

**CHAPTER 1157
Off-Street Parking**

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CROSS REFERENCES

Zoning certificate issuance - see P. & Z. Ch. 1103

Board of Appeals - see P. & Z. Ch. 1105

Off-street loading - see P. & Z. Ch. 1159

Improvements - see P. & Z. Ch. 1181

See Chapters 1117 through 1149 for individual district requirements

1157.01 PURPOSE.

The purpose of requiring off-street parking and of this Chapter is to alleviate or prevent congestion of the public streets and so promotes the safety and convenience of the public by establishing minimum requirements for off-street parking. In accordance with the use to which property is put.

1157.02 OFF-STREET PARKING SPACE.

An off-street parking space shall be defined for the purpose of this Zoning Ordinance as an area that is no less than 9 feet wide and 18 feet deep and at least 162 square feet in size, exclusive of driveways, permanently reserved and available for the storage of one automobile which is enclosed in a building or unenclosed, is not in a public right of way and which has satisfactory ingress and egress to a public street or alley.

1157.03 PARKING AREAS ON APPLICATIONS.

For proposed new buildings, enlarged buildings, structures or uses, the location and size of required off-street parking spaces and their access to a public street or alley shall be shown in detail with dimensions on either the application for a zoning certificate or for a building permit.

1157.04 CENTRAL BUSINESS DISTRICT.

Off-street parking spaces shall not be required for any uses in the central business district as defined in Section 1139.02, which is exempted from the off-street parking regulations because it is impractical for individual stores in this area to provide individual parking spaces. An objective for the central business district is to encourage and maintain a compact grouping of retail stores and public and semipublic service buildings for the convenience of pedestrians using these facilities. For this purpose it is necessary to have businesses close together and not separated or scattered by individual parking areas serving only one building. Parking facilities for the central business district can best be provided by public parking areas and garages located according to a comprehensive plan.

1157.05 REQUIREMENTS.

In all districts except the central business district as defined in Section 1139.02, off-street parking spaces shall be provided at the time any building is erected, relocated or rebuilt, according to the following schedule:

- (a) One and Two-Family Dwellings. Two parking spaces for each dwelling unit.
- (b) Multiple Dwellings. Two parking spaces for each dwelling unit.
- (c) Retail Store or Personal Service Establishment. Except as otherwise specified herein, one parking space for each two hundred and fifty square feet of floor area.
- (d) Furniture or Appliance Store, Hardware Store, Wholesale Establishment Machinery or Equipment Sales and Service Business, Clothing Store, Shoe Repair or Service Shop. Two parking spaces plus one additional parking space for each three hundred square feet of floor area in excess of 1,000 square feet.
- (e) Business or Professional Office, Studio, Bank, Medical or Dental Clinic. One parking space for each three hundred square feet of floor area.
- (f) Restaurant, Nightclub, Bar, Café, Tea House, or Similar Recreation or Amusement Establishment. One parking space for each one hundred square feet of floor area.
- (g) Printing or Plumbing Shop or Similar Service Establishment. One parking space for each person employed therein.
- (h) Manufacturing or Industrial Establishment, Research or Testing Laboratory Creamery, Bottling Plant, Warehouse or Similar Establishment. One parking space for each two employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.
- (i) Hotel, Motel, Tourist Home or Bed and Breakfast. One parking space for each sleeping room, guest room or suite.
- (j) Church or Temple. One parking space for each six seats in main auditorium.
- (k) School, Except High School or College. One parking space for each ten seats in the auditorium or main assembly room or one space for each classroom, whichever is greater.
- (l) College or High School. One parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater.
- (m) Community Center, Library, Museum or Art Gallery. Ten parking spaces plus one additional space for each three hundred square feet of floor area in excess of 2,000 square feet.
- (n) Private Club, Lodge or Fraternity. One parking space for every five members.
- (o) Bowling Alley. Four parking spaces for each alley.

- (p) Mortuary or Funeral Home. Three parking spaces for each room used as a chapel, slumber room or parlor, or one parking space for each fifty square feet of floor area of assembly rooms used for service, whichever is greater.
- (q) Dance Hall, Roller Rink, Assembly or Exhibition Hall without Fixed Seats. One parking space for each one hundred square feet of floor area used therefore.
- (r) Hospital. One parking space for each four beds.
- (s) Sanitarium, Convalescent Home, Nursing Home, Home for the Aged or Similar Institution. One parking space for each six beds.
- (t) Theater or Auditorium, except School. One parking space for each five seats or bench seating spaces.
- (u) Amphitheater, Stadium or Similar Outdoor Place of Assembly. If normally used or intended for use more than twelve times each year, one parking space for each ten seats provided.

1157.06 COMPUTING REQUIRED SPACES.

- (a) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- (b) Where fractional spaces result, the parking spaces required shall be construed to the nearest whole number.
- (c) The parking space requirement for a use not specifically mentioned herein shall be the same as; required for a use of similar nature.
- (d) When an applicant for a building permit does not specify the exact use planned for the proposed building, the Zoning Administrator shall choose the use from Section 1157.05 in the general category of the proposed building which requires the greatest number of parking spaces.

1157.07 APPLICATION TO EXISTING BUILDINGS; CHANGE OF USE.

Buildings existing at the time of adoption of this Zoning Ordinance which do not meet the off-street parking requirements, may be structurally altered to the extent of fifty percent of the cost of equivalent new construction, and the use of such buildings may be changed to an equally intensive or less intensive use without providing the required off street parking spaces. However, if such buildings are structurally altered to an extent greater than fifty percent of the cost of equivalent new construction, or if the use is changed to a more intensive use such as conversion of a single-family dwelling to an apartment or a change from a B-1 to a B-2 use, all required off-street parking spaces shall be provided.

1157.08 ENLARGEMENT OF EXISTING BUILDINGS.

Buildings existing at the time of adoption of this Zoning Ordinance which do not meet the off-street parking requirements of this Chapter may be enlarged to the extent of a fifty percent addition of floor area and need provide off-street parking for the enlargement only and not for the original building. When an existing building is enlarged to an extent greater than a fifty percent addition in floor area, off-street parking spaces shall be provided for both the original building and the enlargement.

1157.09 EXISTING PARKING SPACES.

Accessory off-street parking spaces in existence at the time of adoption of this Zoning Ordinance may not be reduced in number below the number required herein for equivalent new construction, or, where below the required number, may not be further reduced below the number required for equivalent new construction.

1157.10 LOCATION.

All parking spaces required herein shall be located on the same lot or parcel with the building or use served. The Board of Appeals under Section 1105.08(d) has authority to allow location of required parking spaces on lots separated from the lot on which the use served is located.

1157.11 TRUCK PARKING.

No trucks or commercial vehicles exceeding a one-ton rated capacity shall be parked in residentially zoned districts in parking spaces or garages accessory to residential dwellings.

1157.12 FRONT YARD PARKING PROHIBITED.

Off-street parking spaces shall not be permitted in a required front yard in residentially zoned districts.

1157.13 IMPROVEMENTS.

(a) All off-street parking spaces shall be hard surfaced or surfaced with gravel, crushed stone or similar material, with adequate dust treatment.

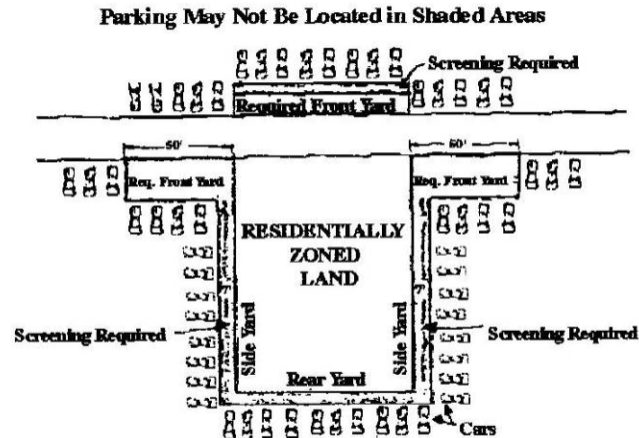
(b) For all parking areas which have five or more parking spaces, bumper guards shall be provided where necessary around the boundary of the parking area to protect fences, screen plantings and neighboring property.

1157.14 PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED LAND.

The following requirements apply to all parking areas which have five or more spaces and which are adjacent to land which is zoned residential. Included in this category are parking areas which are within residential areas themselves, such as for schools, churches and other special uses, and also parking areas within commercial and industrial districts adjacent to residential districts. (See Diagram D for illustration of these requirements.)

- (a) Parking areas shall be set back seven feet or more from a side yard of a residentially zoned parcel and screened therefrom. (See Chapter 1101 for definition of "screen.")
- (b) Parking areas shall be set back five feet or more from a rear yard of a residentially zoned parcel, and screened therefrom. The Board of Appeals in Section 1105.08(f) has authority to waive the requirements for parking areas adjacent to side and rear yards, with substitution of a wall for the setback.
- (c) Parking shall be prohibited in a required front yard adjacent to a residentially zoned parcel on the same side of the street for a distance of not less than fifty feet from the residentially zoned parcel.
- (d) Parking shall be prohibited in a required front yard immediately across a street from a residentially zoned parcel, and screening shall be provided in front of such parking area unless such screening is expressly waived by action of the Board of Appeals.
- (e) Lighting facilities where provided shall be so arranged as to reflect light away from adjacent residential districts.

Diagram D - Requirements for Parking Areas Adjacent to Residentially Zoned Land



1157.15 ADDITIONAL REQUIREMENTS.

Sometimes it is necessary and desirable to serve the off-street parking needs of businesses and industries with parking spaces located in adjacent residential districts. This Zoning Ordinance allows application for this as a special use under Chapter 1153. In addition to the regular procedures and criteria for handling special uses, the following additional requirements shall apply to such parking areas:

- (a) The parking area shall be adjacent to a commercial or industrial district and shall not extend more than one hundred fifty feet away from such district. The parking area shall not be across a street from a B or M District, but may be across an alley, in which case the one hundred fifty feet shall be measured from the centerline of the alley.
- (b) Ingress and egress to the parking area shall be from a major street or from a street located in a commercial or industrial district.
- (c) All the requirements for yards, screening and lighting facilities listed in Section 1157.14 shall apply to parking areas covered by this Chapter.
- (d) No business involving the repair or service of vehicles, or sale or display thereof shall be conducted from or upon such parking areas.
- (e) Signs must conform to requirements defined in Chapter 1166 (Sign Regulations.)
- (f) No structures shall be erected or remain on any portion of the parking area.
- (g) Parking areas shall be used only for the parking of patrons' and employees' private passenger vehicles, and no charge shall be made for such parking.

