

SECTION XXIX. PARKING

(Adopted July 9, 1987 by Resolution 87-67, effective August 8, 1987)

29.01 In all districts, there shall be provided at the time any building or structure is erected or structurally altered or any use established, parking spaces located outside the road right-of-way as required in this Section and other applicable sections of this Resolution. An application for a Zoning Certificate shall include in the plot plan a scale drawing showing the off-street parking facilities.

29.02 Parking Space

A parking space shall consist of an area of not less than one hundred eighty (180) square feet exclusive of access, attached garages, driveways, aisles, ramps, columns, streets, alleys or private drive or roadways, useable for the parking of passenger vehicles or commercial vehicles under two (2) tons capacity. (Adopted July 11, 2006 by Resolution 2006-58, effective August 10, 2006)

29.03 Off-Street Parking Spaces and Access Driveways

Off-street parking spaces and access driveways serving said individual parking spaces shall, as minimum, conform to the following table:

		45°	60°	90°	Parallel
A.	Width of Parking	9'	9'	9'	9'
B.	Length of Parking Space 20'	20'	20'	20"	25"
C.	Width of Driveway Aisle	15'	18'	24'	
D.	Width of Access Driveway				
	(1-Way Traffic)	17'	24'	24'	14'
	(2-Way Traffic)	24'	24'	24'	24'

29.04 Minimum Number of Parking Spaces

Parking facilities shall be provided for the hereinafter designated uses and districts as follows:

Building or Use	Minimum Parking Spaces
Single family or duplex dwellings	2 per unit
Multi-family dwellings	2.5 per unit
Church or public place of worship	1 per 5 seating capacity
Motel, hotel, tourist home	1 per guest room plus adequate employee space
Hospitals	1 per bed and staff space
Clinics, medical and dental buildings	1 per 150 sq. ft. of gross floor area
Theater, arena, stadium, gymnasium, auditorium, assembly hall	1 space per three seating capacity
Bowling alley	4 spaces for each alley
Private clubs, lodges	1 space for each 5 members
Nursing homes, homes for aged, children's homes, sanitariums, asylums	1 space for each 2 beds
Restaurants, bars, taverns	1 space per 100 sq. ft. gross floor area
Drive-in restaurants	1 space per 75 sq. ft. gross floor area
Banks, business or professional offices, public administration buildings	1 space per 250 sq. ft. gross floor area
Retail stores	1 space per 250 sq. ft. gross floor area
Planned shopping centers	1 space per 200 sq. ft. gross floor area
Single occupant industrial buildings	1 space per 700 sq. ft. gross floor area
All other industrial buildings	1 space per 500 sq. ft. gross floor area
Kindergarten, child care, nursery school	2 each per classroom but not less than 6 spaces
Elementary and Junior High Schools	2 each per classroom plus 1 for every 8 seats in assembly halls
High schools	2 each per classroom plus 1 for every 10 students
Business, trade or technical school	1 each per 2 students
College, University	1 each per 4 students
Libraries, museums, art galleries	1 space per 250 sq. ft. gross floor area

Any use not specifically set forth herein shall have parking facilities consistent with the facilities required for similar uses. It shall be the intent of this Resolution to require spaces at least sufficient for the vehicles of the employees and patrons of any business.

29.05 Access

- A. Other than for single or two family dwellings, any parking area shall be designed in such 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.
- B. 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, from a public or private road.
- C. Off-street parking area shall be located on the same lot with the building or use they are intended to serve and shall remain under the same ownership and control as the principal uses.
- D. The Board of Zoning Appeals may, on appeal, cause to be issued a Zoning Certificate in a case requiring parking facilities, where such parking facilities are not immediately adjacent to the premises to be served, but have reasonable and safe access thereto, where such parking space will remain reasonably available for use, and where easements or restrictive covenants are made.
- E. Collective parking facilities shall provide at least the minimum total number of spaces required for all of the buildings or uses sharing the facilities.

29.06 Surfacing

- A. All off-street parking surfaces, driveways, loading and service spaces in all districts shall be of concrete or asphalt. Any modification or expansion of driveways and parking areas must result in a totally homogeneous surface. (Adopted May 7, 2013 by Resolution 2013-26 effective June 6, 2013.) Any other material must be approved by the Board of Zoning Appeals with a variance. (Adopted by Resolution 99-52 effective July 1, 1999)

29.07 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.

29.08 Lighting, Screening and Striping

- A. Any parking lot intended to be used during non-daylight hours shall be illuminated.  
  
Any lighting used to illuminate any off-street parking facilities shall be so arranged as to reflect away from adjoining properties.
- B. Any parking located outside of the road right-of-way adjoining a residential area or district shall be screened on any side adjoining said area or district by a decorative fence, wall, or evergreen vegetation to provide a year round screening effect. Such wall, fence or hedge shall not be less than five (5) feet in height, maintained in good condition, and not located within the road right-of-way.

29.09 Loading and Servicing

In addition to the minimum number of parking spaces required in Section 29.05, all B-1, B-2, B-3, CS, I-1, I-2, REC-1, REC-2 and REC-3 districts (or all business, industrial, recreational and multi-family residential uses) shall provide off-street parking outside of public right-of-way for vehicles delivering to, unloading or taking away from said premises, user goods, material, supplies, or waste in connection with said use. A loading space shall have a minimum width of twelve (12) feet and shall be located so as to minimize interference with on-site traffic movement.

29.10 Distance Required from Boundary or Right-of-way

- A. Setbacks from lot side lines and right-of-way lines of roads, for the purpose of parking, shall be in accordance with the following:

District	Setback	Sideline Clearance
R-1,R-2,R-3	None	None
R-4	25'	25'
REC-1,2,3	25'	25'
TC	25'	25'
IN	25'	25'
B-1,2,3	10'	10'
I-1,2	No parking permitted between the right of way line and the setback line	25'

- B. Buffering from Single-family and Duplex Dwellings

1. No parking area in any district except R-1, R-2 and R-3 shall extend closer than fifty (50) feet to an adjacent single family or two-family dwelling district.
2. The parking area of a non-residential use in an R-1, R-2 or R-3 District shall not extend closer than fifty (50) feet to an adjacent single family or two-family dwelling.
3. Said separation or buffer strip shall be landscaped with the purpose of providing a year round vertical green screen of trees and shrubs of no less than five (5) feet in height.
4. In areas where general planting will not grow, other screening devices such as fences and walls shall be used.

#### 29.11 Special Parking Provisions

- A. The outdoor parking and/or storage of commercial vehicles having a load capacity of 2 (two) net tons or more, or of commercial equipment and/or supplies, is strictly prohibited on any property zoned for or being used for residential purposes. An exception may be made for vehicles and equipment owned by a contractor who has been retained by a property owner to construct, reconstruct or in any demonstrable way perform work to make improvement or repair to the property and such work is in progress and will be completed within 7 days or within such time as authorized in writing by the Zoning Inspector. Commercial vehicles with load capacity of less than 2 (two) net tons and which are typically used as private transportation for an occupant of a residential premises may be parked on the driveway area or paved parking area of said premises. No commercial vehicles, equipment, trailers or personal utility trailers or recreational vehicles are to be parked or stored on any non-driveway area between the road right-of-way and the rear line of the main structure on any property zoned for or used for residential purposes.
- B. Owners of camping or recreational vehicles may park or store such equipment in any residential district subject to the following conditions:
1. A camping or recreational vehicle shall not have fixed connections to electricity, water, gas or sanitary sewer facilities.
  2. Such recreational vehicles shall be those defined within Ohio Revised Code Section 4501.01.
- C. At no time shall anyone park unlicensed or inoperable vehicles or shall any landowner permit an unlicensed or inoperable vehicle to remain on his or her land in any district other than those zoned to permit auto wrecking. The only exceptions to this requirement will be in the case of service stations engaged in towing and storing vehicles pending action by responsible parties, repair garages performing repairs and dealers holding vehicles for resale. The above-noted exceptions must perform their services upon the property normally used as their business. No dismantling or reducing to scrap of vehicles shall take place except in areas zoned for that purpose.

#### NOTES pertaining to the above changes:

1. The change to 29.11(C) is to conform to the requirement expressed in 6.02(F) which does not allow a 15 day grace period.
2. See the addition of reference to Sec 29.11 added to Sections 14.05(B), 15.05(B), 16.05(B) and 17.12(C).
3. See also the stricken language from Sections 14.07,15.07,16.07 and 17.14