

CHAPTER 1270
Off-Street Parking and Loading Requirements

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CROSS REFERENCES

Division of municipal corporations into zones - see Ohio R.C. 713.06
 Restrictions on location, height and bulk of buildings - see Ohio R.C. 713.07 et seq.
 Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10
 Parking generally - see TRAF. Ch. 452
 Willfully leaving vehicles on private property - see TRAF. 452.05
 Parking of commercial and heavy vehicles in Residential Districts - see TRAF. 452.13
 Definitions - see P. & Z. Ch. 1206

1270.01 APPLICABILITY.

(a) New and Expanded Uses. The off-street parking and loading requirements of this chapter shall apply to any application for a permit for the erection of a new building. For an alteration, addition or changes of use of an existing building; or for an alteration, development or change of land use that requires more parking; or for changes of the capacity of an existing parking area or parking structure; the off-street parking and loading requirements of this chapter shall apply only to the area of the alteration, addition or change of use.

(b) Existing Uses. The off-street parking and loading requirements of this chapter shall not apply to buildings and land uses legally in existence on the effective date of this Zoning Code unless modified in the manner stated in division (a) of this section, and provided that any parking or loading facilities now serving such buildings or uses shall not in the future be reduced below the requirements set forth in this chapter.

(c) Maintenance. The duty to provide and maintain all such areas shall be the joint responsibility of the owner, operator and lessee of the use for which off-street parking and loading areas are required.

(d) The Planning Commission may waive any off-street parking and loading requirements contained in this chapter when the literal enforcement of these requirements is impracticable or will clearly exact undue hardship because of peculiar conditions pertaining to the specific parcel of land in question and the type and nature of use utilizing said parcel of land.

(Ord. 98-28. Passed 11-10-98; Ord. 2002-30. Passed 11-26-02.)

1270.02 PLOT PLAN.

For any off-street parking required under this chapter, a plot plan, drawn to scale and fully dimensioned, shall be submitted with the application for a Zoning Permit and with the Site Plan to the Zoning Enforcement Officer to review for compliance with these regulations and any other applicable regulations. Any such plot plan shall show the number of off-street parking spaces, the arrangement of parking aisles, the location of driveway entrances, provisions for vehicular and pedestrian circulation, the location or typical location of sidewalks, wheel stops, lighting and curbs on or adjacent to the property, the location of utilities, barriers, shelters and signs, the location of landscaped areas and the types and location of vegetation to be planted in them, typical cross sections of pavement, stormwater drainage facilities, and any other relevant information requested by the Zoning Enforcement Officer.

(Ord. 98-28. Passed 11-10-98.)

1270.03 SPACE CALCULATIONS.

The following shall govern the computation of the number of off-street parking spaces required:

- (a) Requirements governing the number and location of off-street parking and loading facilities in relation to the use of property are established in Sections 1270.04 et seq. Off-street parking and loading for any use not specified in this Zoning Code shall be provided on the same basis as required for the most similar listed use as determined by the Zoning Enforcement Officer.
- (b) AFloor area,@ as employed in this chapter in the case of office, merchandising or service types of use, means the gross floor area of a building or structure used or intended to be used for service to the public as customers, patrons, clients, patients or tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise.
- (c) AFloor area,@ for the purposes of this chapter, shall not include any area used for:
 - (1) Storage accessory to the principal use of a building.
 - (2) Incidental repairs.
 - (3) Processing or packaging of merchandise by machinery.
 - (4) Show window, or offices incidental to the management or maintenance of a store or building.
 - (5) Rest rooms.
 - (6) Utilities.
 - (7) Dressing, fitting or alteration rooms.
 - (8) Loading and unloading docks.

- (d) When determination of the number of required parking spaces results in the requirement of a fractional space, any fraction one-half or less shall be disregarded and any fraction over one-half shall require 1 parking space.
- (e) In sports arenas, religious places of worship and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 20 inches of width of such seating facilities shall be counted as 1 seat for the purpose of determining the requirement for off-street parking facilities.

- (f) When parking spaces are required on the basis of the number of faculty, staff, students or employees, the maximum number present at any one time shall govern.

(Ord. 98-28. Passed 11-10-98.)

1270.04 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

Off-street parking spaces shall be provided in accordance with the schedule outlined in as follows:

Single-family and Two-Family	Two spaces per dwelling unit
Multi-Family Dwelling	Two and one-half (2.5) spaces per dwelling unit
Bed and Breakfast Lodging	Two spaces for owner + one space for each guest room
Group Home	One space per employee on shift at max. employment + two
	visitor spaces one or one space per employee plus one space per two residents where residents can own vehicles
Child Care	One space per four children of licensed capacity + one space per
Amphitheater, Arena, Auditorium, Banquet, Rental, Exhibition or Meeting Halls	One space for each three seats or one space for every 50 sq. ft. of net floor area where fixed seating is not available
Art Gallery, Antique Store, Interior Decorative	One space per 200 sq. ft. of net floor area
Service	
Automotive and Truck Rental	One space per 400 sq. ft. of net floor area
Automotive Repair	Two spaces per service bay (excluding service bay) + one space per employee and one space per vehicle used in the operation of the service.
Automotive Sales	One space per 400 sq. ft. of net floor area of sale, shop or garage + one space per employee
Bank and Savings and Loan	One space per 400 sq. ft. of net floor area + stacking space for drive-through window.
Amusement Park	One space for each three persons at capacity
Batting Cage	One space per cage + one space per employee
Barber Shops & Beauty Salon	One space per 100 square feet of net floor area
Building Materials, Sales and Distribution	One space per 400 sq. ft. of net floor area
Automotive Wash	Four stacking spaces for each stall + two drying spaces for each
	stall
Convenience Store with or without	One space per 200 sq. ft. of net floor area + one

Gas Pumps	space per
and/or Food Service.	pump + one space per employee
Delicatessens, Bakery Goods, Meat, Fruit &	One space per 150 sq. ft. of net floor area.
Vegetable Markets	
Drive-Through Facility	Five stacking spaces per lane --+ one space per employee if
	entirely drive-through
Durable Goods, Carpet Furniture and Appliances, Sales & Rental	One space per 400 sq. ft. of net floor area
Funeral Home or Mortuary	One space per 75 sq. ft. of parlor or chapel space or one per five seats, whichever is greater, but not less than 20 spaces
Health & Fitness Facility	One space per 200 sq. ft. net floor area
Automotive Service Station	One space per pump + one space per employee + two spaces per service bay (excluding the bay space) and one space per vehicle used in operation of the service
Golf Driving Range	One space for each driving tee + one per employee
Grocery Store	One space per 150 sq. ft. of net floor area
Machinery, Boat, Truck, Farm & Construction Equipment Sales, Rental & Service	One space per 1000 sq. ft of net floor area + one space per 2,500 sq. ft. of outdoor display area + one space per employee.
Miniature Golf Course	Two spaces per hole + one space for each 100 sq. ft. of net floor area for other indoor game activities
Motorcycle, Sales & Service	One space per 400 sq. ft. of net floor area
Motel/Hotel	One space per lodging unit, meeting rooms and restaurants calculated separately
Office (excluding medical)	Three parking spaces for the first 1,000 sq. ft. or fraction thereof, plus one space per 400 sq. ft. of net floor area in excess of 1,000 sq. ft.
Office, Medical / Clinic	Six spaces +One space per 200 sq. ft. of net floor space in excess of 1000 sq. ft.
Photo Lab, Picture, TV or Sound Studio	One space per one and one-half employees + one space per facility vehicle
Recycling Drop-off Facility	One space per drop-off and five stacking spaces per lane + one space per employee
Restaurant or Tavern	One space per 100 sq. ft. of net floor area
Fast Food Restaurant with Drive-Through Facility	One space per 100 sq. ft. of net floor area + five stacking spaces per lane
Retail, Sales and Service	One space per 200 sq. ft. of net floor area
Service Establishments: Dry	

Cleaning or Laundry Pick-up Stations, Print Shops, Tailoring, Shoe or Hat Repair	One space per 300 sq. ft. of net floor area
Shopping Center	One space per 220 sq. ft of net floor area of general retail space + additional spaces, as required herein, for associated offices, theaters, and restaurants
Skating Facility	One space per 250 square feet of net floor area
Studio: Art, Dance, Gymnastics, Music	Five spaces, plus one space for each 150 sq. ft. of net floor area in excess of 500 sq. ft.
Swimming Pools, Tennis or Racquet Clubs, and Similar Recreation Facilities Open To The Public For A Fee	One parking space for each 50 square feet of pool area; eight spaces for each indoor tennis court; five spaces for each outdoor tennis court; five spaces for each racquet ball and/or handball court
Theater, Motion Picture or Live Performance	One space per four seats
Automobile Salvage	One space per employee + two spaces per acre
Laundry, Dry Cleaning, Linen, Diaper Service (plant on premises)	One space per two employees + one space per facility vehicle
Manufacturing or Research and Development	One space per one and one-half employees on maximum work
Laboratories	shift + one space per facility vehicle
Mini-Storage Facility	Three spaces + one space per 100 individual storage units
Outside Storage	Two spaces for the first 2,000 sq. ft. + one space for each additional 2,000 sq. ft.
Package Delivery Service, Truck Terminal,	One space per one and one-half employees + one space per
	facility vehicle
Recycling Facility	One space per employee or volunteer on largest work shift +
	one space per collection vehicle + two drop-off spaces for each
	bay and/or collection vehicle and container

Vehicle Storage Yard	One space per employee on maximum shift + one space per facility vehicle + one space per 250 sq. ft. net floor area
Warehouse, Display Room for Wholesale Activities	One space per two employees on maximum work shift or for 2,000 square feet of warehouse floor area + additional space for office area as per general office requirements, whichever is greater.
INSTITUTIONAL USES	REQUIRED OFF-STREET PARKING
Cemetery	One space per employee
Church or Temples	One space per eight seats or bench seating in the main assembly room.
Correctional Facility	One space per employee + one space per 25 inmates.
Day Care Center, Child, Pre-School	One space per employee + one space for each facility vehicle stored on the lot + one parking space for each six children
Halfway House	One space per bed + one per employee
Hospital	One parking space per bed
Nursing, Convalescent Home, & Continuing Care Facility	One space per six residents + one space per employee
School, Elementary (K-6)	One space for each three seats in any auditorium, or one space for each classroom, whichever is greater
School, Junior High/Middle School	One space for each three seats in any auditorium, or one space for each classroom, whichever is greater
School, Senior High	One space per employee + twelve visitor spaces, plus one space per six students
School, Vocational / Professional	One space per employee + one space per two registered student capacity
University or College	One space per two employees + one space per four students
PUBLIC SERVICE USES	REQUIRED OFF-STREET PARKING
Government Facilities	One space per 250 sq. ft. of net floor area or one space per four patrons, whichever is greater
Government Storage Yard	One space per employee on maximum shift + one space per facility vehicle + one space per 250 sq. ft. net floor area
Library	One space per 400 sq. ft. of net floor area
Police & Fire Stations	One space per employee on maximum shift + one space per facility vehicle + one space per 250 sq. ft. net floor area
Telecommunication Towers	One space
RECREATIONAL USES	REQUIRED OFF-STREET PARKING
Athletic/Play Field	Ten spaces per acre
Community (recreation) Center	One space per 200 sq. ft. of net floor area
Golf Course	Four spaces for each hole + one space for 100 sq. ft. of net floor area in any cocktail lounge, bar, or similar facility.
Museum	One space per 400 sq. ft. of net floor area
Parks, Playgrounds	Four spaces per acre
Tennis or Racquet Clubs, and Similar Recreational Facilities	Eight spaces for each indoor tennis court; five spaces for each outdoor tennis court; five spaces for each racquet ball and/or handball court
Indoor Recreation Center	One space per 250 sq. ft. of net floor area

Swim Facility	One parking space for each 50 square feet of pool area + one per employee
AGRICULTURAL USES	REQUIRED OFF-STREET PARKING
Farm Market	One space per 150 sq. ft. of net floor area
Kennel, Commercial	One space per 1000 sq. ft. of net floor area + one space per employee + one drop-off space per twenty kennel spaces.
Nursery, Greenhouse	One space per 250 sq. ft. of indoor net floor area + one space per 1000 sq. ft. of net outdoor sales / display areas + one space for each 1.5 employees
Stable	One space per 4 stalls + one space per employee
Veterinarian Facility	Three parking spaces for the first 750 sq. feet or fraction thereof, plus one space for each 300 square feet of net floor area in excess of 750 square feet

1270.05 USE OF RESIDENTIAL OFF-STREET PARKING FACILITIES.

Off-street parking facilities accessory to residential uses and developed in any residential district in accordance with the requirements of this chapter shall be used solely for the parking of passenger automobiles or commercial vehicles of not more than five tons gross weight owned by occupants or visitors of the dwelling structures to which such facilities are accessory or by guests of such occupants.
(Ord. 98-28. Passed 11-10-98.)

1270.06 HANDICAPPED PARKING REQUIREMENTS.

The dimension of parking spaces serving handicapped persons shall conform to the requirements of the Ohio Building Code.
(Ord. 98-28. Passed 11-10-98.)

1270.07 JOINT PARKING FACILITIES.

(a) Joint use of up to fifty (50) percent of required parking spaces may be permitted for two (2) or more uses located on the same parcel or adjacent parcels, provided that the developer can demonstrate to the Zoning Enforcement Officer that the uses will not substantially overlap in hours of operation or in demand for the shared spaced. This shall be guaranteed by a written agreement from the owner or between the owners involved, and all future owners or assigns, which shall be submitted with the required plot plan. Shared parking spaces shall be located no more than 300 feet from the uses they are intended to serve.

(b) Parking spaces required for theaters, places of amusement, churches or schools 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 those of such theaters, places of amusement, churches and schools, provided, however, that written agreement assuring the retention for such purpose shall be properly drawn and executed by the parties concerned, approved as to form and execution by the Law Director, and filed with the application for a zoning permit.
(Ord. 98-28. Passed 11-10-98.)

1270.08 CONTROL OF OFF-SITE FACILITIES.

When required accessory off-street parking facilities are provided elsewhere than on the lot on which the principal use served is located, they shall be in the same possession, either by deed or long-term lease, as the property occupied by such principal use, and the owner shall be bound by covenants filed on record in the office of the County Recorder, requiring the owner and his or her heirs and assigns to maintain the required number of off-street parking spaces during the existence of such principal use.
(Ord. 98-28. Passed 11-10-98.)

1270.09 PERMITTED DISTRICTS FOR ACCESSORY PARKING.

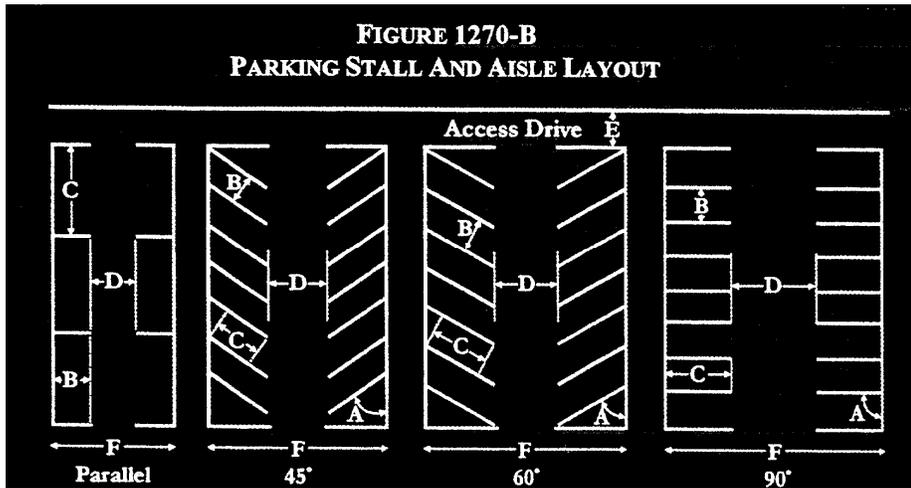
(a) Accessory parking facilities provided elsewhere than on the same zoning lot with the principal use served in accordance with the requirements below may be located in any zone district except as follows: No parking facilities accessory to a business or manufacturing use shall be located in a Residential District except where authorized by the Board of Zoning Appeals as prescribed hereinafter.
(Ord. 98-28. Passed 11-10-98.)

1270.10 PARKING AREA DESIGN STANDARDS.

Each parking space shall meet the minimum dimensional requirements set out in Table 1270-A and illustrated in Figure 1270-B unless otherwise specified herein. The Planning Commission shall have discretion to deviate from the strict requirements for the minimum parking stall dimension requirements upon a conclusive showing by the applicant that a smaller stall dimension is warranted for the off-street parking area under review.

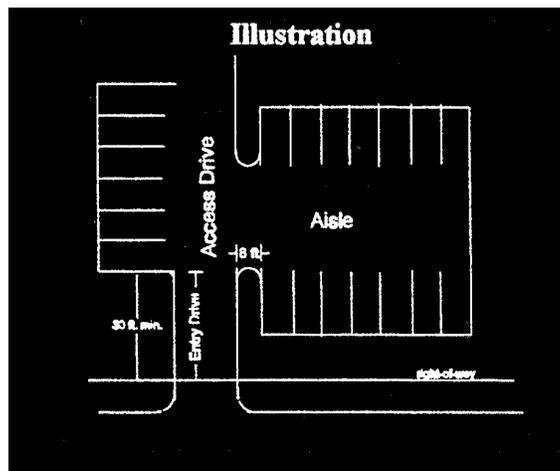
(a) Aisles and Stall Dimensions. Each parking space shall have direct and unrestricted access to an aisle of the minimum width set out in Table 1270-A and illustrated in Figure 1270-B.

A Parking Angle	B Stall Width	C Length of Stall	D Aisle Width		E Width of Access Drive	F Bay Width (Center-to-Center Width of Two- Row Bay with Aisle Between)	
			One-Way	Two-Way		One-Way	Two-Way
			0°	10 ft.		22 ft.	12 ft.
30° - 53°	10 ft.	18 ft.	13 ft.	20 ft.	20 ft.	42 ft.	49 ft.
54° - 75°	10 ft.	18 ft.	18 ft.	22 ft.	20 ft.	52 ft.	56 ft.
76° - 90°	10 ft.	18 ft.	22 ft.	24 ft.	20 ft.	60 ft.	62 ft.



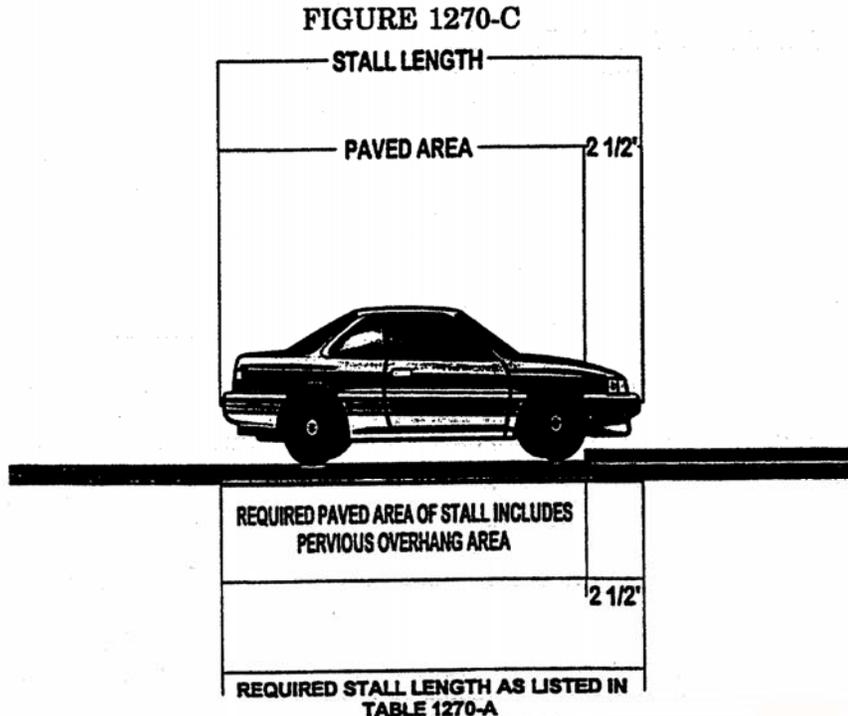
(b) Access.

- (1) All parking spaces shall be entered and exited along parking aisles arranged perpendicular to access drives wherever possible. Parking shall be restricted along entry drives within 30 feet of the right-of-way or easement line (and at greater distances as may be required by the Planning Commission depending on the traffic generation and parking lot size) nor within 8 feet of the curb or pavement edge of such restricted entry drive area.
- (2) Where room permits, parking spaces should be entered and exited along parking aisles and not along main access drives for the purposes of safety and to prevent traffic congestion.



- (c) Maneuverability Areas. In order to promote adequate maneuverability, the following provisions shall be followed:
- (1) Turn-around area. With the exception of driveways serving single-family dwellings, wherever more than 3 parking spaces are served by a single driveway, a turnaround area shall be provided, or other provision shall be made, to permit cars to exit the parking lot or garage without backing onto any street or sidewalk.
 - (2) Back-up area. Each parking space shall be provided with a sufficient back-up area to permit egress in one maneuver, consisting of one backward and one forward movement.
- (d) Handicapped Parking Spaces. The number and dimension of parking spaces serving handicapped persons shall conform to the requirements of the Ohio Building Code.
- (e) Surface and Drainage. Every parcel of land used to park or store motor vehicles or trailers, except property used for residential or agricultural purposes, shall be developed and maintained in accordance with the following requirements:
- (1) Surfacing. Any off-street parking area, parking space, parking lot and all access drives to such areas shall be surfaced with a pavement of concrete or asphaltic concrete of sufficient depth to meet the standard engineering practice for the design of pavements for the anticipated traffic load and shall be so graded and drained to meet the requirements of this Zoning Code for the disposal of all surface water accumulated within the areas, and shall be so arranged and marked as to provide for orderly and safe loading, unloading, parking and storage of motor vehicles.
 - (2) Exceptions. The following uses may be exempt from the asphaltic or concrete surface material requirements if the Zoning Enforcement Officer determines that the peculiar nature of said use and site-specific factors would justify a modification of these surface material requirements:
 - A. Temporary commercial or industrial uses.
 - B. Off-street parking areas in commercial and industrial districts providing for the temporary storage or parking of truck trailers and other vehicles not including employee or customer vehicles.
 - C. Recreational vehicles, boats, and trailers located in the rear yard pursuant to the requirements set forth in Section 1270.11(c).
 - D. Residential driveways.
- (f) Lighting. Fixed lighting shall comply with the provisions contained in Section 1270.13, Lighting Requirements, and be so arranged to prevent direct glare of beams onto any public or private property or street.
- (g) Wheel Stops and Continuous Curbs. Wheel stops or continuous curbs shall be provided, located, and designed to protect required screening devices and landscaping and pedestrian ways from damage or encroachment of vehicles and to provide necessary traffic control in the parking area.
- (1) Wheel stops. Each wheel stop shall be a singular block of reinforced concrete, stone, or other durable material 6 inches in height, 6 inches in width, and 8 feet in length. Wheel stops shall be securely attached to the ground and may be used only at the end of parking stalls.
 - (2) Continuous curbs. Continuous curbs shall be made of asphalt, concrete, or stone, and shall be a minimum of 6 inches in height and 6 inches in width. They shall form a non-interrupted edge around all landscaped areas adjacent to parking and turn-around areas which are not protected by wheel stops.

- (3) **Placement.** The wheel stop or continuous curb shall be located a minimum of 4 feet from any structures, buildings, walls, or plant material, excluding groundcover, to prevent a vehicle from driving onto the landscape area or hitting any structure or plant material at the edge of the parking area. The mature size of the plant material shall be specified to determine if the landscaping meets the setback requirements.
- (4) **Stall dimensions.** Where continuous curbs are used, the paved area of the parking stall length required in Table 1270-A and illustrated in Figure 1270-B (Dimension >C=) may be reduced by 22 feet as shown in Figure 1270-C, provided that the vehicle overhang will not encroach on pedestrian circulation or the required setback for desirable plant growth. Where wheel stops are used, the paved area of the parking stall length required in Table 1270-A and illustrated in Figure 1270-B (Dimension >C=) shall not be reduced.



- (h) **Slope.** No area of any parking lot, excluding entry drives, shall have a slope in excess of 7%. Entry drives or drives that connect parking areas shall not have a slope in excess of 10%.
- (i) **Striping.** All parking spaces shall be properly marked by durable paint in stripes a minimum of 4 inches wide and extending the length of the parking space. (Ord. 98-28. Passed 11-10-98; Ord. 2002-02. Passed 2-26-02; Ord. 2005-31. Passed 10-11-05; Ord. 2007-42. Passed 10-9-07; Ord. 2008-49. Passed 1-13-09.)

1270.11 LOCATION OF PARKING AREAS.

Off-street automobile parking facilities shall be located on the same parcel as the use they are intended to serve, except where these regulations allow shared parking between uses on different lots. Off-street parking facilities shall be located as hereinafter specified. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking areas to the nearest entrance of the building that the parking area is required to serve.

- (a) Residential Parking (Residential Dwellings With Four Units or Less). For any residential use or district that permits four or less dwelling units, no off-street parking, maneuvering area for parking spaces, or loading area shall be located within any front yard. This restriction shall not apply to driveways providing access from the street to the required parking area located outside of the front yard, nor is it intended to prohibit the parking of vehicles on such drive serving a detached dwelling. Any off-street parking area located in a side or rear yard should be located at least 10 feet from any lot line.

(b) Residential Parking (Residential Dwellings With Five (5) Units or More). For any residential use or district that permits five (5) or more dwelling units, no off-street parking, maneuvering area for parking spaces, or loading area shall be located within any front yard or bufferyard. This restriction shall not apply to driveways providing access from the street to the required parking area located outside of the front yard, nor is it intended to prohibit the parking of vehicles on such drive serving a detached dwelling. If parking is to be located on a separate lot or parcel of land, the parking area shall not be located more than 300 feet from the nearest entrance of the building. Any off-street parking area located in a side or rear yard should be located at least ten (10) feet from any lot line.

(c) Parking of Recreational Vehicles. In any Residential District, the parking of an operational recreational vehicle shall be prohibited, except that one (1) recreational vehicle may be parked or stored in a garage or other accessory building or in a rear yard in any Residential District. No recreational vehicle shall be parked within ten (10) feet of any lot line. No occupancy for human habitation shall be maintained or business conducted therein while such recreational vehicle is so parked or stored. The wheels or any similar transporting devices of any such trailer permitted within a residential district shall not be removed, nor shall any trailer be temporarily or permanently affixed to the ground or attached to something having a temporary or permanent location on the ground.

(d) Parking of Inoperable or Abandoned Vehicles. The parking or storage of inoperable or abandoned vehicles is prohibited outdoors in all districts except in the H-1 Heavy Industrial District and as further provided in this section. The location and duration or temporary parking or storage of an unlicensed operable vehicle may be approved by the Zoning Enforcement Officer through the issuance of a Zoning Permit on the basis of adequacy of the parcel size, condition of the vehicle, visibility from other properties and absence of undue adverse impact on adjacent properties or on the area as a whole.

(e) Traffic Patterns. All parking garages and lots shall be located and designed to encourage minimal traffic circulation along public rights-of-way contiguous to blocks that contain primary educational facilities or recreational areas designed for children or which have over fifty (50) percent of their frontage developed with single or two-family dwellings.

(f) Other Uses. For uses other than those specified above, off-street parking shall be provided on the same lot or parcel of land as the main building being served, or on a separate lot or parcel of land no more than 1,000 feet from the nearest entrance of the main building.

(Ord. 98-28. Passed 11-10-98.)

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(a) Applicability.

- (1) Scope. The application of the landscape regulations established by this section shall be limited to the same scope as defined in Section 1270.01.
- (2) Exception. Off-street parking and loading areas containing less than ten (10) parking spaces shall be exempt from the requirements of this section. Where the total parking provided is located in more than one (1) location on a site and each location contains less than ten (10) parking spaces, each such area shall be exempt from Section 1270.11 if such area is separated on all sides by at least twenty (20) feet of non-paved area.
- (3) Alteration or expansion. Where an existing vehicular use area containing less than ten (10) contiguous parking spaces is expanded and thereby contains ten (10) or more contiguous parking spaces, landscaping for the entire area shall be provided and not merely to the extent of its expansion.

(b) Total Landscaping Required. The total landscaping required in off-street parking and loading areas is twenty-two (22) square feet per parking space. Interior and streetscape landscaping count toward the minimum square feet of landscaping required per parking space.

(c) Interior Landscaping Standards. Interior landscaping shall comply with the following standards:

- (1) Design. Landscape areas shall be peninsular or island types.
- (2) Location. All parking spaces must be at least within 125 feet of a landscaped area.
- (3) Minimum area. The minimum landscape area shall be 100 square feet.
- (4) Surface. Any landscape area provided under this section shall not contain bare soil. Any ground area shall be covered with stones, mulch, vegetative ground cover, or other surface permeable by water.
- (5) Detention/retention basins. Natural or landscaped detention/retention basins may count toward minimum square footage landscaping requirements when the basins are in the front or side yards.
- (6) Traffic visibility. No landscaping shall obscure visibility at vehicular intersections with the parking area or other areas where clear visibility is necessary to assure safe circulation. Where safe visibility is impaired, canopy trees shall have branches removed from the trunk at least five (5) feet above the ground and shrubs or groundcover shall not exceed three (3) feet in height. Evergreen trees and understory trees that would impair visibility for safe circulation shall not be planted in these areas.
- (7) Minimum width. No interior landscaping area shall be less than ten (10) feet by ten (1) feet.

(d) Determination of Interior Landscape Requirements. The landscape requirements shall be computed as follows:

- (1) Interior landscape area requirement. To determine the landscape area, multiply the landscape area requirement of twenty-two (22) square feet per parking space by the total number of parking spaces on the lot.

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(2) Planting requirements. To determine the minimum number of canopy trees, use the rate of one (1) canopy tree for each ten (10) parking spaces for retail uses and two (2) canopy trees for each ten (10) parking spaces for non-retail uses. Any fractional number of trees should be calculated to the next highest whole number.

To determine the total number of required shrubs, multiply the total number of required canopy trees by three (3). One canopy tree may substitute for three (3) shrubs. Trees and shrubs do not have to be equally spaced, but may be grouped.

(e) Overlap. When any portion of the parcel is subject to more than one (1) set of landscape or buffer requirements as set forth in this or any other chapter, the most stringent requirement shall control. The most stringent requirements shall be defined as those which require the highest fence, wall or screen or, if no fence, wall or screen is required, the requirements with the greatest quantity of landscaping.

(f) Credit. Existing trees and shrubs, fences, walls or berms on a parcel may be used to meet the requirements if they meet the standards established in this chapter.

(g) Plant Installation and Maintenance Standards. All new plant material as part of the requirements for this chapter shall be in accordance with Chapter 1274, Landscaping and Bufferyard Requirements.

(h) Modification of Requirements. In the event that the unusual topography or elevation of a development site, the size of the parcel, the extent of expansion or redevelopment of the site or parking area is deemed to be insignificant, or the presence of existing buffers on adjacent properties would make strict adherence to the requirements of this chapter serve no meaningful purpose or would make it physically impossible to install and maintain the required landscaping, the Planning Commission may modify the requirements of this chapter, provided the existing or resulting landscape features of the development site comply with the spirit and intent of this chapter. (Ord. 98-28. Passed 11-10-98.)

1270.13 LIGHTING REQUIREMENTS.

(a) Height. All outdoor lighting shall be designed, located, and mounted at heights no greater than sixteen (16) feet above grade for non-cutoff lights and thirty-two (32) feet above grade for cutoff lights. A greater height may be authorized by the Planning Commission.

Cutoff and non-cutoff lights are illustrated below:

MOUNT

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(b) Illumination. All outdoor lighting shall be designed and located with a maximum illumination of 0.5 foot-candles at the property line.

(c) Shielding. All outdoor lighting for non-residential uses shall be located, screened, or shielded so that adjacent lots or streets located in residential districts are not directly illuminated.

(d) Color and Glare. No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.

(e) Factors for Evaluation. The following factors shall be considered in the evaluation of lighting plans:

- (1) Pole Height
- (2) Type of Luminaire
- (3) Site Coverage - average maintained
- (4) Uniformity: (1) Maximum: Minimum (2) Average: Minimum
- (5) Intensity at Property Line
(Ord. 98-28. Passed 11-10-98.)

1270.14 OFF-STREET LOADING AND UNLOADING SPACES.

(a) Applicability. The application of the loading regulations established by this Section shall be limited to the same applicability as defined in Section 1270.01.

(b) Required Off-Street Loading Spaces. Off-street loading spaces shall be provided for commercial, and industrial uses as set forth below. Loading spaces shall not conflict with or overlap with the area used for parking.

GROSS FLOOR AREA (Square Feet)	REQUIRED LOADING SPACES
0-10,000 square feet	0
10,001-50,000 square feet	1
50,001-100,000 square feet	2
100,001-200,000 square feet	3
200,001-400,000 square feet	4
Each additional 200,000 square feet	1

(Ord. 98-28. Passed 11-10-98.)

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1270.15 STANDARDS FOR OFF-STREET LOADING SPACES.

(a) Location. No permitted or required loading space shall be closer than seventy-five (75) feet to any property in a residential district, unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combination thereof, not less than six (6) feet in height. No permitted or required loading space shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets. Loading spaces open to the sky may be located in any required yards.

(b) Measurement of Space. When determination of the number of required off-street loading spaces results in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded, and any fractions over one-half shall be interpreted as one loading space

(c) Surfacing. All open off-street loading spaces shall be improved with a compacted macadam base, not less than seven (7) inches thick and surfaced with not less than two (2) inches of asphaltic concrete or some comparable all-weather dustless material.

(d) Access. Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with traffic movement and parking lot circulation. Access to and from loading spaces shall be approved by the Zoning Enforcement Officer.

(e) Dimensions.

(1) Loading spaces for commercial and office uses shall be no less than twelve (12) feet in width and no less than forty-five (45) feet in length and shall have a vertical clearance of no less than fourteen (14) feet.

(2) Loading spaces for industrial and warehousing uses shall be no less than twelve (12) feet in width and no less than fifty (50) feet in length and shall have a vertical clearance of no less than fourteen (14) feet.

(f) Waiver. If the business or industry is such that no goods are shipped in or out by such loading space, the above requirements may be waived after a public hearing by the Board of Zoning Appeals.

(g) Maneuvering Areas. Maneuvering areas required for access to loading spaces shall be as required by the Planning Commission.
(Ord. 98-28. Passed 11-10-98.)

