angle
- SL - Stall Length on Angle
- SP - Stall Length Perpendicular to the Aisle
- AW1 - One-Way Aisle Width
- AW2 - Two-Way Aisle Width
- TW1 - Total Width of One (1) Stall with a One-Way Aisle
- TW2 - Total Width of Two (2) Stalls with a One-Way Aisle
- TW3 - Total Width of One (1) Stall with a Two-Way Aisle
- TW4 - Total Width of Two (2) Stalls with a Two-Way Aisle
- I - Reduction, Per Stall, in the Total Width for Inter-locking Stalls

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Table 1183.04 D Continued

MINIMUM DESIGN STANDARDS FOR OFF-STREET PARKING AREAS

Parking Angle (in Degrees) A	Parallel 0	Angle 30	Angle 45	Angle 60	Angle 90
Stall Width on Angle (feet) SW	23	9	9	9	9
Stall Length on Angle (feet) SL	8	18	18	18	18
Stall Length Perpendicular to Aisle SP	8	17	19	20	18
Aisle Width - One-Way AW1	12	12	12	18	23
Aisle Width - Two-Way AW2	20	20	20	22	23
Total Width - 1 Stall, One-Way Aisle TW1	20	29	31	38	42
Total Width - 2 Stalls, One-Way Aisle TW2	28	46	50	58	60
Total Width - 1 Stall, Two-Way Aisle TW3	28	37	39	42	42
Total Width - 2 Stalls, Two-Way Aisle TW4	36	54	58	62	60
Reduction in Total Width for Interlock (Per Stall) 1	0	3.9	3.2	2.3	0

(Ord. 5-97. Passed 2-4-97).

1183.05 PARKING SPACES REQUIRED.

A. Type of Use Parking Spaces Required

1. RESIDENTIAL DISTRICTS (ALL)

Single-family dwelling	Two (2) per dwelling unit
Two family dwelling	Two (2) per dwelling unit
Apartments, hotels, apartment unit or multiple dwellings	Two (2) for each unit Two (2) for each unit

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Boarding houses, rooming houses	Two (2) for each sleeping room
Dormitories, fraternity, sorority houses	Two (2) for each sleeping room
or	Two (2) which have sleeping rooms, or
	for each permanent occupant.

2. COMMERCIAL (ALL)

Automobile service stations which also provide repair.	One (1) for each two gasoline pumps & Two (2) for each service bay.
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Hotel, motels	One (1) per each sleeping room Plus One (1) for each two (2) employees.
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Funeral parlors, mortuaries and similar type uses	One (1) for each one hundred (100) square feet of floor area in slumber rooms, parlors, or service rooms.
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3. RESIDENTIAL OR ENTERTAINMENT

Dining rooms, restaurants, taverns, night clubs, etc.	One (1) for each two hundred (200) square feet of floor area.
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Bowling alleys	Four (4) for each alley or lane plus One (1) additional space for each one hundred (100) square feet of the area used for restaurant, cocktail lounge, or similar use.
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Dance floors, Skating Rinks	One (1) for each one hundred (100) square feet of floor area used for the activity.
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Outdoor swimming pools, public or community or club capacity	One (1) for each five (5) persons plus One (4) for each four (4) seats or One (1) for each thirty (30) square feet floor area used for seating purposes, whichever is greater.
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Auditoriums, sport arenas, theaters and similar uses.	One (1) for each four (4) seats.
Retail Stores	One (1) for each two hundred, fifty (250) square feet of floor area.
Banks, financial institutions and similar area	One (1) for each two hundred (200) square feet of floor area.
Offices, public or professional administrations, or service buildings	One (1) for each four hundred (400) square feet of floor area.
All other types of business or commercial uses permitted in any commercial district.	One (1) for each three hundred (300) square feet of floor area.

4. INSTITUTIONAL

Churches and other places of religious assembly.	One (1) for each five (5) seats.
Hospitals	One (1) for each bed.
Sanitariums, homes for the aged	One (1) for each bed.
Nursing, children homes, asylums, and similar uses	One (1) for each two (2) beds.
Medical and Dental Clinics	One (1) for each two hundred (200) square feet of floor area of examination, treating room, office, and waiting room.
Libraries, museums, and art galleries	One (1) for each four each four hundred (400) square feet of floor area.
Private Club or Lodge	One (1) for each ten (10) members.
Country Club	One (1) for each five (5) members.

5. SCHOOLS (PUBLIC, PAROCHIAL, OR PRIVATE)

Elementary and Junior High Schools	Two (2) for each classroom and one (1) for every eight (8) seats in auditoriums or assembly halls.
High Schools	One (1) for every ten (10) students and One (1) for each teacher and employee.
Business, Technical and Trade Schools	One (1) for each two (2) students.
Colleges and Universities	One (1) for each four (4) students.
Kindergartens, Child Care Center, Nursery Schools and similar uses	Two (2) for each classroom but not less than six (6) for the building.

6. INDUSTRIAL

All types of manufacturing, storage and wholesale uses permitted in any industrial district	One (1) for every two (2) employees (on the largest shift for which the building is designed), plus One (1) for each motor vehicle used in the business.
Cartage, express, parcel delivery, And freight terminals.	One (1) for every two (2) employees (on the largest shift for which the building is designed), and One (1) for each motor vehicle maintained on the premises.

(Ord. 5-97. Passed 2-4-97.)

1183.06. SPECIAL PARKING PROVISIONS.

- A. Two (2) or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap,

Provided that written agreement, approved by the Solicitor and accepted by the Board of Zoning Appeals (BZA), shall be filed

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with the application for a zoning certificate.

- B. Parking spaces may be located on a lot other than that containing the principal use with the approval of the Board of Zoning Appeals (BZA).
- C. Off-street parking facilities may be located within the required front yard of any "B" or "M" District, but

Shall not be nearer than five (5) feet to any "A", "S", or "R" District.

(Ord. 10-63. Passed 2-10-64.)

1183.07 DEVELOPMENT AND MAINTENANCE REQUIREMENTS.

Every parcel of land hereafter used as a public, commercial, or private parking area shall be developed and maintained in accordance with the following requirements:

- A. Surfacing.
Any off-street parking area for more than five (5) vehicles shall be

Graded for proper drainage,

Surfaced with a durable and dustless stone surface and

Shall be arranged and marked as to provide for orderly and safe parking and storage of self-propelled vehicles.
- B. Lighting.
Any lighting use to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any "R" District.

(Ord. 10-63. Passed 2-10-64.)

1183.08 OFF-STREET LOADING REQUIREMENTS.

In any district, in connection with every building or part thereof hereafter

Erected,

Enlarged or

Increased in capacity and

Having a gross floor area of five thousand (5,000) square feet or more,

Which is to be occupied by

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Dry cleaning,
Goods display,
Hospital,
Hotel,
Laundry,
Manufacturing,
Market,
Mortuary,
Retail store,
Storage,
Warehouse,
Wholesale store, or
Other uses

Similarly requiring the receipt or distribution by vehicles of material or merchandise,

There shall be provided and maintained,

On the same lot with such building,

At least one (1) off-street loading space plus one (1) additional such loading space for each ten thousand (10,000) square feet or major fraction thereof of gross floor areas so used in excess of ten thousand (10,000) square feet.
(Ord. 10-63. Passed 2-10-64.)