

# ARTICLE - 11

## **OFF-STREET PARKING AND LOADING FACILITIES**

### **Section 1100 General Requirements**

1. No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this resolution.
2. The provisions of this article, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as many of such spaces as may be required by this resolution.
3. Whenever a building or structure constructed after the effective date of this resolution is changed or enlarged in floor area, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this resolution is enlarged to the extent of fifty (50) percent or more on floor area, the number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

### **Section 1101 Parking Space Dimensions**

A parking space shall have minimum rectangular dimensions of not less than nine (9) feet in width and nineteen (19) feet in length for ninety (90) degree parking, nine (9) feet in width and twenty-three (23) feet in length for parallel parking, ten (10) feet in width and nineteen (19) feet in length for sixty (60) degree parking, and twelve (12) feet in width and nineteen (19) feet in length for forty-five (45) degree parking. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in Section 1117 of this resolution.

### **Section 1102 Loading Space Requirements and Dimensions**

A loading space shall have minimum dimensions of not less than twelve (12) feet in width, fifty (50) feet in length, exclusive of driveways, aisles, and other circulation areas, and a height or clearance of not less than fifteen (15) feet. One (1) off-street loading space shall be provided and maintained on the same lot for every separate occupant requiring delivery of goods and having a modified gross floor area of up to five thousand (5,000) square feet. One (1) loading space shall be provided for each additional ten thousand (10,000) square feet or fractions thereof.

### **Section 1103 Paving**

All parking and loading spaces, and vehicular storage areas, together with driveways, aisles, and other circulation areas, shall be paved with concrete or asphalt. The paving requirements as set forth in this Section shall not apply to residential uses, unless the residential use is subject to the paving requirements of the Licking County Planning Commission or other authority.

### **Section 1104 Drainage**

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water into adjacent properties or walkways.

### **Section 1105 Maintenance**

The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, and other debris.

### **Section 1106 Lighting**

Any parking area, which is intended to be used during non-daylight hours, shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

### **Section 1107 Location of Parking Spaces**

The following regulations shall govern the location of off-street parking spaces and areas:

1. Parking spaces for residential uses shall be located on the same lot as the use, which they are intended to serve.
2. Parking spaces for commercial, industrial, or institutional uses shall be located not more than seven hundred (700) feet from the principal use.

### **Section 1108 Screening and/or Landscaping**

Whenever a parking area is located in or adjacent to a residential district, it shall be effectively screened on all sides, which adjoin or face any property used for residential purposes, by an acceptably designed wall, fence, or planting screen. Such fence, wall, or planting screen shall be not less than four (4) feet nor more than six (6) feet in height and shall be maintained in good condition. The space between such fence, wall, or planting screen, and the lot lines of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence, wall, or planting screen will not serve the intended purposes, then no such fence, wall, or planting screen and landscaping shall be required.

### **Section 1109 Disabled Vehicles**

The parking of a disabled vehicle within a residential or commercial district for a period of more than two (2) weeks shall be prohibited, unless such vehicle is stored in an enclosed garage or accessory building.

### **Section 1110 Minimum Distance and Setbacks**

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. If on the same lot with a one-family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than four (4) feet to any established street or alley right-of-way.

### **Section 1111 Joint Use**

Two or more non-residential 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 zoning inspector shall be filed with the application for a zoning permit.

### **Section 1112 Wheel Blocks**

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parking vehicle from extending beyond the property line.

### **Section 1113 Width of Driveway Aisle**

Driveways serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90) degree parking, twelve (12) feet wide for parallel parking, seventeen and one-half (17 1/2) feet for sixty (60) degree parking, and thirteen (13) feet for forty-five (45) degree parking.

### **Section 1114 Access**

Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be traveling in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public or private street.

### **Section 1115 Width of Access Driveway**

The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards; for one-way traffic a minimum width of fourteen (14) feet except for forty-five (45) degree parking in which case the minimum width of the access road shall be seventeen (17) feet. Access roads for the two-way traffic shall have a minimum width of twenty-four (24) feet. Parking areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway.

### **Section 1116 Striping**

All parking areas with a capacity over twelve (12) vehicles shall be striped with single lines six (6) inches wide between stalls to facilitate the movement into and out of the parking stalls, as well as establish stall size and location.

### **Section 1117 Parking Space Requirements**

For the purpose of this resolution the following minimum parking space requirements shall apply:

#### **A. Residential**

<b>TYPE OF USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
1. Single-family or two-family dwellings	Two (2) for each unit
2. Apartments or multi-family dwellings	Two (2) for each unit
3. Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms.	One (1) for each sleeping room or two (2) for each permanent occupant.
4. Mobile homes.	Two (2) for each unit.

#### **B. Commercial**

<b>TYPE OF USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
1. Animal hospitals and kennels.	One (1) for each four hundred (400) square feet of floor area and one (1) for each two (2) employees.
2. Barber shop, beauty shops and similar personal service.	Three (3) for each barber or beauty operator.
3. Banks, financial institutions, post offices, and similar uses.	One (1) for each two hundred fifty (250) square feet of floor area and one (1) for each employee.
4. Car washing facilities.	One (1) for each employee.
5. Carry-out restaurants.	One (1) for each two hundred (200) square feet
6. Drive-in restaurants.	One (1) for each one hundred twenty-five (125) square feet of floor area and one (1) per each two (2) employees.
7. Funeral homes, mortuaries, and similar type uses.	One (1) for each fifty (50) square feet of floor area in slumber rooms, parlors, or service rooms.
8. Hotels, motels, and other commercial lodging.	One (1) per each sleeping room plus one (1) space for each two (2) employees.
9. Laundromats.	One (1) for each washing and dry cleaning machine.
10. Motor vehicle repair station.	One (1) for each eight hundred (800) square feet of floor area and one (1) for each employee.
11. Motor vehicle salesroom, wholesale stores, machinery, or other large item sales and similar uses.	One (1) for each four hundred (400) square feet of floor area and one (1) for each employee.
12. Motor vehicle service stations.	Three (3) for each service bay and one (1) for every two (2) fuel pumps.
13. Offices, public or professional administration, or service building.	One (1) for each two hundred fifty (250) square feet of floor area.

14. Retail stores.	One (1) for each two hundred fifty (250) square feet of floor area.
15. Sit down restaurants, taverns, night clubs, and similar uses.	One (1) for each three (3) person capacity, and one (1) for each employee on the largest shift.
16. All other types of business or commercial uses permitted in any business district.	One (1) for each three hundred (300) square feet of floor area.

### C. Recreational or Entertainment

TYPE OF USE	MINIMUM PARKING SPACES REQUIRED
1. Auditoriums, sport arenas, theaters, and similar uses.	One (1) for each three (3) seats.
2. Bowling alleys.	Four for each alley or lane plus one additional space for each one hundred (100) square feet of area used for restaurant, cocktail lounge, or similar uses.
3. Dance halls, skating rinks.	One (1) for each one hundred (100) square feet of floor area used for the activity and one (1) for each three (3) person capacity in a restaurant, snack bar, or cocktail lounge, and one (1) for each three (3) employees.
4. Golf courses, open to the general public.	Five (5) for each hole, one (1) for each employee, and one (1) space for each three (3) person capacity of area used for restaurant, cocktail lounge, or similar purpose.
5. Miniature golf courses.	Two (2) for each hole and one (1) for each employee.
6. Outdoor swimming pools: public, community, or club.	One (1) for each ten (10) person capacity plus one for each three (3) person capacity for a restaurant or snack bar.
7. Private clubs and lodges.	One (1) for each three (3) person capacity.
8. Tennis facilities, racquetball facilities, or similar uses.	Two (2) for each playing area, and one (1) for each employee, and one for each 100 square feet of other activity area.

### D. Institutional

TYPE OF USE	MINIMUM PARKING SPACES REQUIRED
1. Churches and other places of religious assembly.	One (1) for each three (3) seats.
2. Hospitals.	One and one-half (1 1/2) for each bed.
3. Sanitariums, home for the aged, nursing homes, asylums, and similar uses.	One (1) for each two (2) beds.
4. Medical and dental clinics.	One (1) for every one hundred (100) square feet of gross floor area.
5. Libraries, museums, and art galleries.	One (1) for each four hundred (400) square feet of floor area.

### E. Schools (Public, Parochial, or Private)

TYPE OF USE	MINIMUM PARKING SPACES REQUIRED
1. Elementary, kindergarten, and junior high (middle) schools.	One (1) for each teacher and employee, and one (1) for each student up to 5% of the student body.
2. High schools.	One (1) for every ten (10) students, one (1) for each teacher and employee, or, one for every four (4) seats in auditoriums, assembly areas, or sports fields, whichever is greater. In the event a high school is located in the same building or on the same lot with any other level of school, then the parking requirements for high schools shall apply to all such levels of schools.
3. Business, technical and trade schools.	One for each two (2) students and one (1) for each teacher and employee.
4. Colleges, universities.	One for each two (2) students.
5. Kindergartens, child care centers, nursery schools, and similar uses.	Four (4) for each classroom, but not less than ten (10) for the building.
6. Transportation Facilities	One for every two (2) employees (on the largest shift for which the building is designed) plus one for each motor vehicle maintained on the premises.

### F. Manufacturing

TYPE OF USE	MINIMUM PARKING SPACES REQUIRED
1. All types of manufacturing, storage, and wholesale uses permitted in the manufacturing district.	One for every two (2) employees (on the largest shift for which the building is designed) plus one for each motor vehicle used in the business.
2. Cartage, express, parcel delivery, and freight terminals	One for every two (2) employees (on the largest shift for which the building is designed) plus one for each motor vehicle maintained on the premises.

### Section 1118 General Interpretation of Article 11

In the interpretation of Article 11, the following rules shall govern:

1. Parking spaces for other permitted or conditional uses not listed in this article shall be determined by the Board of Zoning Appeals upon an appeal from a decision of the Zoning Inspector.
2. Fractional numbers shall be increased to the next whole number.
3. Where there is an adequate public transit system or where for any other reason parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board of Zoning Appeals upon an appeal from a decision of the Zoning Inspector.