

OFF-STREET PARKING AND LOADING

157.175 OFF-STREET PARKING REQUIREMENTS.

(A) At the time of erection of a new structure, or at the time of enlargement or change in use of an existing structure within any zone in the city, excepting those properties that have been assessed for public off-street parking facilities, off-street parking spaces shall be provided in accordance with the requirements of this subchapter unless greater requirements are otherwise established.

(B) If parking space has been provided in connection with an existing use, the parking space shall not be eliminated if elimination would result in less than is required by this section. Where square feet are specified, the area measured shall be the gross floor area of the functional use of the building but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space.

(C) *Property Reuse Incentive.*

(1) *Reduced Number of Spaces. When a new use is proposed for a previously developed site, a 25% reduction to the required number of parking spaces determined by Section §157.176 (Uses and Spaces) is allowed if the property meets the following conditions:*

a. The property cannot accommodate the required number of parking spaces without demolishing existing structures; and

b. There is no opportunity for joint use parking as provided in §157.178(D) (Additional Requirements—Joint parking and loading spaces) with neighboring properties.

157.176 USES AND SPACES.

<i>Residential</i>	
Single and two-family dwellings	Two spaces, one of which may be located within any required yard
Multi-family dwellings	Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms
Bed and breakfast, boarding, lodging or rooming house	Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager

<i>Institutional</i>	
Welfare or correctional institution	One space per five beds for patients or inmates
Nursing home/Assisted living facility	<i>One space per four beds plus one for each employee on largest shift</i>
Residential care facility	<i>One space per employee on largest shift</i>
Hospital	<i>Spaces equal to 1.5 times the number of beds plus one space per three employees on largest shift</i>
<i>Place of Public Assembly</i>	
Church, Meeting room, or Mortuary	One space per four seats or eight feet of bench length in the main auditorium
Library, reading room	<i>One space per 400 square feet of floor area</i>
Day care, preschool	1.5 spaces per teacher-employee
Elementary or junior high school	1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater
High school	<i>1.5 spaces per classroom plus one space for each five students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater</i>
College, commercial school for adults	One space per five seats in classrooms
<i>Commercial Amusement</i>	
Stadium, arena, theater	One space per four seats or eight feet of bench length
Bowling alley	<i>Four per lane</i>
Dance hall, skating rink	One space per 100 square feet of net floor area plus one space per two employees
<i>Commercial</i>	

Retail store	<i>One space per 300 square feet of floor area, or one space per 200 square feet of retail floor area plus one space per 1,000 square feet of storage/backroom area, whichever is greater</i>
Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture	<i>One space per 800 square feet of gross floor area</i>
Bank, office (except medical and dental)	One space per 333 square feet of floor area
Medical and dental	One space per 300 square feet of floor area
Eating or drinking establishment	One space per four seats in the dining area
Drive up kiosk	<i>One space per employee concurrently on-site plus one ADA space</i>
Personal services (beauty shop, barber, nail salon, tattoo, or similar)	<i>One space per chair plus one space per two employees</i>
Hotel/Motel	<i>One space per guest room plus one space for each two employees on largest shift</i>
<i>Industrial</i>	
Storage warehouse	<i>One space per 3,000 square feet</i>
Manufacturing	<i>One space per 10,000 square feet plus one space for each employee on largest shift</i>
Rail or trucking freight terminal	<i>One space per 2,000 square feet</i>
Wholesale establishment	<i>One space per 1,000 square feet</i>
Data center or telecommunication facility	<i>One space per employee on largest shift plus one space per 25,000 square feet of gross floor area</i>

157.177 OFF-STREET LOADING.

(A) *Passengers.* A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.

(B) *Merchandise, materials or supplies.*

(1) Buildings or structures to be built or substantially altered which receive and distribute material or merchandise shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.

(2) Off-street parking areas used to fulfill the requirements of this subchapter shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

157.178 ADDITIONAL REQUIREMENTS.

(A) *Obligations and violations.*

(1) The provision and maintenance of off-street parking and loading spaces are continuous obligations of the property owner. No permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this subchapter.

(2) Use of property in violation hereof shall be a violation of this subchapter. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and in violation of this subchapter to begin or maintain the altered use until the required increase in off-street parking or loading is provided.

(B) *Additional requirements not listed.* Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.

(C) *Sum of requirements.* In the event several uses occupy a single structure or parcel of land concurrently, the total requirements for off-street parking shall be the sum of the requirements of all uses computed individually.

(D) *Joint parking and loading spaces.* Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the city in the form of deeds, leases or contracts to establish the joint use.

(E) *Location of spaces.* Off-street parking spaces shall be located on the same lot with the building. However, non-residential required parking spaces may be located not farther than 500 feet from the building or use they are required to serve, measured in a straight line from the building.

(F) *Storage of vehicles and material prohibited.* Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

(G) *Vision clearance problems.* Off-street parking of any vehicle, watercraft or parts designed to be affixed thereto, which creates a vision clearance problem or potential safety hazard, shall not be allowed in any required yard.

(H) *Plan submission.* Plans shall be submitted as provided in 157.232.

(I) *Compact parking spaces.* *Parking areas developed under the provisions of this chapter, except for single and two-family dwellings and vehicle sale areas, may choose to utilize compact parking spaces,. Where compact parking spaces are proposed, the total number of compact parking spaces shall not exceed 25% of the total spaces required in §157.176 of this chapter. Compact spaces shall be 8 feet 6 inches in width and 18 feet in length.*

157.179 DESIGN REQUIREMENTS.

(A) *Hard surfaces required; maintenance.* Areas used for standing and maneuvering of vehicles shall have a hard surface and be maintained adequately for all-weather use and so drained as to avoid flow of water across a property line.

(B) *Minimal resident disturbance.* Except for parking to serve single-family or two-family residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five or more than six feet in height except where vision clearance is required.

(C) *Extension beyond property line prohibited.* Parking spaces within a parking lot shall be designed and constructed so that no portion of a parked vehicle, including an opened door, will extend beyond the property line.

(D) *Glare from lighting prohibited.* Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on any adjacent dwelling.

(E) *Access aisles.* Access aisles shall be of sufficient width for all vehicle turning and maneuvering.

(F) *Driveways required.* All parking spaces, except single-family and two-family residential, shall be served by a driveway so that no backing movements or other maneuvering within a street other than an alley will be required.

(G) *Safety for traffic and pedestrians required.*

(1) *Off-street parking areas.* Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly

and permanently marked and defined through use of rails, fences, walls or other barriers or markers on frontage not occupied by service drives.

(2) *Minimum vision clearance area.* Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center-line, the street right-of-way line and a straight line joining the lines through points of ten feet from their intersection.

(H) *Drive-Up window queuing.* Where drive-up windows are proposed, adequate vehicle stacking shall be provided in addition to the off-street parking requirements in §157.176 of this chapter. The required stacking shall be calculated using the following requirements:

- a. *Queuing length shall conform with the requirements of the ITE manual (trip generation manual)*
- b. *Queuing length shall be designed for the peak hour.*
- c. *Queuing length shall accommodate 1/12 of the peak hour (or five minutes) drive-up window trip generation.*
- d. *30 feet of queueing space is required per vehicle in the queue.*

(I) *Bicycle parking.* Where bicycle parking is required by §157.150(L)(4), the number of bicycle spaces shall be calculated as one bicycle space per 20 required off-street vehicle parking spaces, to a maximum of 20 bicycle spaces.