

ARTICLE VI. OFF-STREET PARKING AND LOADING REQUIREMENTS

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" 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, 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. Each off-street parking space shall have an area of not less than one hundred eighty (180) square feet exclusive of access drives or aisles, and shall be of usable shape and condition.
 - 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 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" District, such easement of access or access drive shall not be located in any "R" District.
2. **Number of Spaces Required:** The number of off-street parking spaces to be provided shall not be less than the following:

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PARKING SPACE REQUIREMENTS	
USE	PARKING SPACES REQUIRED
Auction / Flea Market Establishments	Provision of suitable parking in non-public right-of-way is required. Site plan to be submitted with conditional use application for Board of Zoning Appeals review.
Auditoriums	<i>See: Churches, Auditoriums, Sport Arenas, et al</i>
Auto 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 auto-mobiles 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).
Auto Wash (Self-Service or Coin-Operated)	Three (3) spaces for each washing stall in addition to the stall itself
Automobile or Machinery Sales and/or Services Establishments	One (1) space for each two hundred (200) square feet of showroom area plus two (2) spaces for each service bay, plus one (1) space for each employee
Banks	One (1) space for each one hundred (100) square feet of usable floor space
Barber and Beauty Shops	Two (2) spaces for each chair, plus one (1) space for each employee
Bowling Alley	Seven (7) 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 (200) square feet of usable floor space
Carwash	<i>See: Auto Wash (Automatic); Auto Wash (Self-Service or Coin-Operated)</i>
Catering Halls	<i>See: Dance Halls, Catering Halls, et al</i>
Churches, Auditoriums, Sport Arenas, Theaters, Assembly Halls	One (1) space for each five (5) seats or maximum capacity
Clubs, Private, <i>et al</i>	<i>See: Swimming Pool Clubs, et al</i>
Colleges	<i>See: Schools, Senior High; Colleges, et al</i>
Community Center, Library, Museum, or Art Gallery	Ten (10) spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet

PARKING SPACE REQUIREMENTS	
USE	PARKING SPACES REQUIRED
Condominiums	Two (2) spaces per dwelling unit
Contractor's Establishments	One (1) space for each employee, one (1) space for each vehicle stored on the premises, plus two (2) spaces for customers
Dance Halls, Catering Halls, Exhibition Halls, and Assembly Halls without fixed seats	One (1) space for each thirty (30) square feet of usable floor area
Drive-in Restaurant	One (1) space for each twenty-five (25) square feet of usable floor area <i>See Also: Restaurants ...</i>
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 Citizen 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	<i>See: Dance Halls, Catering Halls, et al</i>
Flea Market Establishment	<i>See: Auction / Flea Market Establishments</i>
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 / Funeral Parlor	<i>See: Mortuary / Funeral Home</i>
Furniture and Appliance, Household Equipment, Repair Shop, Showroom; or Plumber, Decorator, Electrician, or similar tradesperson; Shoe Repair, and similar uses	One (1) space for each eight hundred (800) square feet of usable floor area. (For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein.)
Gasoline Service Stations	Two (2) spaces for each lubrication stall, rack, or pit, and one (1) space for each gasoline pump.
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

PARKING SPACE REQUIREMENTS	
USE	PARKING SPACES REQUIRED
Hospital	One (1) space for each bed, plus one (1) space for each two (2) employees
Industrial or Research Establishments, 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
Junk 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
Laundry / Dry Cleaning Store, Self-serve	One (1) space for each two (2) washing, drying, or dry-cleaning machines
Library	<i>See: Community Center, Library, et al</i>
Mortuary / Funeral Home	One (1) space for each fifty (50) square feet of floor space in slumber rooms, parlors, or individual funeral service rooms
Motel, Hotel, or Other Commercial Lodging Establishment	One (1) space for each (1) occupancy unit, plus one (1) space for each one (1) employee
Museum	<i>See: Community Center, Library, Museum, et al</i>
Planned Commercial or Shopping Center	One (1) space for each one hundred (100) square feet of usable floor area for the first 15,000 square feet; One (1) space for each one hundred twenty-five (125) square feet for the next 15,001 to 450,000 square feet of usable floor area; One (1) space for each one hundred fifty (150) square feet for that area in excess of 450,000 square feet of usable floor area.
Professional Offices of Doctors, Dentists and similar professions	One (1) space for each fifty (50) square feet of usable floor area in waiting rooms, and one (1) space for each examining room, dental chair, laboratory, or similar use area to be occupied by patients or employees

PARKING SPACE REQUIREMENTS	
USE	PARKING SPACES REQUIRED
Restaurants, and Other Establishments for the Sale and Consumption on the Premises of Beverages, Food, or Refreshments	One (1) space for each seventy-five (75) square feet of usable area <i>See Also:</i> Drive-in Restaurant
Retail Business or Business Service Establishments, except as otherwise specified herein	One (1) space for each one hundred fifty (150) 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, or similar institution	One (1) space for each two (2) beds
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	<i>See:</i> Planned Commercial or Shopping Center
Sport Arena	<i>See:</i> Churches, Auditoriums, <i>et al</i>
Swimming Pool Clubs, Private Clubs, Lodge Halls, and similar uses	One (1) space for each four (4) member families, plus spaces as required for each accessory use, such as a restaurant
Tennis Facility, Indoor and Outdoor	Eight (8) spaces for each court, plus spaces required for each accessory use, such as a full-service restaurant or a bar, or one (1) space for each three (3) or six (6) seats or benches, whichever is the greater
Theaters	<i>See:</i> Churches, Auditoriums, <i>et al</i>
Warehouses and Wholesale Establishments, and related accessory offices	One (1) space for every one (1) employee in the largest working shift; or five (5) spaces plus one (1) for every seventeen hundred (1,700) square feet of usable floor space, plus space to accommodate all trucks and other vehicles used in connection therewith

SECTION B. OFF-STREET PARKING SPACE REQUIREMENTS (CONT'D)

3. **Rules Governing the Determination of Required 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 nearest whole number.
 - c. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
 - d. Whenever a building or use constructed or established after the effective date of this Resolution 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 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.
4. **Parking in residential areas:**
 - a. No off-street parking areas are or 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.
 - b. Parking area shall be set back from street in conformity with the established setback requirements for residential use.
 - 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 three (3) feet to a property line.

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. Exceptions are permitted subject to the following conditions:
 - a. May be stored in an enclosed garage or other enclosed accessory building and no business conducted with said vehicles.
 - b. 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.
 - c. So as not to conflict with Article VII, Section A and/or Article VII, Section N, of this Resolution.

SECTION C. SPECIAL PARKING PROVISIONS (CONT'D)

2. **Junk vehicle**, for the purpose of this section, means any motor vehicle meeting the requirements of divisions A, B, C, D, E of Section 505.173 of the *Ohio Revised Code*.
See: *O.R.C. 505.173, et seq.* Storage of junk motor vehicles [Eff. 11-19-96]
3. **Historical or collectors' vehicles** may be allowed under the same provisions as in #1 (a), (b) and (c) of this section.
4. **Trailers, Motor Homes, Recreational Vehicles:** The outdoor storage of not more than two (2) of the following - unoccupied recreational vehicle, self-propelled or trailered, small utility trailer, boat or horse van, shall be permitted on a residential lot, subject to the following conditions:
 - 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 house-keeping purposes.
 - 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 three (3) 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 anywhere on the premises for loading and unloading purposes, for a period of not more than seventy-two (72) hours.
 - 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.
5. **Motels or Hotels:** Motels or hotels shall comply with the sanitary regulations prescribed by the county health authorities, the regulations of the building code and as may otherwise be required by law, and in addition shall comply with the following regulations:
 - a. Any lot to be used for a motel shall not be less than four (4) acres in area and shall contain not less than two thousand (2,000) square feet per sleeping unit in the first story to twelve hundred (1,200) square feet per sleeping unit above the first story. All buildings and structures shall be not less than fifty (50) feet from a front or rear lot line and not less than twenty-five (25) feet from any side lot line. The building and structures on the lot shall not occupy in the aggregate more than twenty-five percent (25%) of the area of the lot.
 - b. All areas not used for access, parking, circulation, buildings and services shall be completely and permanently landscaped and the entire site maintained in good condition.

SECTION C. SPECIAL PARKING PROVISIONS (CONT'D)

- 6. Truck, Tractor or Semi-Tractor Parking:** The outdoor parking of the vehicles described in this section are not permitted to exceed forty-eight (48) hours in an "R" District.
- 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.
- 7. 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:
- 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 space may be located not to exceed three hundred (300) feet from an institutional building served and not to exceed five hundred (500) feet from any other non-residential building served.
 - b. Not more than fifty percent (50%) 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 church 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 (h) hereof.
 - 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.