

**CHAPTER 1133
Off-Street Parking and Loading**

1133.01	Off-street parking requirements.	1133.03	Off-street loading requirements.
1133.02	Special parking provisions in other than residential districts.	1133.04	Off-street parking in a residential district.

CROSS REFERENCES

Off-street parking and loading defined - see P. & Z. Ch. 1107

1133.01 OFF-STREET PARKING REQUIREMENTS.

(a) Dimensions.

(1) Parking spaces. Minimum area and dimensions exclusive of driveways and aisles shall be as follows:

		Minimum Width (feet)	Minimum Length (feet)	Minimum Area (square feet)
A.	90° parking	9	20	200
B.	Parallel parking	9	23	230
C.	60° angle parking	9	20	---
D.	45° angle parking	9	20	---

(2) Loading spaces. Minimum dimensions shall be as follows by class:

A. Class A space for semi-truck vehicles: fourteen feet minimum width, fifty-five feet minimum length, fifteen feet height clearance, and shall not inhibit service access to neighboring facilities or loading areas.

B. Class B space: twelve feet minimum width, thirty feet minimum length, fifteen feet height clearance, and to be so arranged as not to inhibit other service traffic.

- (3) Access drives into parking area. Minimum widths shall be as follows:

<u>(feet)</u>		<u>Minimum</u>	<u>Width</u>
	A. Single-family driveways	10	
	B. Two-family combined drive	10	
	C. All other uses one-way access	12	
	D. All other uses two-way access	22	
	E. Additional width may be required for subsections (c) and (d) hereof depending on the size and type of the lot.		

- (4) Parking aisles. Minimum widths shall be as follows:

<u>(feet)</u>		<u>Minimum</u>	<u>Width</u>
	A. 90° parking	22	
	B. Angle parking	18	
	C. Parallel parking on one-way drive	14	

(b) General Requirements. The parking regulations of this section shall apply with any change in use, enlargement or alteration of buildings and structures, or in any case where a need for an increase in the number of existing parking spaces is created.

- (1) Location of parking spaces.

- A. Parking spaces for all detached residential uses shall be located on the same lot as the use which is to be served.
- B. Parking spaces for all nonresidential uses shall be located on the same lot as the use which is to be served.
- C. Parking spaces for nonresidential uses that are more than 600 feet from the principal use served shall require the approval of the Planning and Zoning Commission.
- D. Parking spaces for multiple-family uses, dormitories or similar residential uses shall be located not more than 250 feet from the principal use served.

- (2) Required improvements for parking areas.

- A. All off-street parking areas for multiple-family and nonresidential uses shall be paved with all-weather paving, adequately drained and lighted. The lighting shall be so arranged as to reflect the light away from adjoining property, subject to approval by the Zoning Inspector.
- B. The owner of the property used for parking and loading shall maintain the lot in good condition, keep it free of holes, trash and debris, and adequately maintain the demarcation of parking spaces either through periodic restriping or other means.

- (3) Traffic-control devices.
- A. Entrances, exits and directional signs shall be provided in applicable cases, and such signs shall conform to the sign regulations.
 - B. All parking areas having a capacity over twenty vehicles shall be striped with double lines twelve inches from both sides of the center between stalls to facilitate in and out movement.
 - C. Whenever a parking lot 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 restrict such extension.

(c) Number of Spaces Required. The number of off-street parking spaces to be provided shall not be less than the following:

<u>Use</u>	<u>Parking Spaces Required</u>
One-family units	Two for each family (including all other user and parking space requirements listed in this section)
Medical or dental office	Seven per doctor having offices to provide medical assistance to the public
Administrative or business office area	One per 300 square feet of gross floor
Two-family and multiple-family dwellings and mobile homes	Two for each family dwelling unit
Rooming or boarding house, tourist home, hotel or motel, or dormitory	One for each sleeping room or suite
Private club, golf club or lodge	One for each five seats in the main auditorium or main assembly room, whichever is greater
Place of worship	One for each five seats in the main auditorium or main assembly room, whichever is greater
School (except high school or university)	One for each six seats in auditorium or main assembly room, or one for each classroom, whichever is greater
University or high school	One for each six seats in main auditorium or three for each classroom, whichever is greater
Community center, library, museum or art gallery	Ten plus one additional for each 300 square feet of floor area in excess of 2,000 square feet

<u>Use</u>	<u>Parking Spaces Required</u>
Hospital, sanitarium, convalescent home, home for the aged or similar institution	One for each three beds
Theater or auditorium (except school auditorium), sports arena, stadium or gymnasium	One for each five seats or bench seating space
Bowling alley	Five for each lane, plus one additional space for each 100 square feet of area used for eating, drinking or other recreation
Mortuary or funeral home	One for each fifty square feet of floor space in slumber rooms, parlors or individual funeral service rooms
Personal or professional services, restaurants, nightclubs, cafes or similar recreation or amusement establishments, dance halls or assembly or exhibition halls without fixed seats	One for each 100 square feet of floor area
Retail business or business service establishment except as otherwise specified herein	One for each 150 square feet of gross floor area
Furniture or appliance store, hardware store, wholesale establishments, or machinery or equipment sales and services	Two plus one additional for each 200 square feet of floor area over 1,000 square feet
Printing or plumbing shop or similar service establishment	One for each two persons employed therein
Manufacturing or industrial establishment, research or testing laboratory, dairy processing, bakery, bottling plant, warehouse or similar establishment	One for each two employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith
Sexually oriented business	One for each 100 square feet of floor area
Athletic instruction	One parking space per 250 square feet of gross floor area
Fine arts instruction	One parking space per 250 square feet of gross floor area.

(1980 Code 150.040; Ord. 02-03. Passed 2-11-02; Ord. 02-44. Passed 8-26-02; Ord. 06-12. Passed 3-13-06.)

(d) Interpretation. The following rules shall govern the determination of spaces required:

- (1) "Floor area" means the gross floor areas of the specified use.
- (2) Fractional numbers shall be increased to the next whole number.

- (3) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of a similar nature.
- (4) Whenever a building or use constructed or established after the effective date of this Zoning Code 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 Zoning Code is enlarged to the extent of fifty percent (50%) or more in floor area or in the area used, the building or use shall then and thereafter comply with the parking requirements set forth herein.
(1980 Code 150.040)

1133.02 SPECIAL PARKING PROVISIONS IN OTHER THAN RESIDENTIAL DISTRICTS.

Every parcel of land in an area zoned B-1, B-2, B-3, B-4, B-5, M-1, M-2, M-3, M-4 and M-5 in addition to all other requirements of this chapter shall be subject to the following regarding the parking of vehicles or motor vehicles as defined by Chapter 301 of the Traffic Code. Any property designated for other than residential use in a planned unit development pursuant to Chapter 1157 and property in the zoning classification of B-6, Old Hilliard, that is used primarily for nonresidential/commercial purposes shall be subject to the terms of this section.

- (a) Where two or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the individual requirements summed. In computation, a fractional space shall be rounded to the next highest number.
- (b) No part of any parking area for more than five vehicles shall be closer than twenty feet to any dwelling unit, school, hospital or other institution for human care located on an adjacent lot unless separated by acceptable, adequate screening of seventy-five percent (75%) opaqueness. In no case shall any part of a parking area be closer than ten feet to any established street or alley right-of-way.
- (c) Two 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 Planning and Zoning Commission is filed with the application for a zoning permit. If the property is located in the Old Hilliard District, the agreement shall be approved by the Old Hilliard Commission.
- (d) For multiple-family developments, adequate parking for guests and visitors shall be provided.
- (e) Parking spaces may be located on a lot other than that containing the principal use with the approval of the Board of Zoning Appeals. If the property is located in the Old Hilliard District, it shall require the approval of the Old Hilliard Commission.

- (f) Motor vehicles, trailers, recreational vehicles and equipment, and trailers parked for the purpose of sales, rentals, storage or repairs shall not be parked closer than twenty-five feet to any established street right-of-way or closer than five feet to any established alley right-of-way. The required front yard setback shall be appropriately landscaped and maintained. All vehicles, trailers and equipment shall be parked in a manner to provide direct access to each vehicle, trailer or unit of equipment from an aisle at least ten feet in width. Space between parked vehicles, trailers and equipment shall be three feet for vehicles, trailers and equipment with a height of less than five feet, and five feet for vehicles, trailers and equipment with a height of five feet or more.
- (g) Screening and Landscaping. Off-street parking areas for more than five vehicles shall be effectively screened on each side which adjoins or faces premises situated in any "R" District or institutional premises by a masonry wall, solid fence or earth mound of acceptable design. The wall, fence or mound shall be not less than four feet nor more than six feet in height and shall be maintained in good condition without any advertising thereon. The space between such wall, fence or mound and the lot line of the adjoining premises in any "R" District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In lieu of such wall, fence or earth mound, a strip of land not less than ten feet in width, and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four feet in height, may be substituted.
- (h) Any off-street parking in a nonresidential district shall be graded for proper drainage and surfaced with asphalt or concrete.
- (i) Lighting. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any "R" District.
- (j) Motor vehicles, trailers, recreational vehicles and equipment, and trailers parked for the purpose of sales, rentals, storage or repairs shall meet the requirements of Section 1127.04 for side and rear yards. In addition, where adjoining properties are other than "R" District classification, these vehicles, trailers or equipment shall not be parked closer than ten feet to any side lot line, and not closer than five feet to any rear lot line.
(1980 Code 150.041; Ord. 93-41. Passed 10-4-93.)

1133.03 OFF-STREET LOADING REQUIREMENTS.

(a) In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of 10,000 square feet or less, which is to be occupied by manufacturing, storage, warehouse, wholesale store, hospital, mortuary, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicle of merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space plus one additional such loading space for each additional 10,000 square feet or major fraction thereof of gross floor area.

(b) All retail commercial uses hereafter erected having a gross floor area of 3,000 square feet or more shall have one loading space, plus an additional loading space for each additional 10,000 square feet of gross floor area.

(c) Each loading space shall be not less than twelve feet in width, fourteen feet in height, and forty feet in length for tandem-axle trailers or twenty-eight feet for two-axle trailers.

(d) Subject to the limitations in Section 1127.04(a), such space may occupy all or any part of any required yard or court space.

(e) No such space shall be located closer than fifty 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 fence not less than six feet in height.

(f) Screening of service courts and loading dock areas.

(1) For applicable uses under the "B" and "M" Districts, all areas used for service, loading, and unloading activities shall be adequately screened if adjacent to or abutting a residential district.

(2) Such screening can consist of walls, fence structures, landscaping, or an acceptable combination of these elements, provided that the height of any wall or fence structure is at minimum seven feet and at maximum twelve feet.

(3) Such screening shall cover a minimum of seventy-five percent (75%) of the area of the visual face formed by the property line between adjacent residential uses extended vertically to a height of nine feet from ground level, and extended horizontally between the side lot lines of the property. In addition, such screening, during full foliage, shall have a minimum opaqueness of seventy-five percent (75%). The use of year-round vegetation, such as pines or evergreens is encouraged. Such landscaping shall be no closer than three feet to any property line.

(4) For all industrial uses adjacent or abutting a residential district, screening shall be provided as per the following requirements:

Minimum visual face coverage	80%
Minimum opaqueness	80%
Minimum height, walls and fence structures	7 feet
Maximum height, walls and fence structures	12 feet
(1980 Code 150.042)	

1133.04 OFF-STREET PARKING IN A RESIDENTIAL DISTRICT.

No owner or operator of a vehicle or other person shall violate or cause to violate any of the following provisions regarding the off-street parking, storing or keeping of vehicles in a residential district.

- (a) Parking of Recreational Vehicles or Non-Commercial Trailers in Residential Districts. The off-street parking, storing or keeping of a recreational vehicle or a noncommercial trailer in a residential district is prohibited unless the following location requirements are satisfied:
- (1) No part of a recreational vehicle or a noncommercial trailer shall be parked, stored or kept in a residential district unless the recreational vehicle or noncommercial vehicle trailer is parked, stored or kept on an improved surface.
 - (2) The parking, storing or keeping of a recreational vehicle or a noncommercial trailer in a residential district, contrary to subsection (a)(1) hereof, shall be permitted for not more than two hours in any twenty-four hour period.
- (b) Parking of Commercial Vehicles in Residential Districts. The off-street parking, storing or keeping of a commercial vehicle in a residential district is prohibited unless either of the following apply:
- (1) The vehicle is totally enclosed within a garage or other permanent structure such that the vehicle is not visible.
 - (2) Such vehicle is used for conveying the necessary tools and materials to premises where labor, using such tools and materials, is to be performed, during the time of parking such vehicle or to the time during which such vehicle, trailer or semi-trailer is being loaded or unloaded or used to deliver or hoist property or merchandise for completion of delivery if such loading, unloading or other activities referred to in this provision are conducted diligently and without unnecessary delay.
- (c) Front Yard Parking. No part of a commercial vehicle, passenger car, recreational vehicle, noncommercial trailer or other motor vehicle shall be parked, stored or kept in a residential district, in front of the principal structure on a lot or in front of the building line established by a residential structure on an adjacent lot which fronts on the same street as the subject lot unless either of the following provisions apply. As used herein, a side of a structure facing a street on a corner lot shall be considered a second front of the principal structure.
- (1) The foregoing shall not apply to a passenger car, or recreational vehicle which is parked, stored or kept on an improved surface connected to a driveway.
 - (2) The foregoing shall not apply to a noncommercial trailer, passenger car or recreational vehicle which is parked, stored or kept for a period not to exceed two hours in any twenty-four hour period.
- (d) Owner Responsibility. In any hearing on a charge of parking, storing or keeping of a vehicle or motor vehicle in violation of this section, testimony that a vehicle bearing a certain license plate was found unlawfully parked, stored or kept as prohibited by this chapter, and further testimony that the record of the Ohio Registrar of Motor Vehicles shows that the license plate was issued to the defendant, shall be prima-facie evidence that the vehicle which was unlawfully parked, stored or kept, was done so by the defendant. A certified registration copy, showing such fact, from the Registrar shall be proof of such ownership. (Ord. 93-41. Passed 10-4-93.)