

ARTICLE 9 OFF-STREET PARKING AND LOADING

SECTION 9.01 PURPOSE

It is the purpose of this Article 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 9.02 GENERAL DESIGN STANDARDS

No building or structure shall be erected or structurally altered, or any use of property changed unless adequate off-street parking and loading spaces have been provided in accordance with the following additional general design standards:

9.02.01 Setbacks. Driveways, parking lots, and loading areas located in residential, commercial, and industrial districts shall maintain the following setbacks.

- a) Front Setback of Parking Areas. Parking areas shall be setback from the street right-of-way a distance sufficient to accommodate any required landscape strip along a public right-of-way.
- b) Interior Parking Lot Setbacks. No driveways, parking lots, or loading areas, other than automobile overhangs, shall be permitted to be constructed closer than five (5) feet from an interior side or rear property line unless a greater setback is required herein. This setback is reduced to two (2) feet in "R-3" and "R-4" Districts.

9.02.02 Driveway Widths for Commercial and Industrial Lots. All multi-family, commercial, and industrial drives shall be a minimum of twenty-five (25) feet wide from the public right of way to the parking lot or loading area.

9.02.03 Surfacing and Storm Drainage System. The surface of any parking or loading space, parking lot, maneuvering area, aisle or driveway shall be improved with concrete, bituminous asphalt or other dust free material, and shall be graded to drain all surface water. Storm water management system shall address water quality in conformance with local, county and State regulations and shall limit maximum discharge to 0.1 cubic feet per second (cfs) per acre. Such storm water management system shall be in compliance with applicable storm drainage requirements and regulations of the Wood County Engineer and/or the Ohio Department of Transportation.

9.02.04 Wheel Stops. Bumper guards and/or wheel stops shall be provided for proper operation of a parking area required for five (5) or more vehicles and to protect any fence, screen, or planting from damage.

9.02.05 Screening. Where the parking or loading areas abut lots in an "A-1" or "R" District, such lots shall be protected by the erection and maintenance of a permanent fence and

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landscaping approved by the Commission. Such protection shall not extend onto the front yard required on the lot on which the parking lot is located.

9.02.06 Lighting. Any lights used to illuminate parking or loading areas shall be so arranged as to reflect the light away from adjoining premises.

9.02.07 Parking in an A-1 District. When a parking area is located wholly or partly in an "A-1" District, the following regulations shall apply in addition to the above:

- a) No commercial enterprise shall be established on the area.
- b) No fee shall be charged for parking thereon.
- c) No signs shall be erected, except those for the orderly parking thereon.

SECTION 9.03 OFF-STREET PARKING REQUIREMENTS

9.03.01 Location of Parking Areas. All parking spaces required herein shall be located on the same lot with the building or use served, except that spaces may be located within three hundred (300) feet of the lot on which the principal building is located, or within six hundred (600) feet in the case of required spaces for the use of employees.

9.03.02 Minimum Parking Space Size

- a) All parking spaces shall have a minimum area of one hundred seventy one (171) square feet with a nine and one-half (9.5) foot width and eighteen (18) foot length.
- b) ADA spaces shall be provided pursuant to the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Approval of a plan by Township officials shall not provide a defense of a failure to meet ADA requirements. For most uses, spaces designed as accessible parking spaces must be provided in each lot or structure and distributed to serve all accessible entrances and must in each case be located on the shortest possible route to the accessible entrance.
 - 1) Accessible spaces are required to be eight (8) feet wide, with an adjacent access aisle that is five (5) feet wide (one access aisle may be shared by two spaces).
 - 2) The access aisle portion must be demarcated with paint striping (that is, a single 13-foot wide space is not acceptable) and signed with an ADA sign symbol.
 - 3) One (1) in every eight (8) accessible spaces are to have an access aisle eight (8) feet wide (rather than 5 feet wide) and shall be additionally signed "van accessible."

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9.03.03 Minimum Parking Spaces Required. There shall be provided at the time any building is erected or structurally altered the following minimum number of parking spaces, as indicated in the following tables.

- a) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- b) The required number of parking spaces may be reduced by eighty (80) percent upon the approval of a site plan by the Zoning Commission; provided that there is additional parking area reserved upon the site should the remaining parking spaces be needed. If the use generates more parking needed than is available, the property owner shall construct the remaining parking at the direction of the Zoning Commission.

<u>Type of Land Use:</u>	<u>Minimum Parking Spaces Required:</u>
Dwellings in "A-1" and "R" Districts:	Two (2) off-street parking spaces for each dwelling.
Multiple dwelling structures, with three or more units, designed exclusively for occupancy by the elderly or handicapped:	One (1) per handicapped or elderly dwelling units, plus an area on the site reserved for future parking to accommodate two (2) parking spaces per dwelling unit.
Churches:	One (1) space for each thirty (30) square feet of gross floor area of the sanctuary, auditorium, or main place of worship.
Clubs:	One (1) space for every five (5) members.
Bowling alleys:	One (1) space for each one hundred (100) feet of gross floor area.
Fitness or Reducing Salon:	One (1) for every three hundred (300) square feet of gross floor area.
General Offices, Banks, and Financial Institutions:	One (1) space for every three hundred (300) square feet of gross floor area.
Golf Course:	Six (6) for each hole.
Hotel or Motel:	One (1) space per guest room, plus the required number of spaces for additional uses on the site.
Industrial Buildings:	One (1) space for every one and one-half (1-1/2) employees on the largest shift, and one (1) for each motor vehicle used in the business.
Junk and/or Salvage Yard:	One (1) space per acre.
Manufacturing:	See Planned Business Development requirements.
Medical or Dental Office or Clinic:	One (1) space for each two hundred (200) square feet of gross floor area.
Meeting and Reception Hall:	One (1) for each two hundred (200) square feet of gross floor area.

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<u>Type of Land Use:</u>	<u>Minimum Parking Spaces Required:</u>
Motor Vehicle, Agricultural Implement, Recreational Vehicle, or Manufactured Home Sale:	One (1) for every five thousand (5,000) square feet of lot area and one (1) for every three hundred (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.
Nursing Homes:	One (1) space for each three (3) beds for the first one hundred (100) beds and one (1) space for each four (4) beds for all beds in excess of one hundred (100).
Public buildings, libraries, community centers:	One (1) space for each ten (10) seats.
Restaurant or Tavern:	One (1) space for each seventy-five (75) feet of gross floor area.
Retail Center which has shared parking:	Four (4) spaces for every one thousand (1,000) square feet of gross leasable area.
Retail Store:	One (1) space for each two hundred (200) square feet of gross floor area.
Schools:	One (1) space for each ten (10) seats in the auditorium or three (3) spaces for each classroom, whichever is greater.
Warehousing:	One (1) space per motor vehicle used in the business and based, for operating purposes, upon the premises; PLUS, for the first twenty thousand (20,000) square feet of gross floor area, one (1) for each one thousand (1,000) square feet of gross floor area; PLUS, for any amount over twenty thousand (20,000) square feet of gross floor area, one (1) for each additional five thousand (5,000) square feet of gross floor area.
Any other type of business or commercial use in a commercial district or other permitted district:	One (1) space for each two hundred fifty (250) square feet of gross floor area.

9.03.04 Minimum ADA Spaces Required. ADAAG requirements for accessibility of parking spaces will require most uses to provide the following minimum number of accessible spaces as part of the total minimum number of required spaces:

Total Parking Spaces in Lot	Minimum Number of Accessible Spaces
1 to 100	1 space, plus 1 space for each additional 25 spaces
101 to 200	5 spaces, plus 1 space for each additional 50 spaces over 100
201 to 500	7 spaces, plus 1 space for each additional 100 spaces over 200

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Total Parking Spaces in Lot	Minimum Number of Accessible Spaces
501 to 1,000	2% of total number of spaces provided (round fractions down)
1,001 and over	20, plus 1 for each additional 100 spaces (or portion thereof) over 1,000
Outpatient medical units and treatment facilities	10% of the total number of spaces provided (round fractions down)
Units or facilities that specialize in treatments or services for persons with mobility impairments	20% of the total number of spaces provided (round fractions down)

SECTION 9.04 OUTSIDE STORAGE OF VEHICLES AND TRAILERS

9.04.01 No commercial vehicles and trailers, as herein defined, or other vehicle which infringes on the residential character of an "A-1," "R," or PUD District shall be stored in that district, except in an enclosed building or behind a durable material wall not less than six (6) feet in height, screening such vehicles and trailers so as not to be visible from neighboring properties and streets. Infrequent short term parking of a commercial vehicle for conveying tools and materials to premises for use on the premises, or the delivery or moving of goods to or from a dwelling unit, or vehicles used in agriculture which are an integral part of the on-site agricultural business in an "A-1 District, are exempted from this section.

- a) No storage areas may extend into a setback area.
- b) All vehicle and trailer storage areas shall be located behind the principal structure on a property, unless the Zoning Commission determines that such a location is not feasible. In making such a determination, the Zoning Commission shall consider factors related to the use of the building, internal vehicular circulation, and unique site limitations. In approving an alternate location for a storage, loading, or service area, the Zoning Commission may require additional landscaping, or other measures to provide screening.

9.04.02 No disabled and/or unlicensed vehicle shall be parked within an "A-1" or "R" District for a period of more than three (3) days, but may be stored in an enclosed building providing no business is conducted in connection therewith while such vehicle is parked or stored. Disabled vehicles shall be defined as lacking any of the following required portions of a vehicle: motor, transmission, brakes, muffler, lights, bumper, body parts, having two or more flat tires, or having a broken windshield.

9.04.03 No disabled vehicle shall be parked within a "C" or "I" District for a period of more than three (3) days, except within an Auto Salvage Yard.

9.04.04 Storage of any vehicle in a "C" or "I" District when abutting or opposite an "A-1" or "R" District shall not be stored for more than three (3) days outside of a building except where secured from neighboring properties with a fencing and landscaping adequate to shield the view of the vehicle(s). Said fencing and landscape plan shall be subject to the review and approval of the Zoning Commission.

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- 9.04.05 The number of vehicles stored exterior to a building such as a public garage or place of vehicle repair shall not exceed the number of garage repair bays of the principal building.
- 9.04.06 Recreational vehicles, boats, boat trailers and/or utility trailers shall not be parked or stored in a front yard of an "A-1" or "R" District, except when loading and unloading for a temporary period not to exceed twenty-four (24) hours.
- a) The aforementioned may be stored in a side yard or in the rear yard, but shall be a minimum of ten (10) feet from a lot line.
 - b) A maximum of two (2) of the above vehicles/trailers may be stored in the appropriate yard.
 - c) Recreational vehicles (travel trailers) and mobile homes shall not be occupied as a single-family dwellings.

SECTION 9.05 OFF-STREET LOADING REQUIREMENTS

- 9.05.01 Standards. Storage, service, maintenance, and loading areas must be constructed, maintained, and used in accordance with the following conditions:
- a) Each off-street loading space shall be readily accessible from a street or alley without substantial interference with traffic.
 - b) All required loading berths shall be on the same lot as the use served, and if such berths abut an "A-1" or "R" District, they shall be suitably screened or fenced from view.
 - c) All loading, and service areas shall be located behind the principal structure on a property, unless the Zoning Commission determines that such a location is not feasible. In making such a determination, the Zoning Commission shall consider factors related to the use of the building, internal vehicular circulation, and unique site limitations. In approving an alternate location for a loading or service area, the Zoning Commission may require additional landscaping, or other measures to provide screening.
- 9.05.02 Minimum Loading Spaces Required
- a) Commercial. One (1) space for each ten thousand (10,000) sq. ft. of gross floor area to twenty thousand (20,000) sq. ft. and one (1) additional space over twenty thousand (20,000) sq. ft.
 - b) Industrial. See Planned Business Development requirements.
 - c) Commercial & Industrial. One truck parking space to be used for waiting to unload and overnight parking shall be provided for each ten thousand (10,000) sq. ft. of gross floor area to twenty thousand (20,000) sq. ft. and one (1) additional space over twenty thousand (20,000) sq. ft. The spaces shall be sized to accommodate a truck and single trailer.