

CHAPTER 1268  
Off-Street Parking and Loading

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CROSS REFERENCES

- Municipal zoning - see Ohio R.C. 713.06 et seq.  
 Parking generally - see TRAF. Ch. 452  
 Public parking lots - see TRAF. 452.16  
 General provisions and definitions - see P. & Z. Ch. 1240  
 Administration, enforcement and penalty - see P. & Z. Ch. 1242  
 Districts generally and Zoning Map - see P. & Z. Ch. 1244  
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266  
 Conditional uses - see P. & Z. Ch. 1272  
 Supplementary regulations - see P. & Z. Ch. 1278

1268.01 PARKING LOT DEFINED; APPLICATION OF CHAPTER.

For the purposes of this chapter, "parking lot" means any area used for the display or parking of any vehicle, boat or heavy construction equipment, whether or not they are for sale or lease. The requirements of this chapter apply to all parking lots in any zoning district, including parking lots and display areas for automobile dealerships and service stations. The area of the parking lot shall be calculated to include all paved parking and the areas used for ingress and egress.

(Ord. 91-12. Passed 12-2-91.)

1268.02 GENERAL REQUIREMENTS.

(a) All new buildings and structures and all new land uses shall provide necessary off-street parking or loading facilities as required hereinafter, and all applications for a zoning permit shall include a plot plan, drawn to scale and fully dimensioned, showing off-street parking or loading spaces to be provided in compliance with this chapter.

(b) Whenever a building addition or new land use results in an increase in the number of units used to measure required off-street parking spaces, and such addition creates a need for an increase of more than ten percent in the number of required off-street parking spaces for the additional use, additional off-street parking shall be provided on the basis of the increase in the number of such units of measurement, except that in the case of additional dwelling units, two off-street parking spaces shall be required for each dwelling unit proposed.

(c) Off-street parking and loading spaces in existence on the effective date of this chapter shall not be reduced in number unless they already exceed the requirements of this chapter for equivalent new construction, in which event the spaces shall not be reduced below the number required herein for such equivalent new construction.

(d) Computations of required parking spaces which result in fractional spaces shall be interpreted such that any fraction equal to or less than one-half is disregarded, and any fraction greater than one-half becomes an additional space.

(e) Parking spaces and lots shall be designed with appropriate means of vehicular access to a street or alley in such a manner as will least interfere with the movement of traffic. Any driveway or curb cut in any district shall be in accordance with appropriate ordinances of the Village. Where an off-street parking lot does not abut on a public or private alley or easement of access, there shall be provided, in such manner as to secure the most appropriate development of the property in question, an access drive not less than ten feet in width in the case of a dwelling, and not less than eighteen feet in width in all other cases, leading to the loading or unloading spaces and parking areas required hereinunder. Except where it is provided in connection with a use permitted in a Residence District, such easement of access or access drive shall not be located in any Residence District.

(f) Other provisions of this Zoning Code notwithstanding, off-street parking areas, exclusive of driveways, in Residence, Conservation and residential PUD Districts must meet the same setback requirements as for principal buildings. In other zoning districts, however, off-street parking may be located within ten feet of the public right of way, provided that such ten-foot strip meets appropriate Village landscaping

requirements.

(g) In the case of any building, structure or premises the use of which is not specifically mentioned herein, the provisions for similar uses which are mentioned shall apply. The determination of similarity shall be made by the Planning Commission.

(h) All new off-street parking areas and any expansion by more than ten percent of existing parking areas shall meet the standards for stormwater runoff control as adopted by the Village of Yellow Springs.

(Ord. 91-12. Passed 12-2-91; Ord. 93-5. Passed 5-3-93.)

1268.03 DESIGN REQUIREMENTS.

(a) Parking spaces shall be developed to encompass 162 net square feet and shall be dimensioned to be nine by eighteen feet.

(b) In order to provide safe and efficient means of vehicular access to each parking space, the width and design of aisles shall be in accordance with the following:

Parking Angle (degrees)	Aisle Width (ft.)
45	14
60	18
90	24

The parking angle shall be measured between the centerline of the parking space and the centerline of the aisle.

(c) Required off-street parking spaces shall be so designed, arranged and regulated as to have individual spaces marked, to be unobstructed and to have access to an aisle or driveway, so that any automobile may be moved without moving another and so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public right of way or walkway. The spaces shall be provided with bumper guards or wheel guards so located that no part of the parked vehicle will extend beyond the boundary of the established parking area into any minimum required yard or onto any adjoining property.

(d) The layout of parking areas shall be subject to the approval of the Zoning Administrator, who shall gauge adequacy on the basis of accepted engineering and safety standards.

(e) All unenclosed off-street parking areas, with the exception of single-family residential driveways, shall be separated from public rights of way by a clear or landscaped area of at least ten feet in width.

(f) A six-inch high curb, to confine surface drainage and limit the movement of vehicles, shall be provided along the outer perimeter of all off-street parking areas for five or more vehicles.

(g) A six-inch high curb, or other obstructions to movement approved by the Zoning Administrator, shall be maintained so that an unobstructed and untraveled three-foot corridor is maintained between the principal structures on a lot and off-street parking areas.

(h) Unenclosed off-street parking areas and associated driveway areas of over 15,000 square feet shall meet applicable yard requirements for principal buildings in the zoning district where they are proposed, or shall be located no closer than fifty feet from a lot line, whichever requirement imposes the lesser restriction.

(i) Lighting used to illuminate off-street parking and loading areas shall be equipped with suitable shielding or be so arranged as to prevent glare or reflective lighting on adjoining property.

(j) Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate the handicapped, and those spaces shall be clearly marked as such. A ratio of one parking space for the handicapped per ten standard parking spaces shall be required. These stalls shall have a width of twelve feet.

(Ord. 91-12. Passed 12-2-91.)

#### 1268.04 LANDSCAPING AND SCREENING.

(a) The requirements of this section shall apply to the construction of new parking lots with more than ten parking spaces or the enlargement of existing parking lots with more than eight spaces being added.

(b) When an enclosed off-street parking area of over 1,000 square feet is located adjacent to a residential lot, there shall be a minimum of ten feet between the parking area and abutting lot lines, and the ten-foot separation shall be landscaped and screened pursuant to this subsection. Screening shall mean the provision of an eye-level (between four and five feet) barrier of living or nonliving material that separates or obscures an adjacent view 365 days of the year.

(c) When any off-street, nonresidential parking area of 1,000 square feet in area or larger is not separated from a Residence District by a dedicated street, an effective screen comprising a solid wall, wooden fence or view-obscuring dense planting of evergreen shrubs shall be provided at the lot line to protect the privacy of adjoining residential uses. Such wall, fence or hedge shall be not less than four feet nor more than six feet in height and shall be maintained in good condition. The space between such wall, fence or hedge and the lot line screened shall be landscaped with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition.

(Ord. 91-12. Passed 12-2-91.)

1268.05 RESIDENTIAL OFF-STREET PARKING REQUIREMENTS.

The following residential establishments shall have the following number of off-street parking spaces:

- (a) Multifamily housing for the elderly 1.0 per dwelling unit
- (b) Multifamily housing 2.0 per dwelling unit, except when located in the Central Business District, and then 1.0 per dwelling unit
- (c) One and two-family housing 2.0 per dwelling unit, except when located in the Central Business District, and then 1.0 per dwelling unit
- (d) Home occupations 1.0 additional parking space per each non-resident employee
- (e) Bed and breakfast establishments 2.0 per principal dwelling unit, plus 1.0 additional space

(Ord. 91-12. Passed 12-2-91; Ord. 95-5. Passed 5-1-95.)

1268.06 COMMERCIAL OFF-STREET PARKING REQUIREMENTS.

The following commercial establishments shall have the following number of off-street parking spaces:

- (a) Auditoriums, assembly halls, sports arenas with fixed seats 1.0 per every 4.0
- (b) Banks and other similar financial institutions 1.0 per 400 sq. ft. of gross floor area

- (c) Barber shops, beauty parlors and similar personal services 2.0 per service chair
- (d) Bowling alleys and furniture and appliance stores 1.0 per 200 sq. ft. of floor area
- (e) Retail businesses, groceries and supermarkets 1.0 per 200 sq. ft. of floor area
- (f) Medical and dental clinics 1.0 per 200 sq. ft. of floor area
- (g) Funeral homes 25 spaces, plus 1.0 space per 30 sq. ft. of public floor area, plus business vehicle parking
- (h) Auto sales and car lots 1.0 per 1,000 sq. ft. of enclosed floor area and 1.0 per 3,000 sq. ft. of open lot area
- (i) Health centers and health spas 1.0 per 200 sq. ft. of floor area
- (j) Bars and lounges 1.0 per 50 sq. ft.
- (k) Motels, hotels and boarding houses 1.0 per each sleeping room, plus spaces as required by restaurants, assembly rooms and related facilities
- (l) Offices 1.0 per 300 sq. ft. of floor area, but not less than 2.0 per office
- (m) Recreation and amusement establishments 1.0 per 5 customers (maximum capacity)

(n) Restaurants

- Carry-out 1.0 per 90 sq. ft. of floor area
- Drive-in 1.0 per 30 sq. ft. of floor area
- Sit-down 1.0 per 50 sq. ft. of floor area
- Carry-out/sit-down 1.0 per 70 sq. ft. of floor area

(o) Self-service laundries 1.0 per 3 machines

(p) Service stations 2.0 per service stall, with a minimum of 6 spaces

(q) Motion picture theaters 1.0 per 4.0 seats

(r) Bed and breakfast establishments 2.0 per principal dwelling unit, plus 1.0 additional space for each lodging room

(Ord. 91-12. Passed 12-2-91; Ord. 93-5. Passed 5-3-93.)

1268.07 INDUSTRIAL PARKING REQUIREMENTS.

Industrial establishments shall have the following number of off-street parking spaces:

(a) Industrial and manufacturing plants 1.0 per 300 sq. ft. of floor area

(b) Wholesale establishments 1.0 per 2 employees, plus 1.0 per 10,000 sq. ft. of floor area

(Ord. 91-12. Passed 12-2-91.)

1268.08 PUBLIC AND SEMIPUBLIC PARKING REQUIREMENTS.

(a) Churches, synagogues and other places of public assembly 1.0 per 8.0 seats

(b) Commuter-oriented colleges and universities 1.0 per 30 classroom seats, plus 1.0 per employee

(c) Residence-oriented colleges and universities 1.0 per 8 students

- (d) Dormitories, fraternities and  
other similar student housing 1.0 per 2 occupants, plus 1.0 per 2 full-  
time equivalent employees
- (e) Elementary and junior high schools 2.0 per each  
classroom
- (f) High schools 1.0 per 5 students (maximum capacity)
- (g) (1) Hospitals 1.0 per bed
- (2) Nursing homes 1.0 per 3 beds  
1.0 per staff doctor  
2.0 per 3 shift employees
- (h) Juvenile and adult group homes 1.0 per 4 occupants
- (i) Libraries and museums 1.0 per 800 sq. ft. of floor area
- (j) Post office 1.0 per 200 sq. ft. of floor area
- (k) Government buildings 1.0 per 300 sq. ft. of floor area
- (l) Private pre-school child care centers 1.0 per 200 sq. ft. of floor area
- (m) Private club or lodge or assembly halls  
without fixed seats; veterans, business,  
civic and fraternal organizations 1.0 per 50 sq. ft. of floor area in the  
auditorium, assembly or meeting room, plus 1.0 per 200 sq. ft. for other floor area
- (n) Public and private secondary dormitory  
schools 1.0 per each classroom  
(Ord. 91-12. Passed 12-2-91; Ord. 93-5. Passed 5-3-93.)

**1268.09 PARKING LOT INTERNAL LANDSCAPING.**

(a) All parking lots of ten parking spaces or more shall include interior landscaped areas in the overall design. This requirement shall include only those landscaped areas encompassed by the perimeter of the parking lot. Required parking or paving setbacks, screening areas or other landscaping required by this Zoning Code shall not be utilized to meet any requirement of these landscaping provisions.

- (1) Any parking lot having a capacity of at least twenty parking spaces shall be required to have not less than six percent of the gross area of the parking lot landscaped, that being all open paved areas within the lot, including ingress and egress areas. Parking lots with less than twenty spaces shall have not less than three percent of the interior of the lot landscaped.
- (2) The landscape design may include rocks, fountains, reflecting pools, benches and other similar materials. The use of concrete, asphalt or other paved surface inside the required landscaped areas shall be prohibited.
- (3) All landscaped areas shall be designed and located in a manner that clearly defines internal traffic lanes and parking areas. Specifically:
  - A. Minimum tree size shall be one and one-half inch in diameter measured six inches above the root ball.
  - B. Minimum evergreen size shall be five feet in height.
  - C. Landscaped areas shall have a minimum width of five feet.
  - D. A turning radius shall be constructed where a landscaped area defines an intersection of traffic lanes and/or parking stalls.
  - E. Concrete curbing shall be placed around the perimeter of all landscaped areas.
  - F. Intersection sight distance shall be maintained at all entrance and exit points to a public street and at all internal intersections of streets and traffic lanes.

(b) The property owner of the parcel containing the parking lot, or his or her agent, shall be responsible for providing, protecting and maintaining all internal parking lot landscaping in healthy and growing condition, replacing it when necessary and keeping it free of refuse or debris.

(c) Landscaping shall be installed and completed prior to the issuance of a certificate of occupancy, weather permitting. In periods of adverse weather conditions,

a certified check or surety bond guaranteeing the completion of necessary landscaping shall be submitted, said surety bond guaranteed to be equal to one and one-half times the cost of the landscaping. A cost estimate for landscaping not installed at the time shall be presented to the Zoning Administrator for approval. Surety bonds will not be released until all landscaping shown on the submitted plot plan is installed and accepted.

(d) All trees planted shall be those species listed in the Village of Yellow Springs tree recommendations, Appendix B following the text of the Village Subdivision Regulations. (Ord. 91-12. Passed 12-2-91.)

**1268.10 JOINT USAGE AND LOCATION OF OFF-STREET PARKING.**

(a) Except as provided in subsection (b) hereof, off-street parking spaces for different buildings and/or uses may be provided collectively in any zoning district, provided the total number of joint spaces in not less than the sum of the separate requirements for each use, and provided, further, that a written agreement for joint usage is properly drawn and executed by the parties concerned and is filed with the Zoning Administrator along with the application for a zoning permit.

(b) Not more than fifty percent of the parking spaces required for theaters and places of amusement and up to 100 percent of the parking spaces required for a church or school may be provided and used jointly by banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as the theaters, places of amusement, churches or schools. However, written agreement necessary for assuring the retention of such purpose shall be properly drawn and executed by the parties concerned and shall be filed with the Zoning Administrator along with the application for a zoning permit.

(c) The location of off-street parking spaces shall be as follows:

<u>District</u>	<u>Location</u>
Conservation, Residence "A-1," Residence "A," Residence "B," Residence "C," Planned Unit Development	On the same lot
Light Industrial and Educational Institution	Within 1,000 feet of the nearest principal structure, but not in an "R" or "S-PUD" District
All other districts	Within 300 feet of the nearest principal structure

(d) No parking facilities accessible to a Business District use shall be located in a Residence, Planned Unit Development or Conservation District, except where authorized by the Board of Appeals. Accessory off-street parking spaces, provided elsewhere than on the same lot, shall be in the same possession, either by deed or long-term lease, as the property owner of the lot.  
(Ord. 91-12. Passed 12-2-91; Ord. 2003-9. Passed 7-7-03.)

2004 Replacement

1268.11 OFF-STREET LOADING REQUIREMENTS.

(a) Location. All required loading spaces shall be off-street, shall be located on the same lot as the specific use to be served and may occupy all or part of required yard areas except front yards and except when adjacent to a Residence District. No loading space shall be located within fifty feet of the nearest point of intersection of any two streets or highways, nor closer than fifty feet to any lot in a Residence District, unless such loading space is wholly enclosed within a building.

(b) Required Spaces. In connection with every building, except dwellings, having a gross floor area of 10,000 square feet or more, 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 20,000 square feet. This requirement may be waived by the Zoning Administrator if an establishment is such that shipping and/or receiving of goods is not an integral part of the business.

(c) Construction. All loading spaces shall be provided with adequate drainage facilities and shall be graded and improved with bituminous concrete or Portland cement concrete.

(d) Dimensions. Each off-street loading space shall be at least ten feet in width by twenty-five feet in length with a vertical clearance of fourteen feet or more and with adequate area for ingress and egress.

(e) Screening of Dumpsters. If a site plan contains an exterior trash collection facility, such as a dumpster, this area shall be screened so as to be not visible from a public right of way or an adjacent property.

(Ord. 91-12. Passed 12-2-91.)