

# ARTICLE IX

## OFF-STREET PARKING AND LOADING REQUIREMENTS<sup>1</sup>

### SECTION A. OFF-STREET LOADING REQUIREMENTS

1. In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, 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 twenty thousand (20,000) square feet or major fraction thereof of gross floor area in excess of twenty thousand (20,000) square feet.
2. Each loading space shall not be less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.
3. Subject to the limitations in Section B of this Article, such space may occupy all or any part of any required yard or court space.
4. No such space shall be located closer than fifty (50) feet to any other lot in any "R" or "PUD-R" District, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted board fence not less than six (6) feet in height.

### SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS

1. GENERAL REQUIREMENTS  
In all districts, in connection with every industrial business, institutional, recreational, commercial, residential or any other use, there shall be provided, at any time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the following requirements:
  - a. A parking lot shall have minimum rectangular dimensions of not less than ten (10) feet in width and eighteen (18) feet in length for ninety (90°) degree parking, nine (9) feet in width and twenty-three (23) feet in length for parallel parking, ten (10) feet in width and twenty-one (21) feet in length for sixty (60°) degree parking, and twelve (12) feet in width and twenty (20) feet in length for forty-five (45°) degree parking. All dimensions shall be exclusive of driveways, drive aisles, and other circulation areas.
  - b. There shall be adequate provisions for ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or street or easement of access, there shall be provided an access drive not less than eight (8) feet in width in the case of a dwelling, and not less than eighteen (18) feet in width in all other cases, leading to the parking or storage area or loading or unloading spaces required hereunder in such manner as to secure the most appropriate development of the property in question, but, except where provided in connection with a use permitted in an "R" or "PUD-R" District, such easement of access or access drive shall not be located in any "R" or "PUD-R" District.

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<sup>1</sup> HISTORY: Amended Effective March 2, 2004

SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)

c. Driveways and drive aisles serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90°) degree parking, twelve (12) feet wide for parallel parking, eighteen (18) feet wide for sixty (60°) degree parking, and thirteen (13) feet wide for forty-five (45°) degree parking. The entrance and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards:

- (1) For one-way traffic, the minimum width shall be fourteen (14) feet.
- (2) Access roads for two-way traffic shall have a minimum width of twenty-five (25) feet.

2. MINIMUM NUMBER OF SPACES REQUIRED

The number of off-street parking spaces to be provided shall not be less than the following:

PARKING SPACE REQUIREMENT <sup>2</sup>	
USE	PARKING SPACES REQUIRED
Assembly Halls, Auditoriums, Religious Places of Worship, Sports Arenas, and Theaters <sup>3</sup>	One (1) space for each five (5) seats or maximum capacity
Auction / Flea Market Establishments	One (1) space per two seats or two per 100 SF of gross leasable area, whichever is greater.
Auditoriums	See: Assembly Halls, et al.
Banks	One (1) space for each three hundred (300) square feet of usable floor space.
Barber and Beauty Shops	Two (2) spaces for each chair, plus one (1) space for each employee.
Bed and Breakfast	A minimum of one (1) on-site paved or dustless surface parking space per room offered for rent and two (2) spaces for the owner shall be required.
Bowling Alley	Three (3) spaces for each lane; plus one (1) additional space for each two hundred (200) square feet of area used for accessory uses, such as eating or other recreation.
Business Offices or Professional Offices	One (1) space for each two hundred and fifty (250) square feet of usable floor space.
Carwash	See: Motor Vehicle Wash (Automatic); Motor Vehicle Wash (Self-Service or Coin-Operated).

<sup>2</sup> HISTORY: Amended Effective February 17, 2011

<sup>3</sup> HISTORY: Amended Effective February 18, 2005

SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)

PARKING SPACE REQUIREMENT <sup>2</sup>	
USE	PARKING SPACES REQUIRED
Catering Halls	See: Dance Halls, Catering Halls, et al.
Churches	See: Assembly Halls, et al.
Clubs, Private, et at.	See: Swimming Pool Clubs, et al.
Colleges	See: Schools, Senior High; Colleges, etal.
Community Center, Library, Museum, or Art Gallery	One (1) per every 250 SF of floor area plus 1 per each two employees.
Condominiums	Two (2) spaces per dwelling unit
Contractor's Establishments	Three (3) spaces per 1,000 square feet of gross floor area, plus an adequate number to allow 1 space per company vehicle stored on the premises.
Convenience Store	Four (4) spaces per each one thousand (1,000) square feet of gross floor area.
Dance Halls, Catering Halls, Exhibition Halls, and Assembly Halls without fixed seats	One (1) space for each one hundred (100) square feet of usable floor area and one (1) for every three (3) employees.
Day Care Center	One (1) space designed for the safe and convenient loading and unloading of persons for every ten (10) persons, based upon the center's regulated capacity, with a minimum of four spaces, plus one parking space per every employee at maximum staff level.
Drive-in Restaurant	One (1) space employee on the maximum working shift, plus 11 stacking spaces for drive-through facilities with a minimum of 5 of the stacking spaces designated for the ordering station.
Drive-in Restaurant with on-site consumption.	One (1) space for every three (3) seats for patron use at inside and outside tables, plus one (1) space for every seat at a counter, plus one (1) space per employee on the maximum working shift, plus 11 stacking spaces for drive-through Facilities with a minimum of 5 of the stacking spaces designated for the ordering station.

SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)

PARKING SPACE REQUIREMENT <sup>2</sup>	
USE	PARKING SPACES REQUIRED
Dwelling, Single Family	Two (2) spaces for each dwelling unit
Dwellings, Manufactured Home Park	Two (2) spaces per unit plus one (1) space for each two (2) employees of the park
Dwellings, Senior Citizens Units	One (1) space for each two (2) dwelling units, plus one (1) space for each employee
Dwellings, Two (2) and Multiple Family	Two (2) spaces for each dwelling unit
Exhibition Halls	See: Dance Halls, Catering Halls, et at.
Flea Market Establishments	See: Auction / Flea Market Establishments
Fraternities / Sororities	One (1) space for each two (2) beds, or one (1) for each five (5) permitted active members, whichever is greater.
Funeral Home I Funeral Parlor	See: Mortuary / Funeral Home
Furniture and Appliance, Household Equipment, Repair Shop, Showroom; or Plumber, Decorator, Electrician, or similar trades person; Shoe Repair, and similar uses.	One (1) space for each one thousand (1,000) square feet of usable floor area.
Golf Courses, Commercial (except Miniature and "Par- 3" Courses)	Six (6) spaces for each golf hole and one (1) space for each employee, plus spaces required for each accessory use such as a restaurant.
Golf Courses, Miniature or "Par-3" Courses	Three (3) spaces for each one (1) hole
Hospital	One (1) space for each bed, plus one (1) space for each two (2) employees
Industrial or Research Facilities, and related accessory offices	One (1) space for every one (1) employee in the largest working shift, plus space to accommodate all trucks and other vehicles used in connection therewith
Mortuary / Funeral Home	One (1) space for each fifty (50) square feet of floor space in slumber rooms, parlors, or individual funeral service rooms

SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)

PARKING SPACE REQUIREMENT <sup>2</sup>	
USE	PARKING SPACES REQUIRED
Motor Vehicle or Machinery Sales and/or Services Establishments	One (1) space for each two hundred (200) square feet of showroom floor area plus two (2) spaces for each service bay, plus one (1) space for each employee, plus one space for each motorized vehicle in sales lot.
Motor Vehicle Service Station - Fuel and Service or Fuel.	Two (2) spaces for each lubrication stall, rack, or pit, and one (1) space for each gasoline pump.
Motor Vehicle Service Station - Fuel and Convenience Store	One (1) space for each two hundred and fifty (250) square feet of gross floor area and one (1) space for each gasoline pump.
Motor Vehicle Service Station - Fuel, Service and Convenience Store	One (1) space for each two hundred and fifty (250) square feet of gross retail floor area, one (1) space for each gasoline pump, and two (2) spaces for each service stall, rack or pit.
Motor Vehicle Repair (Light or General)	Two (2) spaces for each service bay plus one (1) space for each employee.
Motor Vehicle Salvage Yards	One (1) space for each employee, plus one (1) space for each operating vehicle stored on the premises, plus two (2) spaces for each acre of land in the yard
Motor Vehicle Wash (Automatic)	One (1) space for each one (1) employee. In addition, reservoir parking spaces equal in number to five (5) times the maximum capacity of the auto wash. Maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by twenty (20).
Motor Vehicle Wash (Self-Service or Coin-Operated)	Three (3) spaces for each washing stall in addition to the stall itself.
Laundry / Dry Cleaning Store, Self-serve	One (1) space for each 200 SF of gross floor area used by the general public or one space per two washing machines, whichever is greater.
Library	See: Community Center, Library, et al.

SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)

PARKING SPACE REQUIREMENT <sup>2</sup>	
USE	PARKING SPACES REQUIRED
Motel, Hotel, or Other Commercial Lodging Establishment	One (1) for each sleeping room, plus one (1) for each 400 SF of meeting area and restaurant space. Plus one (1) space for each employee.
Museum	See: Community Center, Library, Museum, et al.
Planned Commercial or Shopping Center	Three and one-half (3½) spaces for each 1,000 SF of gross leasable area (GLA) for the first 100,000 SF of GLA; 4 spaces for each 1,000 SF of GLA for centers having 100,001 to 400,000 SF of GLA; and 4.5 spaces for each 1,000 SF of GLA for that area in excess of 400,000 SF of GLA.
Offices of Doctors, Dentists and similar health care professions	Offices and services designed to attract and serve customers and clients on the premises: One (1) for every 200 SF of floor area. Offices and services designed to attract little or no customer or client traffic other than employees of the entity operating the principle use: One (1) space for each 400 SF of usable floor space. Offices or clinics of physicians, dentists or similar professions with not more than 10,000 SF of GFA: One (1) space for each 50 SF of usable floor area in waiting rooms and 1 space for each examining room, dental chair, laboratory, or similar use area to be occupied by patients or employees.
Other	The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of a similar nature.
Religious Places of Worship	See: Assembly Halls, et al.
Restaurants, and Other Establishments for the Sale and Consumption on the Premises of beverages, food or refreshments (See also: Drive-in Restaurant)	One (1) space for each one hundred (100) square feet of usable area

SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)

PARKING SPACE REQUIREMENT <sup>2</sup>	
USE	PARKING SPACES REQUIRED
Retail Business or Business Service Establishments, except as otherwise specified herein	One (1) space for each two hundred and fifty (250) square feet of gross floor area, plus one (1) space for each two (2) employees on the maximum work shift
Sanitarium, Convalescent Home, Home for the Aged, assisted living or similar institution	One (1) per each three (3) beds for patients, plus 1 per each employee
Schools, Elementary and Junior High	One (1) space for each employee, plus one (1) space for each classroom, including portables, in addition to the requirements of the auditorium
Schools, Senior High; Colleges; Universities	One (1) space for each employee, plus one (1) space for each four (4) students of the rated capacity, plus the requirements for the auditorium
Shopping Center	See: Planning Commercial or Shopping Center
Sports Arena	See: Assembly Halls, et al.
Swimming Pool Clubs, Private Clubs, Lodge Halls, and similar uses	One (1) space for each two hundred (200) square feet of gross floor area within enclosed buildings, plus one (1) space for every three persons that the facilities are designed to accommodate when used to the maximum capacity.
Tennis Facility, Indoor and Outdoor	Two (2) per court, plus one for each 200 SF of clubhouse floor in excess of 1,000 SF.
Theaters	See: Assembly Halls, et al.
Warehouses and Wholesale Establishments, and related accessory offices	One per 1,000 SF of manufacturing or warehousing, or 1 per employee on the greatest working shift, whichever is greater, plus 1 per each 300 SF of office area and 1 per 250 SF of retail space if retail sales are permitted.

## SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)

3. RULES GOVERNING THE DETERMINATION OF REQUIRE NUMBER OF SPACES  
In computing the number of spaces required in Section B, Subsection 2, of this Article, the following rules shall govern:
  - a. "Floor area" shall mean the gross floor area of the specified use.
  - b. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
  - c. **Requirements for Uses Not Specified.** Where the off-street parking requirement for a use is not specifically defined in the Parking Spaces Matrix of Section (B), the parking facilities required for such use shall be developed so as to be sufficient to meet the average parking needs of the proposed use; no parking, loading or servicing shall be done on the right-of-way of any publicly dedicated thoroughfare.
  - d. Whenever a building or use constructed or established after the effective date of this Resolution, or any amendment thereto, 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, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Resolution, or any amendment thereto, is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.
  - e. All areas not used for access, parking, circulation, buildings and services shall be completely or permanently landscaped and the entire site maintained in good condition.
  - f. **Flexibility in Requirements.** If the expected need for off-street parking facilities of a particular use is uncertain, or in circumstances where the need for off-street parking facilities is assessed to be less than the minimum requirements set forth in this Chapter, a waiver in the parking requirement, it may be deemed appropriate by the Zoning Commission so that up to fifty (50) percent of the required parking area to remain unimproved and retained in a landscaped area. It may require, at any time it deems appropriate, that some or all of the land be improved as a parking area to meet increasing parking demands. The land area of the deferred required parking shall be maintained in an open space reserve and shall be landscaped pursuant to an approved Landscaping Plan and all regulations and requirements set forth in Article VIII (Landscaping and Buffering).
4. PARKING IN RESIDENTIAL AREAS
  - a. No off-street parking areas shall be permitted in any residential district other than such as are used exclusively in connection with and as an appurtenance or facility to dwellings and apartment buildings except for parking in driveway or designated parking area. All parking areas shall be paved hard surface and dust free.

**SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (Contd.)**

- b. No off-street parking shall be permitted in the required grass area (unpaved) of the front yard of any residential district. Parking areas shall be set back from street in conformity with the established setback requirements for residential use in that designated agricultural and residential district.
- c. Adequate ingress and egress for vehicles shall be provided and shall not, insofar as possible, be developed in a manner as to adversely affect adjacent residential property.
- d. No driveway shall be closer than four (4) feet to a property line. This setback is reduced to two (2) feet in "R-3", "R-4," and "R-4A" Districts.

**SECTION C. SPECIAL PARKING PROVISIONS**

- 1. **DISABLED, ABANDONED, JUNK VEHICLES IN ANY DISTRICT**  
The parking of an inoperable, disabled, abandoned, or junk vehicle is prohibited.
  - a. Exceptions are permitted subject to the following conditions:
    - (1) May be stored in an enclosed garage or other enclosed accessory structure and no business is conducted with said vehicles.
    - (2) After a reported accident but for a period of not more than two (2) weeks if said vehicle is owned and was operated by the property owner or his immediate family.
    - (3) May not conflict with Article VII, Section S (Performance Requirements) and/or Article VII, Section P (Motor Vehicle Salvage Yards and Junk Yards) of this Resolution.
    - (4) **Junk Vehicle.** For the purpose of this section, junk vehicle means any motor vehicle meeting the requirements of divisions A, B, C, D, and E of ORC 505.173. See: ORC 505.173, at seq. Storage of junk motor vehicles.
    - (5) **Historical or Collectors' Vehicles.** Historical or collectors' vehicles may be allowed under the same provisions as in Section C.1.a. (1-3) above.
- 2. **TRAILERS, MOTOR HOMES, RECREATIONAL VEHICLES**  
The outdoor storage of not more than two (2) of the following - unoccupied recreational vehicle, self-propelled or trailered, utility trailer, boat trailer, or horse van and trailer shall be permitted on a residential lot, subject to the following conditions:<sup>4</sup>
  - a. Recreation and utility equipment parked or stored shall be owned by the occupant of the residence, shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall this equipment be used for living or housekeeping purposes.

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<sup>4</sup> HISTORY: Amended Effective February 17, 2011

**SECTION C. SPECIAL PARKING PROVISIONS (Contd.)**

- b. If the recreation or utility equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front line of the building. The setback requirements in the side or rear yard shall be a minimum of ten (10) feet. On one (1) lot, there shall be no more than two (2) pieces of equipment parked or stored outside. A mounted piece of equipment is construed as one (1) piece, disassembled as two (2) pieces.
  - c. Notwithstanding the provisions of Subparagraph (b), recreation and utility equipment may be parked in a paved area anywhere on the premises for loading and unloading purposes, for a period of not more than seventy-two (72) hours in a one month period.<sup>5</sup>
  - d. All recreational and utility equipment must be kept in good repair.
  - e. Any variance of these conditions shall be considered by the Board of Zoning Appeals.
3. **TRUCK, TRACTOR, OR SEMI-TRACTOR PARKING.**  
Outdoor parking of the following described vehicles are not permitted in an "R" or "PUD-R" District:<sup>6</sup>
- a. Straight trucks over one (1) ton capacity.
  - b. Farm tractor or a powered vehicle designed to pull farm machinery, haul loads, or for any type of agricultural work.
  - c. Semi-tractor or motor vehicle with a driver cab and no body, designed for hauling semi-trailers.
  - d. Semi-trailer or detachable trailer designed to be attached to a coupling at the rear of a tractor.
  - e. Trucks defined in this section shall not leave the engine idling on private property for longer than thirty (30) minutes.
  - f. The outdoor parking of a truck, van, semi-trailer, or detachable trailer for the purpose of storage shall not be permitted in any district.
4. **DEVELOPMENT AND MAINTENANCE OF PARKING AREAS**  
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:

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<sup>5</sup> HISTORY: Amended Effective: February 17, 2011

<sup>6</sup> HISTORY: Amended Effective: February 17, 2011

## SECTION C. SPECIAL PARKING PROVISIONS (Contd.)

- a. All parking spaces required herein shall be located on the same lot within the same building or use served, except that where an increase in the number of spaces is required by change or enlargement of use, or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may not be located in excess of three hundred (300) feet from an institutional building served or five hundred (500) feet from any other nonresidential building served.
- b. Not more than fifty (50) percent of the parking spaces required for: (a) theaters, bowling alleys, dance halls, night clubs, or cafes, and up to one hundred percent (100%) of the parking space required for a religious place of worship or school auditorium may be provided and used jointly by; (b) banks, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during the same hours as those listed in (a); provided, however, that written agreement thereto is properly executed and filed as specified in Subsection (c) hereof.<sup>7</sup>
- c. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the Township Solicitor and executed by the Trustees of the Township and shall be filed with the application for a building permit.
- d. **Screening and Landscaping.** Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any "R" or "PUD-R" District, or institutional premises, by a masonry wall or solid fence of acceptable design or a landscape mound four (4) feet in height with 3:1 slopes landscaped with trees and random plantings or shrubs or other plant material. The wall or fence shall not be less than four (4) feet or more than seven (7) feet in height and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the lot line of the adjoining premises in any "R" or "PUD-R" District shall be landscaped with grass, hardy shrubs, or evergreen ground cover and maintained in good condition. In lieu of such wall or fence, a strip of land not less than twenty-five (25) feet in width and planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height may be substituted, and this shall be maintained in good condition. Plant material shall reach 75 percent of opacity at the time of planting. No trees shall be planted in the right-of-way. Parking lots containing more than six thousand (6,000) square feet of area or fifteen (15) or more parking spaces shall provide interior landscaping as stipulated in Article VIII, Section C (Off-street Parking Area Landscaping).<sup>8</sup>

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<sup>7</sup> HISTORY: Amended Effective February 18, 2005

<sup>8</sup> HISTORY: Amended Effective: February 17, 2011

## SECTION C. SPECIAL PARKING PROVISIONS (Contd.)

- e. **Minimum Distance and Setbacks.**
- (1) Off-street parking facilities may be located within the required front yard of any "C" District or "I" District, but shall not be nearer than fifty (50) feet to any "A" or "R" or "PUD-R" District and no off-street parking shall be permitted in the required front yard of any "A" or "R" or "PUD-R" District.<sup>9</sup>
  - (2) No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen.
  - (3) In no case shall any part of a parking lot be closer than ten (10) feet to any established street or alley right-of-way.
  - (4) The wall or hedge required in Subsection (a) hereof shall be set back from each street, the same as if it were a building wall, so as to observe the front yard and side street yard requirements of this Resolution.
- f. **Surfacing.** Any off-street parking area for more than five (5) vehicles shall be graded for proper drainage and surfaces as to provide a durable and dustless surface, and shall be so arranged and marked as to provide for orderly and safe parking and storage of self-propelled vehicles. The foregoing surfacing requirements shall not apply to a parking area in an "I" District if more than two hundred (200) feet distance from any "R" or "PUD-R" District, except that a dustless surface shall be provided in any case.<sup>10</sup>
- g. **Lighting.** Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any district.

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<sup>9</sup> HISTORY: Amended Effective: February 17, 2011

<sup>10</sup> HISTORY: Amended Effective: February 17, 2011