

1111.07 Off-Street Parking And Loading Requirements And Standards

- (a) **Purpose:** The purpose of these requirements for off-street parking and loading facilities is to promote the orderly development of land within the City and to promote the safety of residents of the City by assuring the orderly handling of vehicles and vehicular traffic.
- (b) **General Specifications and Requirements:**
- (1) **Applicability:** In all districts, at any time any building, structure or use is constructed, enlarged, increased in capacity, used or occupied, including change of occupancy, there shall be provided for every use off-street parking spaces for automobiles in accordance with the provisions of this section. A Parking Plan shall be required for all uses except for single or two-family residential uses. The Parking Plan shall be submitted to Planning Commission as part of the Site Plan or Development Plan review process and to the Zoning Official as a part of the application for a Zoning Certificate. The Plan shall show the boundaries of the property, parking spaces, access driveways, circulation patterns, drainage plans and perimeter screening/landscaping, as appropriate.
 - (2) **Minimum Area and Dimension Requirements:** Parking spaces shall conform to the following minimum area and dimensions, exclusive of driveways and aisles, as shown on Table 1111.07-1.
 - (3) **Compact Car Spaces:** Excess parking spaces above the minimum required by this chapter may be designed to accommodate small cars for uses having little turnover such as apartments, general business offices or industrial plants. Commercial uses, medical offices and other high turnover uses are not permitted to designate small car spaces. The minimum width and length of such spaces shall be 8' x 17'. Approved small car spaces shall be grouped and clearly marked rather than scattered throughout the lot.
 - (4) **Access:** Each site shall have an access drive into the parking area with a minimum width as shown on Table 1111.07-2. All parking spaces, except those required for single- or two-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
 - (5) **Parking Aisles:** Parking aisles adjacent to parking spaces shall contain the minimum widths shown on Table 1111.07-3.

TABLE 1111.07-1: Parking Space Dimensions

Parking Pattern	Minimum Width (Feet)	Minimum Length (Feet)
Ninety degree (90°) angle parking	9	19
Sixty degree (60°) angle parking	9	19
Forty-five (45°) degree angle parking	9	19
Parallel parking	9	23

TABLE 1111.07-2: Driveway Width

Parking Pattern	Minimum Driveway Width (Feet)
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Single Family	10
Two-family	16 (combined drive)
All other uses	12 (one way)
20 (two way)	

TABLE 1111.07-3: Parking Aisle Width

Parking Pattern	Minimum Aisle Width (feet)
Ninety degree (90°) angle parking	24
Sixty degree (60°) angle parking	18 (one way)
Forty-five degree (45°) angle parking	12 (one way)
	22 (two way)
Parallel	12 (one way)
	22 (two way)

(c) Location of Parking Spaces:

- (1) Parking spaces for single- and two-family residential uses shall be located on the same lot as the use which is to be served.
- (2) Parking in residential areas shall not be located off of the driveway in the front yard or side yard, except when such areas meet setback regulations and are paved with a hard or semi-hard, dust-free surface, as approved by the City Engineer.
- (3) Except as permitted in the Downtown Districts, and in the instance of joint parking facilities authorized by section 1111.07(g), parking spaces for all nonresidential uses shall be located on the same lot as the use which is to be served.
- (4) Parking for uses in the Commercial and Office Districts shall be located in the rear or side yards, unless parking in the front yard is approved by Planning Commission.
- (5) Parking spaces for multiple family uses or similar residential uses shall be located not more than 250 feet from the principal use served.
- (6) All land designated within the (DC-1) Downtown Core, (MU-1) Mixed Use, and the (RMU) Riverfront Mixed Use Districts, as identified on the Official Zoning District Map, is exempt from all off-street parking requirements.

(d) Required Improvements for Parking Areas:

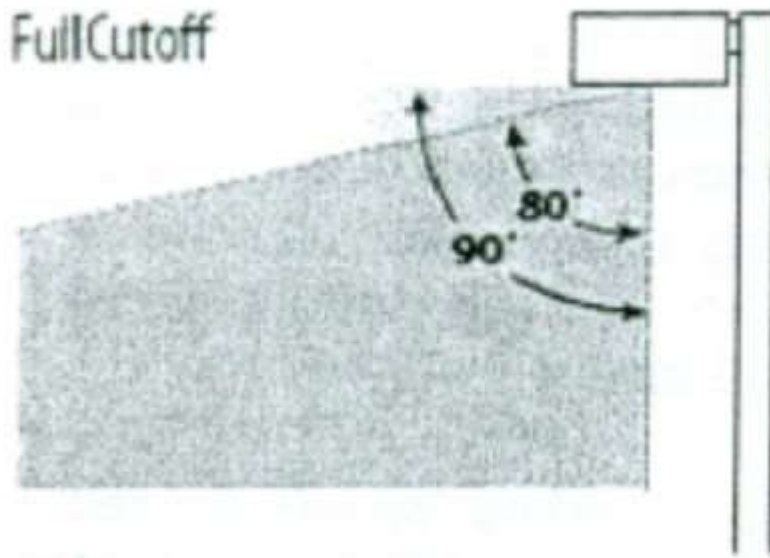
(1) **Paving Requirements:**

- (A) All off-street parking and loading areas including spaces, driveways, aisles, circulation drives, and other vehicular maneuvering areas shall be paved with ~~a hard surface~~ blacktop, concrete, or pavers and shall be adequately drained, except for:
 - (i) Permitted uses located in the Agricultural District.

- (B) All new driveways shall require an accessory use permit.

(2) Lighting Requirements:

- (A) *Applicability:* All off-street parking and loading areas including spaces, driveways, aisles, circulation, and other vehicle maneuvering areas shall be lighted except for:
- (i) Permitted uses located in the Agricultural District.
 - (ii) Driveways behind the front yard building setback in the single family and two-family residential districts.
- (B) *Type:* All lighting shall be "full cut-off type" lighting and shall be arranged to reflect the light away from adjoining property.



Full Cut-Off	Allows
No light at or above 90 degrees	0%
100 cd per 1000 lamp lumens at or above 80 degrees	10%

(C) Height:

- (i) Freestanding lights with full cut-off fixtures shall not exceed a maximum height of 24 feet above grade.

(D) *Illumination.* The maximum illumination permitted at the property line shall be as shown in Table 1107.07-4: Illumination Levels.

- (i) For any property which abuts an agricultural or residential district, or abuts property used for single family or two-family uses, the maximum level at the property line shall be 0.0 footcandles.

TABLE 1111.07-4: Illumination Levels

Zoning District	Maximum Illumination Level at the Property Line
Agriculture, Residential, and Parks and Recreation Districts	0.0 footcandles
Commercial, Downtown, Office, and Industrial Districts	0.50 footcandles

(e) Maintenance for Required Improvements:

- (1) The owner of a lot used for parking and loading shall maintain the parking area in good condition to be free of holes, trash and debris. The demarcation of parking spaces shall be adequately maintained either through periodic re-striping or other means.
- (2) All lighting shall be maintained in good condition and working order and shall be illuminated between dusk and dawn.

(f) Traffic Control Devices:

- (1) Entrances, exits and directional signs shall be provided where practicable, and signs shall conform to City sign regulations, outlined in section 1111.08.
- (2) All parking areas having a capacity in excess of 10 vehicles shall be striped.
- (3) When a parking area extends to a property line, or where the extension of a vehicle beyond the front line of the parking space would interfere with drive or aisle access, wheel blocks or other devices shall be used to prevent such extension.

(g) Determination of Required Spaces: In computing the number of parking spaces required by this section, the following rules shall apply:

- (1) Where gross floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross horizontal area of all the floors of a non-residential building measured from the faces of the exterior walls.
- (2) Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated on each 20 linear inches of benches, or pews, except where occupancy standards are set by the Ohio Building Code.
- (3) Fractional numbers shall be increased to the next whole number.
- (4) The parking space requirements for a use not specified in this Section shall be determined by the Appeals Board, on recommendation from the Zoning Official, if the use is substantially similar to another use for which a standard has been established.

(h) Joint or Collective Parking Facilities:

- (1) Where two or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of the individual requirements, unless modified

by Planning Commission. In computation, a fractional space shall be rounded to the next highest number.

- (2) All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not farther than 250 feet from the building served.
 - (3) 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 Director of Law, approved as to content by Planning Commission and filed with the application for a zoning certificate.
 - (4) Upon prior approval by the Planning Commission of the terms of a written agreement entered into by owners of property and the City providing for the joint use of parking spaces, two or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not substantially overlap.
- (i) **Parking Spaces for Handicapped Persons:** Parking spaces for the handicapped shall meet the requirements of the Ohio Building Code and the Ohio Revised Code. Each such space may be included in the computation of required number of spaces by use.
- (j) **Required Number of Parking Spaces by Use:** Parking spaces shall be provided according to the following schedule:

TABLE 1111.07-5: Required Number of Parking Spaces

Principal Building or Use	Minimum Spaces Required (Unless Specified Otherwise)
Agricultural Uses	
Agriculture	1 space per employee on the largest shift plus 1 space per 10 employees
Residential Uses	
Dwelling, Four Family	2 spaces per dwelling
Dwelling, Live/Work	2 spaces per dwelling
Dwelling, Multi-Family 5+ Units	1 space per dwelling plus 1 space per every 10 dwellings
Dwelling, Row House	2 spaces per dwelling
Dwelling, Single Family	2 spaces per dwelling
Dwelling, Three Family	2 spaces per dwelling
Dwelling, Two Family	2 spaces per dwelling
Dwelling, Upper Floor	2 spaces per dwelling
Elderly Housing	1 space per 6 beds plus 1 space per employee on the largest working shift

Residential Facilities and Residential Treatment Facilities	1 space per every 4 residents, plus 1 space per employee on the largest working shift
Public and Institutional Uses	
Alcohol and Drug Addiction Facilities	1 space per every 4 residents, plus 1 space per employee on the largest working shift
Cemeteries	N/A
Educational Facilities (Pre-K through 12th Grade)	1 space per employee on the largest working shift plus 1 space per 5 students at maximum capacity
Essential Services	1 space per 500 square feet of floor area
Government Facilities	1 space per 500 square feet of floor area
Mortuaries	1 space per 50 square feet of public floor area, 1 space per employee, plus 1 space per each business vehicle
Public Parks, Open Spaces, Recreation, and Preserves, Outdoor	Parking shall be provided as determined by the Planning Commission based on the submitted site plan
Public Plazas, Gathering, Eating Areas	N/A
Public Recreation and Event Space, Indoor	1 space per 250 square feet of floor area plus 1 space per employee on the largest working shift
Religious and Cultural Facilities	1 space per 4 seats at maximum capacity
Secondary Education/Colleges/Universities	1 space per every 3 students plus 1 space per employee on the largest working shift
Transportation or Communication Utility	N/A
Commercial Uses	
Alcohol Production and Sales	1 space per employee on the largest shift plus 1 space per 3 seats for any restaurant/taproom
Assisted Living and Skilled Nursing Care	1 space per 6 beds plus 1 space per employee on the largest shift
Automobile Fueling/Charging Stations	1 space per 500 square feet of floor area plus 1 space per employee on the largest working shift
Automobile Sales/Rental	1 space per 800 square feet of floor area plus 1 space per 3,000 square feet of open lot area devoted to the sale and display of vehicles
Automobile Service/Repair	2 spaces per service bay plus 1 space per employee on the largest working shift
Automobile Washing Facility	1 space per employee on the largest working shift
Bar, Lounge, Tavern	1 space per 100 square feet of seating area capacity plus 1 space per employee on the largest working shift
Bed and Breakfast	2 spaces plus 1 space per employee
Business Incubation	1 space per 300 square feet of floor area

Business Retail	1 space per 200 square feet of floor area
Business Service	1 space per 300 square feet of sales and office area, 1 space per employee on the largest working shift, plus 1 space per company or service vehicle regularly stored on the premises
Clubs, Private or Membership	1 space per 50 square feet of floor area in assembly or meeting rooms plus 1 space per 200 square feet of other floor area
Commercial Entertainment	1 space per 200 square feet of floor area
Commercial Event Center	1 space per 3 guests plus 1 space per employee on the largest working shift
Commercial Recreation/Fitness, Indoor	1 space per 250 square feet of floor area
Commercial Recreation/Fitness, Outdoor	Parking shall be provided as determined by the Planning Commission based on the submitted site plan
Commercial Training	1 space per 3 students at maximum capacity plus 1 space per every employee on the largest working shift
Day Care Center	1 space per employee on the largest working shift plus 1 space per every 5 at maximum capacity
Event Venue, Indoor	1 space per 100 square feet of floor area
Event Venue, Outdoor	Parking shall be provided as determined by the Planning Commission based on the submitted site plan
Environmental Sciences	1 space per employee on the largest working shift plus 1 space per 10 employees
Farm Market	1 space per 250 square feet of floor area
Financial Institution, General	1 space per 200 square feet of floor area plus 1 space per employee on the largest working shift
Food Service/Catering	1 space per 250 square feet of floor area
Hospitals	1 space per every 6 beds plus 1 space per employee on the largest working shift
Hotels	1 space per guest room plus 1 space per employee on the largest working shift
Information Technology/Data Centers	1 space per employee on the largest working shift plus 1 space per 10 employees
Landing Fields	N/A
Makerspace	1 space per 250 square feet of floor area
Medical Center/Clinic	3 spaces per treatment or examination room plus 1 space per employee on the largest working shift
Medical Office	3 spaces per treatment or examination room plus 1 space per employee on the largest working shift

Mixed Use	The applicable parking regulations for the uses contained within the mixed use development, as dictated by this table
Office	1 space per 300 square feet of floor area
Office, Campus	1 space per 300 square feet of floor area
Office, Co-Working	1 space per 300 square feet of floor area
Personal Service	1 space per 200 square feet of floor area
Restaurant, Quick Service	1 space per 50 square feet of seating area capacity plus 1 space per employee on the largest working shift
Restaurant, Standard	1 space per 100 square feet of seating area capacity plus 1 space per employee on the largest working shift
Retail, Convenience	1 space per 400 square feet of floor area
Retail, Food/Beverage Related	1 space per 500 square feet of floor area
Retail, General	1 space per 500 square feet of floor area
Retail, Large Format	1 space per 500 square feet of floor area
Retail, Secondhand	1 space per 500 square feet of floor area
Retail, Services	<u>1 space per employee on the largest working shift plus 1 space per 10 employees</u> 1 space per 250 square feet of floor area
Retreat Center	1 space per 3 guests plus 1 space per employee on the largest working shift
Sexually Oriented Businesses	1 space per 500 square feet of floor area
Skilled Nursing Facility	1 space per 6 beds plus 1 space per employee on the largest working shift
Veterinary Services	3 spaces per treatment area plus 1 space per employee on the largest working shift
Industrial Uses	
All industrial Uses	1 space per employee on the largest working shift plus 1 space per 10 employees

(k) Modifications: The Zoning Official may modify the requirements in Table 1111.07-5: Required Number of Parking Spaces if it is deemed appropriate based on the parking demand of the proposed use, number of typical patrons or employees, shared parking, off-street parking, alternative transportation, or other similar reasons. As part of the approval for a reduction in the number of required parking spaces, the approving body may require the applicant to reserve land on the subject property to be reserved for a future parking area.

- (1) **Administrative Approvals**: The Zoning Official may approve a reduction in the number of required parking spaces, up to 25 percent for the reasons listed above.
- (2) **Board of Zoning Appeals Approvals**: If an applicant requests a reduction of more than 25 percent of the required number of parking spaces, that request will be subject to the decision of the Board of Zoning Appeals.

(l) Required Number of Stacking Spaces:

- (1) **Applicability:** Establishments which by their nature create lines of customers waiting to be served within automobiles shall provide stacking spaces that are on the same lot as the use, in addition to the required number of parking spaces per Table 1111.07-5: Required Number of Parking Spaces. The required stacking spaces shall not extend into or be within the public right-of-way, access drives, or circulation areas. Stacking spaces shall meet the requirements set forth in the following table.

TABLE 1111.07-6: Required Number of Stacking Spaces

Activity	Minimum Number of Required Stacking Spaces	Measured From
Automobile Washing Facility, Automatic	6 per lane	Entrance
Automobile Washing Facility, Self-Service	3 per lane	Entrance
Automobile Fueling Station	2 per fuel pump	Pump Island
Day Care Center	8 for facilities with 20 or fewer clients plus one additional stacking space for each additional 10 clients served	Entrance
Financial Institution or ATM	4	Teller, Window, or ATM
Food and Beverage Use with Drive-Thru or Pick-Up Window	7	Pick-up Window
Other	Minimum of 2 per window	

- (2) **Dimensions:** Each stacking space shall have an arear not less than 160 square feet (measured eight feet by 20 feet) exclusive of access drives and parking aisles.
- (3) **Location:** Stacking spaces may not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces. Stacking spaces shall also provide for safe pedestrian crossings to and from parking spaces and the building.
- (4) **Modifications:** The Planning Commission may require additional stacking spaces than specified in this section for uses that have extremely high-demand use periods that cause long waiting lines, such as fast food restaurants or drive-through coffee shops. In such cases, the Zoning Official shall work with the applicant to ensure that the site plan can accommodate the anticipated intensity of demand and forward a recommendation to the Planning Commission

(m) Required Number of Loading Spaces by Use:

- (1) Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided in accordance with this Section to accommodate the delivery or shipment operations in a safe and convenient manner.

- (2) Loading spaces shall conform to the following minimum dimensions:
 - (A) *Type A space* - (for semi truck vehicles) 14 feet minimum width, 55 feet minimum length, 15 feet height clearance. The space shall not inhibit service access to neighboring facilities or loading areas.
 - (B) *Type B space* - 12 feet minimum width, 30 feet minimum length, 15 feet height clearance, and arranged so as not to inhibit other service traffic.
- (3) The number of loading spaces required are outlined in Table 1111.07-7 and Table 1111.07-8.
- (4) Loading and unloading areas shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way, and complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.
- (5) No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.
- (6) Whenever there exists a lot with one or more structures constructed before the effective date of this chapter, and a change in use that does not involve any enlargement of a structure is proposed for such lot, and the loading area requirements of this Section cannot be satisfied because there is not sufficient area available on the lot that can practicably be used for loading and unloading, the Planning Commission may modify or waive these requirements.
- (7) A loading space may occupy all or any part of any required side or rear yard. No loading or unloading shall occur in a front yard, except for structures less than 15,000 square feet).
- (8) No loading space shall be located closer than 50 feet to any residential district.
- (9) Short term storage of pod units shall be situated on a durable, impervious surface, such as a driveway, and located within the building setback. No pod unit shall be permitted to remain longer than seven days. Units located within a commercial district shall, in addition to these standards, be located in the rear yard and screened from view by opaque landscape material or fencing.

TABLE 1111.0-7: Commercial and Industrial Buildings

Gross Floor Area	Number and Type of Loading Space
Less than 5,000 sq. ft.	0
Equal to or greater than 5,000 sq. ft. but less than 15,000 sq. ft.	One Type B
Equal to or greater than 15,000 sq. ft. but less than 30,000 sq. ft.	One Type A
Equal to or greater than 30,000 sq. ft.	One Type A and B
For each additional 50,000 sq. ft. or fraction thereof	One Type A

TABLE 1111.07-821: Office and Institutional Buildings (Excluding

Churches)

Gross Floor Area	Number and Type of Loading Space
Less than 20,000 sq. ft.	0
Equal to or greater than 20,000 sq. ft. but less than 100,000 sq. ft.	One Type A
Equal to or greater than 100,000 sq. ft. but less than 350,000 sq. ft.	Two Type A
350,000 sq. ft. or more	Two Type A
	plus one for each additional 300,000 sq. ft. or fraction thereof

(n) Modifications and Conditions:

- (1) Where the Planning Commission finds that strict compliance with the minimum improvement requirements provided for in this chapter results in extraordinary hardship or costs being imposed upon a particular subdivision, PUD, PRCD or other development, it may vary these improvement regulations so that substantial justice may be done and the public interest secured.
- (2) In granting modifications of these Requirements, the Planning Commission may require such conditions as will, in its judgment, secure the objectives of the standards of requirements so varied or modified.

((Ord. 2009-14. Passed 7-6-09; Ord. 2010-22. Passed 12-6-10.)

HISTORY

Amended by Ord. [2023-01](#) on 3/7/2023

Amended by Ord. [2025-03](#) on 2/3/2025

Amended by Ord. [2025-02](#) on 2/3/2025