

SECTION 6 OFF-STREET PARKING AND LOADING

SECTION 6.1 Purpose

It is the purpose of this section to regulate land use by providing adequate space for off-street parking, loading and maneuvering for all principal and accessory uses. The following provisions are intended to provide safe ingress and egress to all lots, minimize traffic congestion, limit on street parking and reduce noise and visual impact of vehicular movement and loading activities.

SECTION 6.2 Off-Street Parking and Loading Requirements

6.2.1 General

- a) When a building or structure is erected, changed or enlarged by 50% or more in floor area, or increases by 50%, the number of employees, customers/users, dwelling units, or seating capacity it shall comply with the requirements of this section.
- b) When there is a new use of an existing building or structure, which does not require enlargements or additions, it shall comply with the requirements of this section.
- c) Where a lot abuts a public or private alley or easement of access there shall be provided an access drive not less than eight (8) feet in width for a single dwelling and not less than 20 feet in width for an access drive leading to parking, loading, or storage spaces herein required for multiple dwellings and nonresidential uses.
- d) Total number of spaces required shall equal the sum of all the requirements for each separate primary and accessory use.
- e) All off-street parking and loading spaces, as required by this section, shall be located on the same parcel as the building or use requiring the spaces, except as provided for under 6.2.2(c).
- f) Off-street parking and loading spaces required for any use not specifically listed herein shall be the same as that required for a similar use as determined by the Zoning Commission.
- g) A request for a reduction of parking and/or loading requirements may be submitted to the Board of Zoning Appeals as provided for in Section 12.

6.2.2 Special Requirements

- a) **Setback:** Parking areas for multi-family and nonresidential uses shall be no closer than five (5) feet of a street, alley or right-of-way.
- b) **Joint Use:** Two (2) 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 Township Attorney and accepted by the Board of Zoning Appeals, shall be filed with the application for a zoning certificate.
- c) **Off-site parking:** Parking spaces may be located on a lot within 300 feet other than that containing the principal use or on a lot within 600 feet for uses within a commercial or industrial district for spaces designated for employees with a written agreement approved by the Township attorney and approval by the Board of Zoning Appeals, to be filed with the application for a zoning certificate.
- d) **Surfacing and drainage:** All off-street parking and loading areas and driveways for multi-family and non-residential uses shall be surfaced with concrete, bituminous asphalt or other dust free material other than gravel or loose fill and graded to drain all surface water towards the interior of the parking lot. An internal storm drainage system shall be provided and connected to the nearest outlet subject to regulations and approval of the Lucas County Engineer. Concrete curbs may also be required as part of the overall drainage design for all or part of the parking lot or driveway perimeter.
- e) **Wheel stop device:** Whenever a parking lot extends to a property line, sidewalk, planting strip or building, a wheel stop device consisting of concrete, asphalt or plastic stops, a permanent concrete curb or an expanded sidewalk shall be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian circulation way or sidewalk, or damaging any structure or landscaping. Minimum height shall be five (5) inches and the minimum length six (6) feet. A wheel stop device shall not be required where a guardrail is provided to prevent intrusion into a protected area.
- f) **Striping and Marking:** Parking spaces and aisles shall be clearly designated and marked to assure approved utilization of space, direction of traffic flow and general safety. Parking spaces for the disabled shall be reserved and designated with a standing sign (not painted on the pavement), displaying the symbol of accessibility.
- g) **Disabled Parking**
1. All parking areas must comply with current federal Americans with Disabilities Act (ADA) requirements.

6.2.2 Special Requirements (cont'd)

2. Parking spaces shall be at least 96 inches wide and shall have an adjacent access aisle 60 inches wide minimum. Parking access aisles shall be part of the accessible route to the building or facility entrance and shall comply with applicable sections of the Ohio Basic Building Code. Two (2) accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clearance of an accessible circulation route.
 3. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designed "van accessible." All such spaces may be grouped on one level of a parking structure.
 4. Curb ramps shall be required for disabled access. Minimum width shall be 36 inches with a minimum ramp slope of 1:12.
- h) **Landscaping and screening:** Notwithstanding the landscaping requirements of Section 8.4, off-street parking and loading areas for multi-family dwellings and nonresidential uses which lie within 20 feet of a building on an adjoining lot or within 10 feet of a lot line shall be separated from the building or lot line with landscaping and screening not less than four (4) feet nor greater than six (6) feet in height.
- i) **Lighting:** Any lighting used to illuminate any off-street parking areas shall be so arranged as to reflect light away from adjoining residential properties or public way.
- j) **Parking and Storage of Vehicles and Trailers:**
1. No commercial vehicles as herein defined or other vehicle which infringes on the residential character of an "A/R" or "R" district shall be stored or parked in that district, excluding vehicles which are stored in an enclosed building or vehicles used in agriculture which are an integral part of the on-site agricultural business. Infrequent short term parking of a commercial vehicle for conveying tools and materials to premises for use on the premises, and the delivery or moving of goods to or from a dwelling unit are exempted from this section. (Revised 3/21/05 - Z17-C276)
 2. No disabled vehicle shall be parked within an "A" or "R" district for a period of more than two (2) weeks, but may be stored in an enclosed building providing no business is conducted in connection therewith while such vehicle is parked or stored.

6.2.2 Special Requirements (cont'd)

3. Recreational vehicles, boats, boat trailers and/or trailers shall not be parked or stored in a front or side yard nor in the rear yard of an "R-1" or "R-3" District, except when loading and unloading for a temporary period not to exceed 24 hours. The aforementioned shall not be parked/stored in the front yard of an "A" District nor the front or side yard of an "R-B", "R-A" or "R-C" District. A maximum of two (2) of the above vehicles/trailers may be stored in the appropriate yard, and must be a minimum of 10 feet from a lot line. (Revised 5/15/95 - Z17-C157)
- k) **Drive-up Staging Area:** Any use having a drive-up window shall provide a staging area on site to minimize off-site traffic congestion while waiting for service. The Zoning Commission shall review and provide recommendations on all drive-up proposals.
- l) **Trash Receptacle Area:** A trash receptacle area, when provided, shall be in a designated location that does not interfere with any aisle, driveway, parking space, loading space or other circulation area. The location of this area, if provided, shall be shown on the site plan with proper loading and maneuvering space and for the purpose of location, shall be treated as an accessory structure. A trash receptacle area shall be screened from view on three (3) sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the Lucas County Board of Health.
- m) **Maintenance:** The owner or operator of property used for parking and loading shall maintain such area in good condition so that it is safe, clean, dust-free, attractive and free of any hazard, nuisance or other unsafe condition. Striping for parking spaces shall be maintained in good condition.
- n) **Maneuvering:** Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a parcel except within the required minimum front, side and rear setback area. It may include an aisle or circulation area. For single and two-family residences it may include a driveway, street or parking space. The Board of Zoning Appeals may waive these requirements for lots which have an operator on duty during all hours of operation.
- o) **Loading Spaces:** Loading spaces must be located at the rear yard, but not in the required rear yard setback area.

SECTION 6.3 Space Requirements

6.3.1 Dimensions and Design

All parking lot areas shall meet the current requirements of the federal Americans with Disabilities Act (ADA) law and the current Ohio Building Code.

6.3.2 Number of Spaces

The following lists are minimum requirements. Some situations may require additional spaces for proper operation.

USE

PARKING SPACES REQUIRED

a) Residential Dwellings

Boarding House, Tourist Home, Dormitory

One (1) for each sleeping room or tenant, whichever is greater

Single, Two Family

Two (2) for each unit

Multi-Family

Two (2) for each unit

b) Semi-Public/Institutional

Adult Day Care, Community Centers, Church Social Centers

One (1) for every 300 square feet of gross floor area

Child Day Care or Nursery

Six (6) or two for each classroom whichever is greater

Church or Temple

One (1) for every five (5) sets in main assembly area/auditorium

Elementary School

Two (2) for each classroom or one (1) for every five (5) seats in the main auditorium, whichever is greater

High School, College or Technical School

Four (4) for each classroom or one (1) for every four (4) seats in the main auditorium, whichever is greater

Hospital

One (1) for every four beds

Number of Spaces (cont'd)

b) Semi-Public/Institutional

USE

PARKING SPACES REQUIRED

Institutional Health Care Facility, including Skilled Nursing Facilities, Independent Living Facilities, Assisted Living Facilities

One (1) for every four beds

Libraries, Museums, Art Galleries, or Community Centers

10 or one (1) for every 300 square feet of gross floor area whichever is greater

c) Recreational Facility

Bowling Alley

Four (4) for each alley plus one (1) for each 100 square feet or gross floor area used for bar, restaurant or entertainment areas.

Campground

1.5 spaces for each site

Golf Course

Four (4) for each hole

Health Spa

One (1) for every 300 square feet of floor area

Lodge or Club

One (1) for every five (5) members

Skating Rinks

One (1) for every 100 square feet of gross floor area

Swimming Pools

One (1) for every 50 square feet or water surface area and one (1) for every 30 square feet of gross floor area for spectator seating

Tennis Courts/Racquet Clubs

Two (2) for each court

d) Commercial

Auditorium, Theaters, Arenas or Conference Centers

One (1) for every four (4) seats or one (1) for every 30 square feet of gross floor area, whichever is greater

Banks or Financial Institutions

One (1) for every 300 square feet of gross floor area

6.3.2 Number of Spaces (cont'd)

d) Commercial

USE

PARKING SPACES REQUIRED

Banquet/Recreational Hall	One (1) for every 200 square feet of gross floor area
Bar, Restaurant or Tavern	One (1) for every 100 square feet of gross floor area
Funeral Home/Mortuary	One (1) for every 200 square feet of gross floor area
Hotel/Motel	One (1) for every room and one (1) for every 100 square feet of gross area of bar, restaurant, and conference room
Motor Vehicle, Agricultural Implement, Recreational Vehicle, or Manufactured Home Sales	One (1) for every 5,000 square feet of lot area plus one (1) for every 300 square feet of gross floor area
Motor Vehicle Service/Repair	Two (2) for each service bay or one (1) for every two (2) pumps, whichever is greater
Offices	One (1) for every 300 square feet of gross floor area
Retail Store (appliance, printing, salon, hardware, carry-out, furniture, etc.)	One (1) for every 300 square feet of gross floor area
Self Service Storage Facility	Four plus number of employees on peak shift (Revised 12/17/01 – Z17-C244)
Shopping Center	One (1) for every 200 square feet of leasable area

e) Manufacturing/Industrial

Manufacturing/Processing/Warehousing	One (1) for every two (2) employees on the shift of the highest number of employees and one (1) for each motor vehicle used in the business
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f) **Loading Spaces:** A loading space shall be required for each building, use or occupancy which has a gross floor area of 10,000 square feet. One (1) additional space shall be required for each 20,000 square feet of gross floor area thereafter.

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