

CHAPTER 1161
Off-Street Parking and Loading Regulations

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CROSS REFERENCES

- Parking generally - see TRAF. Ch. [351](#)
- Loading space, off-street defined - see P. & Z. [1103.03\(b\)\(56\)](#)
- Parking deck defined - see P. & Z. [1103.03\(b\)\(72\)](#)
- Parking lot defined - see P. & Z. [1103.03\(b\)\(73\)](#)
- Parking space, off-street defined - see P. & Z. [1103.03\(b\)\(74\)](#)
- Parking lot fees - see BLDG. [1311.071](#)

1161.01 PURPOSE.

Off-street parking regulations are established in order to protect residential neighborhoods from on-street parking; to promote the general convenience, welfare and prosperity of commercial developments; and to relieve congestion so the streets can be utilized more fully for movement of vehicular traffic. The off-street parking regulations also work to minimize the negative impacts that result from large expanses of paved parking areas and encourage alternate modes of transportation, including walking, biking and public transportation. Therefore, accessory off-street parking shall be provided as a condition precedent to the occupancy or use of any building, structure or land, and at any time a building, structure or use of land is enlarged, expanded, increased in capacity or use, in conformance with the following provisions.

(Ord. 20-2012. Passed 5-21-12.)

1161.02 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES.

In computing the number of parking spaces required by this Ordinance, the following rules shall apply:

- (a) Where 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 measured from the exterior faces of the building.
- (b) Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated, or when fixed seats are not indicated, the capacity shall be determined as being one (1) seat for each twenty (20) square feet of floor area of the assembly room.
- (c) Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two (2) successive shifts.
- (d) Fractional numbers shall be increased to the next whole number.
- (e) The parking spaces required for mixed uses shall be the sum of the parking required for each use considered separately.

(Ord. 20-2012. Passed 5-21-12.)

1161.025 ELECTRIC AUTOMOBILE CHARGING STATIONS IN PARKING AREAS.

Parking spaces within parking lots or structures may be installed with electric automobile charging stations, including models that charge by solar energy. Such spaces must be accessible to the public and clearly designated as charging stations. Such spaces count toward parking requirements.

(Ord. 20-2012. Passed 5-21-12.)

1161.03 NUMBER OF PARKING SPACES REQUIRED.

The required number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule [1161.03](#). For a use not specified in Schedule 1161.03, the Planning Commission shall apply the standard for a specified use which the Commission determines to be most similar to the proposed use.

(Ord. 20-2012. Passed 5-21-12.)

**Schedule 1161.03
REQUIRED OFF-STREET PARKING SPACES**

| | Principal Building or Use | Minimum Spaces Required |
|-----|----------------------------------|---|
| (a) | Residential Uses: | |
| | (1) Single-family dwellings | 2 spaces, of which both spaces shall be enclosed (a) |
| | (2) Two-family dwellings | 2 spaces for each dwelling unit, of which both spaces per dwelling unit shall be enclosed (a) |
| | (3) Townhouses | 2 spaces for each dwelling unit, of which both spaces per |

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| | | | dwelling unit shall be enclosed. |
| | (4) | Apartments | 2 spaces for each dwelling unit, of which not less than 1 space per unit shall be enclosed. |
| | (5) | Senior citizen apartments | 1 space for each dwelling unit, of which not less than 0.5 spaces per dwelling unit shall be enclosed. |
| | (6) | Lodging house, boarding houses | 1 space for each bed. |
| | (7) | Dormitories, sororities and fraternities | 1 space for each 3 persons based on the maximum capacity as established in the Housing Code. |
| | (8) | Nursing homes | 1 space per 3 beds |
| (b) | Office, Professional Service Uses: (b) | | |
| | (1) | Business, professional and administrative offices and services (excluding medical and dental) | 1 space for each 300 sq. ft. of floor area. |
| | (2) | Medical, dental offices and clinics, including urgent care clinics | 1 space for each 200 sq. ft. of floor area |
| | (3) | Financial establishments | 1 space for each 300 sq. ft. of floor area. |
| | (4) | Animal clinic, veterinary office | 1 space for each 300 sq. ft. of floor area. |
| | (5) | Funeral homes, mortuaries | 1 space for each 50 sq. ft. of floor area in parlors or service rooms. |
| | (6) | Hospitals | 2 spaces per room |
| (c) | Retail/Service Uses: (b) | | |
| | (1) | Retail or business uses permitted in any C District, unless specific standards given below | 1 space for each 300 sq. ft. of floor area |
| | (2) | Furniture and appliance; retail nursery garden supply, establishments | 1 space for each 500 sq. ft. of floor area |
| | (3) | Restaurants; bars; taverns; night clubs | 1 space for each 300 sq. ft. floor area (outdoor dining area excluded) |
| | (4) | Hotels and motels | 5 spaces plus 1 space for each sleeping room or suite |
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Schedule 1161.03 (Cont.)
REQUIRED OFF-STREET PARKING SPACES

| | Principal Building or Use | | Minimum Spaces Required |
|-----|----------------------------------|--|--|
| (d) | Automotive Uses: (b) | | |
| | (1) | Auto sales; new and used, auto, truck, boat sales, rental facilities | 1 space for each 500 sq. ft. of floor area (indoor area only) |
| | (2) | Gasoline stations | .5 spaces per pump +1 per 500 sq. ft. of accessory retail area |

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| | (3) | Car wash facilities | 1 space per bay plus sufficient area for stacking spaces |
| | (4) | Automobile service stations - major repair | 4 spaces per bay |
| | (5) | Automobile service station - minor repair | 4 spaces per bay |
| (e) | Commercial Entertainment/Recreation Uses: (b) | | |
| | (1) | Bowling alleys | 2 spaces per each lane. |
| | (2) | Game rooms | 1 space for each billiard table or amusement device |
| | (3) | Skating rinks | 1 space per 200 sq. ft. of floor area |
| | (4) | Indoor movie theaters, auditorium and other public assembly places | 1 space for every 4 seats for first 400 seats then 1 space per 10 seats |
| | (5) | Golf course | 4 spaces per hole |
| | (6) | Tennis or racquet ball court | 2 spaces per court |
| | (7) | Indoor or outdoor swimming pools, public or private | 1 space per 200 sq. ft. of water area. |
| | (8) | Health, fitness, recreation club | 1 space for every 200 sq. ft. of exercise area, including locker room, and equipment room. |

Schedule 1161.03 (Cont.)
REQUIRED OFF-STREET PARKING SPACES

| | Principal Building or Use | | Minimum Spaces Required |
|-----|-------------------------------------|---|--|
| (f) | General Commercial Uses: (b) | | |
| | (1) | Printing, publishing, storage and warehousing of goods | 1 space for each 800 sq. ft. of floor area. |
| | (2) | Research and testing laboratories | 1 space for each 400 sq. ft. of floor area. |
| (g) | Educational Facilities: | | |
| | (1) | junior high schools, elementary schools and kindergartens | 2 spaces per classroom +1 space per 15 seats in largest assembly hall |
| | (2) | Neighborhood high schools | 2 spaces per classroom |
| | (3) | Regional high schools | 5 spaces per classroom. |
| | (4) | Colleges, universities | 10 spaces for every classroom |
| | (5) | Child Day Care Centers, nursery schools and similar uses | 1 space for each staff person or employee plus a minimum of 2 pick-up/drop-off spaces |
| (h) | Community Facilities: | | |
| | (1) | Places of worship | 1 space for every 4 seats |
| | (2) | Community center, library, museum or similar public or private semi- public | 1 space for every 4 seats or for each 300 sq. ft. of floor area, whichever is greater. |

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|-----|-----------------|---|
| | building | |
| (i) | Shopping Center | 1 space per 250 sq. ft. of leasable floor area. |

Notes to Schedule [1161.03](#):

(a) All existing lots of record of a single-family and two-family dwelling that does not meet the minimum lot area or lot width requirements of the district are permitted to provide fewer enclosed parking spaces in a detached garage if the Zoning Administrator verifies that construction of a code-conforming detached garage cannot be accommodated on the site.

The site must meet one (1) or more of the following standards:

- (i) The maximum rear yard coverage limitation would be exceeded with the construction of a two-car detached garage.
 - (ii) The maximum lot coverage or impervious surface limitation would be exceeded with the construction of a two-car detached garage. This standard applies only if the principal building exceeds the minimum floor area of a dwelling unit by no more than ten percent (10%).
 - (iii) The previously existing detached garage on the lot was a single-car garage.
 - (iv) Special conditions peculiar to the land or structure which are not applicable generally to other lands or structures in the same Zoning District render a code-conforming garage impractical.
- (b) A minimum of five (5) spaces is required unless otherwise modified pursuant to Sections [1161.04](#) or [1161.05](#).
- (c) For the purposes of this section, a neighborhood shopping center shall include one (1) or more multitenant building and/or a group of buildings when the required parking spaces are provided in a shared parking lot, parking deck or parking garage.

(Ord. 20-2012. Passed 5-21-12.)

1161.035 REQUIRED BICYCLE PARKING SPACES.

The following requirements for bicycle parking spaces are applicable to any use where a new principal building is constructed on the premises or when a new addition of 25,000 sq. feet or more is made to an existing building. In addition, the requirements shall be considered by the Planning Commission as possible conditions when reviewing applications for conditional use permits under Title Seven of the Zoning Code.

(a) Required Number of Bicycle Parking Spaces.

- (1) Where off-street parking facilities are provided, the number of bicycle parking spaces must be provided as required by Schedule [1161.035](#): Required Bicycle Parking Spaces. All uses listed within Schedule [1161.035](#) are required to provide short-term bicycle parking spaces, which are areas where bicycles will be left for short stops, requiring a high degree of convenience. Certain uses listed within Schedule [1161.035](#) require a percentage of the required bicycle parking spaces to provide long-term bicycle parking spaces, where bicycles will be left for longer periods of time, and require a safe and weather-protected storage area.
- (2) In all cases where bicycle parking is required, a minimum of two (2) bicycle spaces is required.
- (3) After the first thirty (30) required bicycle parking spaces are provided, additional bicycle parking spaces are required at one-half (½) space per unit listed in Schedule [1161.035](#).

(4) When a use is exempt from vehicle parking requirements by this Zoning Ordinance, the use is also exempt from the requirements for bicycle parking spaces.

(5) Shower and locker facilities for bicyclists are required for offices, universities/colleges and hospitals over twenty-five thousand (25,000) square feet in gross floor area of structure. Lockers for clothing and other personal effects must be located in close proximity to showers and dressing areas to permit access to the locker areas by either gender. A minimum of one (1) clothes locker is required for each long-term bicycle parking space provided.

| Schedule 1161.035: Required Bicycle Parking Spaces | | |
|---|--------------------------------|--|
| USE | REQUIRED BICYCLE SPACES | REQUIRED PERCENTAGE OF LONG-TERM SPACES |
| Multi-Family Dwelling | 1 per 4 dwelling units | 80% required long-term |
| Dormitory; Fraternity/Sorority | 1 per 4 beds | 80% required long-term |
| Retail/Service Establishments Over 10,000sf in GFA | 1 per 2,500sf GFA | |
| Offices Over 10,000sf in GFA | 1 per 5,000sf GFA | 50% required long-term |
| Entertainment/Recreation Facilities Over 10,000sf in GFA | 1 per 5,000sf GFA | |
| Junior high schools, elementary schools and kindergartens | 2 per classroom | |
| High Schools | 3 per classroom | |
| Colleges and Universities | 1 per 5,000sf GFA | 50% required long-term |
| Places of Worship Over 10,000sf in GFA | 1 per 5,000sf GFA | |
| Hospitals | 1 per 25 beds | 50% required long-term |
| Community Facilities | 1 per 2,500sf GFA | |

(b) Location of Bicycle Parking Spaces.

(1) The bicycle parking area must be convenient to building entrances and street access, but may not interfere with normal pedestrian and vehicle traffic. For passive security purposes, the bike parking shall be well-lit and clearly visible to building occupants or clearly visible from the street.

(2) Bicyclists must not be required to travel over stairs or other obstacles to access bicycle parking.

(3) All required bicycle spaces must be located on the same lot as the use or within fifty (50) feet of the lot when on private property. The property owner may also make suitable arrangement with the City to place bike parking spaces in the public right-of-way. Parking in the public right-of-way must be within fifty (50) feet of the zoning lot.

(4) Short-term bicycle parking spaces must be located no more than fifty (50) feet from the principal building entrance and at the same grade as the sidewalk or an accessible route.

(5) Long-term bicycle parking spaces must be located in a covered area that is easily accessible from the public-right-of-way and building entrances. The area must comply with one (1) of the following secure locations:

(i) Enclosed in a locked room.

- (ii) Enclosed by a fence with a locked gate.
- (iii) Located within view or within one-hundred (100) feet of an attendant or security guard.
- (iv) Located in an area that is monitored by a security camera.
- (v) Located in an area that is visible from employee work areas.
- (6) Required bicycle parking for residential uses may be provided in garages, storage rooms and other resident-accessible, secure areas. Space within dwelling units or on balconies are not counted toward satisfying bicycle parking requirements.

(c) Design of Bicycle Parking Spaces.

- (1) Required bicycle spaces must have a minimum dimension of two (2) feet in width by six (6) feet in length, with a minimum overhead vertical clearance of seven (7) feet. Each required bicycle parking space must be accessible without moving another bicycle. There must be an aisle at least (five) 5 feet wide between each row of bicycle parking to allow room for bicycle maneuvering.
- (2) The area devoted to bicycle parking must be surfaced as required for vehicle parking areas.
- (3) All long-term bicycle parking spaces must be covered, which can be achieved through use of an existing overhang or covered walkway, weatherproof outdoor bicycle lockers or an indoor storage area. Where bicycle parking is not located within a building or locker, the cover design must be of permanent construction, designed to protect bicycles from rainfall and with a minimum overhead vertical clearance of seven (7) feet.
- (4) Bicycle parking facilities must provide lockable enclosed lockers or racks, or similar structures, where the bicycle may be locked by the user. Racks must support the bicycle in a stable position. Structures that require a user-supplied locking device must be designed to easily allow a high-security U-shaped lock to secure the bike frame and one wheel while both wheels are still on the frame's brackets. All lockers and racks must be securely anchored to the ground or a structure to prevent the racks and lockers from being removed from the location.
- (5) If required bicycle parking facilities are not visible from the street or principal building entrance, signs must be posted indicating their location.

(Ord. 20-2012. Passed 5-21-12.)

1161.04 ALLOWANCE FOR SHARED PARKING.

(a) Institutions, theaters and similar uses may make arrangements with banks, offices, retail stores and similar uses that are not normally open, used or operated during the same hours to share parking facilities, provided not more than fifty percent (50%) of the required parking spaces are shared.

(b) Off-street parking spaces for separate uses may be provided collectively if the aggregate number of spaces provided is not less than the sum of the spaces required in Schedule [1161.04](#)(b): Collective Parking Calculation. Schedule [1161.04](#)(b) is applied in the following manner:

- (1) The required number of spaces for each use is calculated according to Schedule [1161.03](#).
- (2) The required number of spaces for each use is then applied to the percentages for each time, according to the appropriate land use category in Schedule [1161.04](#)(b) to determine

the number of required spaces. This is done for each time category.

(3) The numbers are summed for all land uses within each timeframe and the highest sum total in a timeframe is the required number of spaces.

| SCHEDULE 1161.04(b): COLLECTIVE PARKING CALCULATION | | | | | | |
|---|---------|---------|---------|---------|---------|---------|
| LAND USE | Weekday | | | Weekend | | |
| | Mid-7am | 7am-6pm | 6pm-Mid | Mid-7am | 7am-6pm | 6pm-Mid |
| Residential | 100% | 55% | 85% | 100% | 65% | 75% |
| Commercial | 0% | 100% | 80% | 0% | 70% | 60% |
| Restaurant | 50% | 30% | 70% | 5% | 70% | 100% |
| Hotel/Motel | 100% | 65% | 90% | 100% | 65% | 80% |
| Movie Theater | 0% | 10% | 70% | 5% | 70% | 100% |
| Office | 5% | 100% | 5% | 0% | 10% | 10% |
| Industrial | 5% | 80% | 5% | 0% | 10% | 10% |

(c) In any case where the required parking 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 legal counsel, and filed with the application for a zoning approval.

(Ord. 20-2012. Passed 5-21-12.)

1161.05 MODIFICATION OF REQUIREMENTS.

Whenever the parking requirements based on functions and uses, and application of the standards specified in Schedule [1161.03](#) can be shown by the applicant to result in an excessive number of parking spaces and that a lesser number of spaces is appropriate and consistent with these regulations, the Planning Commission may approve a reduction in required spaces, as a conditional use according to the procedures set forth in Section [1115.08](#) and the criteria established in Section [1151.02](#).

(Ord. 20-2012. Passed 5-21-12.)

1161.055 PARKING MAXIMUMS.

The following vehicle parking space maximums are applicable to all surface parking lots for multi-family, non-residential, and mixed-use development uses:

- (a) Surface parking areas may not exceed one-hundred and twenty-five percent (125%) of the required minimum number of vehicle parking spaces. Parking spaces designated for car-share facilities are not counted toward the maximum number of parking spaces.
- (b) For surface parking areas that require a minimum of thirty (30) or more spaces, when the minimum number of vehicle spaces required by Schedule [1161.03](#) is exceeded, the area used for additional spaces must be paved with a semi-pervious material, such as permeable pavers, porous asphalt, porous concrete, grass-crete or gravel-crete. The area designated for semi-pervious parking shall be located at the perimeter of the parking lot, and if possible,

remote or furthest removed from the principal building.

(c) Existing surface parking areas that exceed the parking maximums must come into conformance with the maximum number of parking spaces when the following occurs:

- (1) A new principal building is constructed on the site.
 - (2) Over fifty percent (50%) of the total area of an existing parking lot is rebuilt.
 - (d) When surface parking areas exceed the number of spaces permitted by this section and are required to come into conformance, the excess spaces must be converted into any combination of the following:
 - (1) The spaces are landscaped, as required by this Zoning Ordinance.
 - (2) Subject to administrative review, existing excess spaces may be designated as car share spaces. If the excess spaces are to be used as car share spaces, the property owner must submit evidence of an arrangement with a car share program. If no longer used as car share spaces, those spaces must be converted into landscape, as required by this Zoning Ordinance.
 - (3) Subject to administrative review, existing excess spaces may be converted to bicycle parking spaces. If no longer used as bicycle spaces, those spaces must be converted into landscape, as required by this Zoning Ordinance.

(Ord. 20-2012. Passed 5-21-12.)

1161.058 LAND BANKED PARKING.

Land banking allows for designating a portion of land on a site that would be required for parking to be held and preserved as landscape, rather than constructed as parking. The Zoning Administrator may permit land banking of up to thirty percent (30%) of the required parking spaces, subject to the following:

- (a) Evidence is provided by the applicant that supports the reduced parking needs.
 - (b) The area proposed for land banking of parking spaces must be an area suitable for parking at a future time.
 - (c) Landscaping of the land banked area must be in full compliance with this Ordinance and, at a minimum, landscaped with turf or live groundcover.
 - (d) The land banked area cannot be used for any other use and must be part of the same zoning lot and all under the same ownership.
 - (e) As part of the site plan review process, the applicant must show the area to be banked on the site plan and marked as "Land Banked Future Parking."
 - (f) The Zoning Administrator, on the basis of increased parking demand for the use, may require the conversion of all or part of the land banked area to off-street parking spaces.
- (Ord. 20-2012. Passed 5-21-12.)

1161.06 LOCATION OF REQUIRED PARKING SPACES.

In addition to specific requirements contained in each district regulation, the location of off-street parking facilities shall further be regulated according to the following provisions:

- (a) The parking spaces required for residential buildings in a residential district shall be located on the same lot with the building or use served.
- (b) The parking spaces required for any other building or use in a residential district and any use in a commercial district may be located on another permissible zoning lot within 300

feet of the building and two (2) or more owners of buildings may join together in providing the required parking spaces. Where the required parking spaces are not located on the same lot with the building or use served, the usage of the lot or tract upon which the parking spaces are provided shall be restricted by an instrument of record describing the premises for which the parking is provided and assuring the retention of such parking so long as required by this Zoning Code.

(c) No parking of a motor vehicle shall be permitted nor shall any person park a motor vehicle in a landscaped front, side or rear yard area. Whoever violates this section is subject to the penalty set forth in Section [303.99\(a\)\(1\)](#) of the Traffic Code of the Codified Ordinances.

(d) No parking of a motor vehicle shall be permitted on any portion of a lot designated as an accessory structure such as a patio, porch or deck.

(Ord. 20-2012. Passed 5-21-12.)

1161.065 CAR-SHARE FACILITIES.

(a) A car-share facility is a membership-based car-sharing service that provides automobile rental to members, billable by the hour or day. Car-sharing is not considered a motor vehicle rental establishment.

(b) Spaces within all surface parking lots and parking structures must be clearly designated as assigned parking spaces for car-share facilities.

(c) No space required for a use in the parking area may be used as a car-share space; car-share spaces are in addition to those required by a use, with the following exceptions:

(1) Parking spaces designated for car-share facilities are not counted toward the maximum number of parking spaces.

(2) A ten percent (10%) reduction in the total required parking is permitted where car-sharing spaces are provided in a multi-family or mixed-use development.

(Ord. 20-2012. Passed 5-21-12.)

1161.07 OFF-STREET WAITING SPACES FOR DRIVE-THRU FACILITIES.

Establishments which by their nature create lines of customers waiting to be served within automobiles shall provide off-street waiting areas, on the same lot as the use, in addition to the required number of parking spaces specified in Schedule [1161.03](#), in accordance with the following requirements:

(a) Commercial establishments such as banks, drive-thru restaurants, automatic car wash facilities and other similar facilities with service windows or service entrances shall provide a minimum of ten (10) waiting spaces, but not less than five (5) spaces per window or entrance when there are two (2) or more windows or entrances.

(b) Self-serve car wash facilities shall provide no fewer than two (2) waiting spaces per stall.

(c) Gasoline stations shall provide no fewer than two (2) waiting spaces per accessible side of a gasoline pump island.

(d) In any case, there shall not be within the public right of way vehicles waiting for service at such drive-in or drive-thru facilities.

(Ord. 20-2012. Passed 5-21-12.)

1161.08 PARKING OF JUNK MOTOR VEHICLES.

(a) The outdoor parking of a junk motor vehicle on a lot shall be prohibited except as provided below. However, such a vehicle may be stored in an enclosed garage, provided that in a residential district no business shall be conducted in connection therewith while such vehicle is parked or stored inside of the building.

(b) The parking of a junk motor vehicle in connection with a conditional use in a commercial district may be permitted for a period not to exceed forty-eight (48) hours.

(Ord. 20-2012. Passed 5-21-12.)

1161.09 OFF-STREET LOADING SPACES REQUIRED.

Off-street loading spaces shall be provided and maintained on the same zoning lot with the building as necessary to meet the needs of the principal use. The location of off-street loading spaces shall be regulated according to the following:

(a) Streets, sidewalks, alleys or other public rights of way or other public property shall not be used for loading purposes nor shall vehicles be parked on such areas during loading and unloading.

(b) No part of any required yard, off-street parking area, or access drive thereto, shall be used for loading or unloading purposes.

(Ord. 20-2012. Passed 5-21-12.)

1161.10 ACCESS DRIVES IN COMMERCIAL DISTRICTS.

In C-1, C-2 and C-3 Commercial Districts, there shall be adequate provision for ingress and egress to all parking and loading spaces and access drives shall be provided as follows:

(a) Each zoning lot shall be permitted one (1) entrance and one (1) exit per street frontage.

(b) One (1) additional entrance and exit drive may be permitted for every 150 feet of street frontage or fraction thereof.

(c) The width of an access drive measured at the front lot line shall not be less than twelve (12) feet per lane or have a total width greater than thirty-six (36) feet.

(d) An access drive shall be located no closer than ten (10) feet to a residential district and the resulting adjacent open area shall be properly landscaped and maintained in accordance with the standards in Section [1166.07](#).

(Ord. 20-2012. Passed 5-21-12.)

1161.103 NON-RESIDENTIAL JOINT USE DRIVEWAYS AND CROSS-ACCESS EASEMENTS.

(a) Adjacent non-residential uses that possess dedicated parking areas are encouraged to provide joint use driveways and cross-access easements to allow circulation between sites. Property owners are encouraged to pursue agreements with neighboring property owners prior to submittal of required permits and approvals. If joint use driveways and cross-access easements will be provided, the property owner must provide proof that adjacent property owners have been contacted in writing. (See Figure [1161.103](#)(a): Joint Use Driveways and Cross-Access Easements)

- (b) Joint use driveways and cross-access easements must incorporate the following:
- (1) A travel aisle and driveway width of twenty-four (24) feet to ensure two-way travel aisles to accommodate automobiles, service vehicles and loading vehicles.
 - (2) Bump-outs and other design features to make it visually obvious that the abutting properties are tied together.
 - (3) A unified access and circulation plan for shared parking areas.
- (c) Pursuant to this section, property owners who establish cross-access easements must record an easement allowing cross-access to and from properties served by the joint use driveways and cross-access easement.
(Ord. 20-2012. Passed 5-21-12.)

1161.105 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DRIVEWAYS.

- (a) For single-family and two-family dwellings, a residential driveway that provides access to a garage is limited to twelve (12) feet in width. A driveway apron, the width of the garage, as measured from the garage walls, is permitted to extend for a distance (depth) of twenty (20) feet from the garage doors before tapering back to the maximum driveway width of twelve (12) feet. For attached garages located twenty-five (25) feet or less from the lot line, the driveway is permitted to be the width of the attached garage and no tapering is required on private property, However, the apron shall be a maximum of twelve (12) feet. (See Figure [1161.105\(a\)](#)).
- (b) Driveways must be located a minimum of three (3) feet from the side and rear lot line. However, a residential driveway may be shared by adjacent lots and constructed on the lot line. This shared driveway location is only allowed if agreed to by the owners of each lot.
- (c) All single-family and two-family dwellings are permitted to construct driveways that consist of two (2) paved wheel strips, each of which is a minimum of eighteen (18) inches wide and a minimum of twenty (20) feet long. A permeable surface, such as turf, must be maintained between such wheel strips. (See Figure [1161.105\(c\)](#): Paved Wheel Strips). All driveway aprons must comply with the construction and paving requirements of this Zoning Ordinance.
- (d) Residential driveways must be surfaced and maintained in accordance with Section [1161.11\(d\)](#). Paving with semi-pervious materials, such as permeable pavers, porous asphalt, porous concrete, grass-crete or gravel-crete, is encouraged. A semi-pervious driveway is still subject to the coverage requirements of each individual yard. Gravel and wood chips are prohibited.
(Ord. 20-2012. Passed 5-21-12.)

1161.107 COMPACT PARKING SPACES.

Compact spaces are permitted subject to the following:

- (a) A maximum of ten percent (10%) of the spaces in any parking facility may be designated and labeled as compact car spaces.
- (b) A compact car parking space must be designated with a sign.

(Ord. 20-2012. Passed 5-21-12.)

1161.11 IMPROVEMENT AND MAINTENANCE STANDARDS.

All required off-street parking and loading facilities including entrances, exits, maneuvering areas, waiting areas, and parking and loading spaces shall be in accordance with the following standards and specifications.

- (a) Parking Space Dimensions. Each off-street parking space, open or enclosed, shall measure at least nine (9) feet by twenty (20) feet exclusive of access drives or aisles. Compact parking spaces measuring at least seven feet six inches (7' 6") by sixteen (16) feet are permitted as regulated in Section [1161.107](#).
- (b) Waiting Space Dimensions. Each off-street waiting space for a drive-thru or drive-in facility shall have an area not less than 160 square feet (measuring eight (8) feet by twenty (20) feet) exclusive of access drives and parking aisles.
- (c) Circulation Aisles. The minimum width for a circulation aisle shall be:
 - (1) Twenty-two (22) feet for 90 degrees or perpendicular parking;
 - (2) Eighteen (18) feet for 60 degrees parking;
 - (3) Thirteen (13) feet for 45 degrees parking.
- (d) Paving. All required spaces, together with driveways, aprons, other circulation aisles and access sidewalks, both public and private, shall be surfaced as follows:
 - (1) Parking lots and circulation aisles for parking lots: Concrete not less than six (6) inches in thickness, or with bituminous surface not less than three (3) inches in depth on top of a compacted crushed stone base not less than six (6) inches in depth. Paving with semi-pervious materials (e.g. permeable pavers, porous asphalt, porous concrete, grass-crete or gravel-crete) that are able to withstand vehicular traffic or other heavy-impact uses are permitted in accordance with Paragraph (4) below. Surfaces in areas designated as accessible parking and/or accessible pedestrian paths shall meet all applicable federal and state standards.
 - (2) Aprons: Concrete not less than six (6) inches in thickness for residential aprons and concrete not less than eight (8) inches in thickness for commercial aprons.
 - (3) Driveways: Concrete not less than four (4) inches in thickness, or with bituminous surface not less than four (4) inches thick consisting of two (2) inches of compacted #301 binder course and two (2) inches of compacted #404 surface course over a four (4) inch compacted aggregate base or paving with semi-pervious materials that are able to withstand vehicular traffic or other heavy-impact uses is permitted (e.g. permeable pavers, porous asphalt, porous concrete, grass-crete or gravel-crete).
 - (4) Alternative paving materials: Semi-pervious materials, such as permeable pavers, porous asphalt, porous concrete, grass-crete or gravel-crete shall permit natural percolation of water and be installed and maintained in accordance with industry and manufacturer's standards and the following:
 - A. The manufacturer's specifications are applicable to the subject property's particular soil type and slope (gradient) so that vehicles are supported without rutting and water percolation is achieved.
 - B. Semi-pervious parking areas must allow storm water to percolate into the ground at a rate sufficient to accommodate the five-year, 24-hour storm event.
 - C. The City may inspect the semi-pervious parking areas as needed. If maintenance is

required, the owner may be required to submit to the City documentation of the removal of visible surface sediment accumulations, and/or test results of infiltration rate through the pervious concrete and sub-grade soils system.

D. For non-residential uses, if only a portion of the parking area is designated for semi-pervious materials, the area designated for semi-pervious parking shall be located at the perimeter of the parking lot, and if possible, remote or furthest removed from the principal building.

(5) Sidewalks, both public and private: Concrete not less than four (4) inches in thickness, or an equivalent stone material.

(e) Drainage. All required spaces, together with driveways and other circulation aisles, shall have adequate provision for underdrainage and for the disposal of storm water, so that water shall not flow onto adjoining property or adjacent sidewalks in a quantity or manner that would be detrimental thereto, or inconvenient to persons using the sidewalk.

(f) Curbs. A concrete or stone curb at least six (6) inches high shall be installed and maintained along the perimeter of a parking or loading area in accordance with the following:

(1) When abutting a landscaped area;

(2) When located in the front yard;

(3) When a commercial or public parking lot is located adjacent to a residential district.

Curb inlets are required to allow water to flow into the landscape areas as permitted by site grading.

(g) Marking. The location of each parking space and the location and direction of movement along the driveways providing access thereto shall be indicated by painting upon the surface, by raised directional signs, or by markers or other similar measures placed in the surfacing.

(h) Screening. Screening and landscaping of parking areas shall be provided pursuant to Section [1166.06](#) and [1166.10](#).

(i) Signs. Signs shall be provided in accordance with Chapter [1163](#).

(j) Lighting. Wherever a parking lot or garage is to be used during darkness, a system of floodlighting shall be installed to provide an adequate standard of illumination over the entire parking lot. All floodlights shall be shielded so that a minimum glare will extend to adjacent property.

(k) Attendant's Shelter. A properly designed shelter for a parking lot attendant may be maintained on the lot and shall maintain the same distance from the right of way as the building on the adjacent parcels.

(l) Maintenance. A parking lot or garage shall be maintained in a manner to keep it as free as practicable from dust, paper and other loose particles, and snow and ice shall be promptly removed by the operator. All adjacent sidewalks shall be kept free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking spaces shall be maintained in a neat and legible condition. Any walls, trees and shrubbery, as well as surfacing of the parking lot or garage, shall be maintained in good condition throughout its use for parking purposes. All exposed concrete walls shall be painted or finished.

(Ord. 20-2012. Passed 5-21-12.)

1161.12 TRACTOR-TRAILER PARKING.

- (a) Outdoor parking of an unhitched pole trailer or semitrailer is prohibited.
- (b) Outdoor parking of an unhitched commercial tractor is prohibited.
- (c) Tractor-trailers shall not remain on any premises for more than twenty-four hours after being loaded or unloaded.
- (d) Tractor-trailers shall only be parked in designated loading areas.
- (e) Outdoor parking of any inoperable or unlicensed commercial tractor is prohibited.
- (f) For the purposes of this section, "commercial tractor", "pole trailer", "semitrailer" and "trailer" shall be defined in the same manner as set forth in Chapter [301](#), "Definitions" of the Traffic Code.
(Ord. 20-2012. Passed 5-21-12.)

1161.13 EXCEPTIONS TO OFF-STREET PARKING REQUIREMENTS IN MAJOR COMMERCIAL DISTRICTS.

- (a) In certain major commercial districts, parking needs are predominantly met by the existence of significant amounts of on- and off-street public parking and, in some areas, large private parking areas serving multiple uses. This reduces the need for individual uses to provide their own dedicated off-street parking, as does the fact that many patrons of uses in these commercial districts arrive on foot or by public transportation. Further, a large number of small parking lots would be disruptive in these areas, in which safe and pleasant conditions for pedestrians are important assets. On the commercial-district parcels described in subsection (b) below, the following exceptions to the off-street parking requirements set out in Chapter [1161](#) shall apply:
 - (1) New uses in existing buildings shall not be required to provide off-street parking.
 - (2) New uses in new buildings or existing buildings with gross floor areas (GFAs) newly expanded by 25% or more shall be required to either provide the required number of off-street parking spaces specified for the use or request that the Board of Zoning Appeals grant a special exception from the off-street parking requirement for that particular use. Without being required to determine that a practical difficulty, as set out in Section [1115.07\(e\)\(1\)](#), exists on the property, and in accordance with the procedures set out in Section [1115.13](#), the Board is authorized to grant a special exception from the off-street parking requirement for a use, in whole or in part, if it can be shown that adequate parking will be available to serve the use and that the establishment of the use will not unduly reduce the amount of parking available to existing uses in the area. Conditionally permitted uses may also request a reduction in the off-street parking requirements through the Planning Commission, per Section [1161.05](#), as part of the conditional use review process.
- (b) The exceptions to the off-street parking requirements, as described in subsection (a) above, shall apply only to commercially zoned parcels, or parcels on which commercial district regulations are in effect, in the Cedar Fairmount, Coventry and Cedar Lee commercial districts, and more specifically:

- (1) In the Cedar Fairmount commercial district, the parcels zoned C-2, C-2X or S-2 and located along Cedar Rd. between Euclid Heights Blvd. and Norfolk Rd.;
- (2) In the Coventry commercial district, the parcels zoned C-3, C-2, C-2X or S-2 and located along Coventry Rd. between Euclid Heights Blvd. and Mayfield Rd.;
- (3) In the Cedar Lee commercial district, the parcels zoned C-2, C-2X or S-2 and located along Lee Rd. between Derbyshire Road and Coleridge Road; and
- (4) All parcels zoned C-2, C-3, C-2X or S-2 that are contiguous to any of the parcels described above.

(Ord. 20-2012. Passed 5-21-12.)