



ORDINANCE 2024-40

AN ORDINANCE AMENDING SECTIONS 1123.01 – DEFINITIONS, 1143.16.2 – DOWNTOWN BUSINESS DISTRICT, 1149.03 – SUBMISSION OF A PARKING / LOADING FACILITIES PLAN, 1149.05 – OFF-STREET PARKING DESIGN STANDARDS, AND 1149.09 – LOCATION OF OFF-STREET PARKING FACILITIES TO PERMIT STANDALONE PUBLIC PARKING LOTS IN THE DOWNTOWN DISTRICT.

WHEREAS, City Council has established a goal to improve the efficiency of City operations through modernizing and streamlining processes; and,

WHEREAS, Staff have identified potential updates to the Codified Ordinances in a continued effort to analyze code requirements, procedures, and standards; and,

WHEREAS, the periodic analyzing, revising, and updating of the Codified Ordinances to reflect best practices and streamline processes is in the best interest of the City.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, AND STATE OF OHIO, AS FOLLOWS:

Section 1: That Part Eleven of the Codified Ordinances are hereby amended as set forth in the document attached hereto as Exhibit A and incorporated herein by reference.

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 3: That this Ordinance shall take effect on the earliest period allowed by law.

Tom Counts 11/6/24
Mayor Date

Elaine McCloskey 11/6/24
City Clerk Date

EFFECTIVE DATE: December 6, 2024

This legislation has been posted in accordance with the City Charter on this date 11/7/24
City Clerk

1123.01 – DEFINITIONS.

- (112) *Parking, standalone surface lot:* An area intended for the use of off-street parking spaces that is not associated with a primary use or structure which is located at-grade with the adjacent street(s).

1143.16.2 DB-DOWNTOWN BUSINESS DISTRICT.

- (a) *Purpose.* There is hereby created an "DB" ("Downtown Business") District to preserve, protect, and promote the village-scale central commercial and office environment through promotion of mixed use pursuits developed in a manner that is pleasant, safe, and convenient, the promotion of adaptive reuse of older commercial and office structures, and those constructed originally as residences, for appropriate village-scale commercial and office purposes, retention of the village scale and character through the limitation of uses, the provision for the realization of a fine-grained intermixture of small-scale residential, office, and retail uses that was the hallmark of village life, and minimization of the impact of provisions for auto parking on loss of community character. This district shall be reserved for property located within the downtown district overlay district.

- (b) Unless otherwise noted on the Official Zoning Map and associated materials, the following uses are permitted in the Downtown Business District:

Retail Shops

Office Facilities

Consumer and Trade Service Facilities

Convenience Businesses

Personal Services

Commercial recreation and entertainment facilities, indoors

Museums and Galleries

Zero Lot Line Development

Accessory Buildings and Uses

Public Use Facilities

Religious, education, and cultural uses

Home Occupations

Dwelling, Single-Family Detached

Dwelling, Single-Family Attached

Dwelling, Two-Family

Dwelling, Multi-Family

Parking, standalone surface lot (see subsection (g)(9))

- (c) Unless otherwise noted on the Official Zoning Map and associated materials, the following uses are conditionally permitted in the Downtown Business District:

Drive-Through Facilities for Permitted Use

Bed and Breakfast Inns

Outside Display of Products for Sale in Yard or Parking Areas

Child-Day Care

Class I, Type B Group Residence Facilities (5 or less residents)

Life Care Facilities

Elderly Housing Facilities

Convalescent Home

Nursing Homes

Congregate Housing

Veterinarian Offices

Roadside Sale of Agricultural Products Produced on the Premises

Commercial and Noncommercial Playgrounds, Playfields, and Picnic Areas

(d) *Principal building setbacks are as follows:*

Front: Minimum 20 feet, Maximum 25 feet

Side: 5 feet

Rear: 5 feet

(e) *Accessory building setbacks are as follows:*

Front: 35 feet

Side: 5 feet

Rear: 5 feet

(f) *Additional Requirements.*

- (1) Maximum lot coverage is 20 percent. The Planning and Zoning Commission can set density bonuses up to an additional five percent lot coverage for development that includes the expansion and/or creation of public amenities such as streetscape improvements, public gathering spaces, park improvements, and other notable public amenities as determined by the Planning and Zoning Commission.
- (2) Minimum building separation is ten feet.
- (3) Maximum building height is 35 feet for principal buildings and 23 feet for accessory buildings.
- (4) The first floor of all structures facing a public street must be occupied by a non-residential use, unless specifically authorized in an approved Final Development Plan.
- (5) Residential dwellings in this district shall meet the requirements of the DR-Downtown Residence District.
- (6) The setbacks required for any non-residential use adjacent to existing residential uses shall be a minimum of 25 feet.

(g) *Supplemental Regulations.*

- (1) In determining the uses permitted in this district, the following retail uses primarily engaged in the selling of merchandise for personal or household consumption, or uses deemed to be substantially similar, shall be permitted in this district:

hardware stores	grocery stores	meat markets
seafood markets	fruit stores	vegetable markets

candy stores	drug stores	proprietary stores
liquor stores	carry-outs	florists
music stores	antique shops	curio stores
cloth/yarn shops	tea rooms	sit-down restaurants
book stores	laundromats	laundry shops
dry cleaning shops	beauty parlors	barber shops
photo studios	health spas	shoe repair shops
drinking places	gift shops	

- (2) In determining the uses permitted in this district, the following office uses that provide personal services, or uses deemed to be substantially similar, shall be permitted in this district:

insurance agencies	insurance brokers	real estate offices
law offices	physician offices	dentist offices
osteopath offices	chiropractor offices	podiatrist offices
allied medical office	allied dental office	optical office
accountant office	architect office	engineer office
credit agencies	loan offices	banks

- (3) In determining the uses permitted in this district, the following consumer and trade service facilities that commonly provide home and office citizen services, or uses deemed to be substantially similar, shall be permitted "consumer and trade service" uses in this district:

copy shops	letter services	box and mail shops
gift wrap services		

- (4) Veterinarian's offices shall be conditionally permitted uses in this district provided that the practice is limited to small domestic animals, that no animals are boarded on the premises, and that no outside runs or exercise areas are provided.
- (5) Child day-care facilities must be architecturally compatible with the neighborhood, and provision must be made for adequate vehicular access and parking during peak pick-up and drop-off periods, and fences must be provided to control the access of children to adjoining hazardous conditions such as roads, streets, lakes, creeks, ponds, and to adjacent property. If the adjacent property is residential, the child care facility building must be no less than ten feet from the residential property line.
- (6) Where this district abuts a residential zone, side and rear yard spaces adjoining the residential zone shall be the same as for that residential zone.
- (7) The parking provisions set forth in Chapter 1149 shall be met; provided, however, the Planning and Zoning Commission, through an Administrative Review, can consider reductions to those requirements

provided it is sufficiently demonstrated through data, applicable standards, and/or other materials and information that the minimum requirement is not necessary, in accordance with subsection (h) below and any other applicable provisions of Chapter 1149.

- (8) Parking areas, except standalone surface parking lots, shall be located behind principal buildings in manner to minimize the view of the parking area from any public right-of-way. If, in the opinion of the Planning and Zoning Commission, a parking area is not satisfactorily screened from view, additional landscape or other screening may be required.
 - (9) Parking, standalone surface lots shall meet the following use specific standards:
 - A. Standalone surface lots shall be for public use either through ownership by the City or established agreement between the property owner and City.
 - B. Standalone surface lots shall provide appropriate pedestrian circulation within the parking area and connectivity to public sidewalks or bike paths to the satisfaction of the City Engineer or their designee.
 - C. Standalone surface lots shall meet all applicable requirements of Section 1149.05.
 - (10) Adequate provision for storm drainage and sanitary sewer shall be required for the approval of any development or the initiation of a new land use in this district.
 - (11) Except as specifically provided for in this Zoning Ordinance, no mobile home or mobile structure shall be placed or occupied in this district.
 - (12) It is preferred all services and delivery be made to the rear of the structure or use except under unusual conditions for which service can be made to the side or front of the structure.
 - (13) There shall be no overnight display of items for sale that are not normally intended for permanent outdoor use (e.g. upholstered furniture).
 - (14) No commercial or business activity, other than those activities permitted as home occupations, shall be conducted in a unit designed for residential use without consent of the Planning and Zoning Commission.
- (h) *Parking Regulations.* To preclude destruction of the unique village scale and character of the Downtown Business District by the provision of modern large-scale off-street parking facilities and loading spaces, the off-street parking and loading requirements of this Zoning Ordinance are hereby altered as set forth below as they apply to land uses and structures located in the Downtown Business District:
- (1) Useable on-street curbside parallel parking spaces on streets upon which the relevant property abuts may be counted toward meeting the parking needs of the abutting use.
 - (2) The number of off-street parking spaces required to be provided may be reduced in the Downtown Business District at the discretion of the Planning and Zoning Commission to one-half that required in other districts for the same use. Notwithstanding this provision for uses within the Downtown Business District, those uses that generally require a larger amount of parking for higher capacity turnover business, such as but not limited to restaurants and bars, shall not be reduced in half, but can be planned for some reduction as approved by the Planning and Zoning Commission as an Administrative Review if allowances are made for parking spaces that can be utilized on adjacent or nearby properties (public or private) that is a reasonable plan for sharing parking spaces.
 - (3) In the Downtown Business District and on properties immediately abutting that district that are separated from the district by an alley, back-out spaces from alleys will be permitted, as parking off of rear alleys in this district is preferable to the provision of parking in more visible locations.
 - (4) No off-street loading spaces shall be required for any use in the Downtown Business District.

1149.03 SUBMISSION OF A PARKING/LOADING FACILITIES PLAN.

A parking/loading facilities plan shall be required for all uses except for single-family and two-family detached residential uses. The parking/loading facility plan shall be submitted to the Zoning Administrator or their designee as a part of the application for a zoning permit. At a minimum, this plan shall show on a plan drawn to scale:

- (a) The general location of the property in relation to surrounding streets, properties, buildings and uses;
- (b) The boundaries of the property;
- (c) Existing and proposed buildings and uses on the site including their extent and nature relative to the specified conditions generative of facility needs;
- (d) Parking spaces, aisles, and loading facilities that are proposed to meet these needs;
- (e) Access driveways;
- (f) On-site and off-site circulation patterns;
- (g) Parking/loading area drainage;
- (h) Parking/loading facility construction plans and typical details;
- (i) Details of the location and nature of boundary walls, wheel blocks, stall and lane striping patterns, fences, landscaping, and screening;
- (j) Details of lighting facilities to be provided;
- (k) Expected pedestrian flow patterns from parking spaces to destinations with walk facilities to accommodate same, and
- (l) Enumeration data, each parking stall being numbered, with a total number of parking stalls provided on the site noted and parking row capacities noted at the end of each row of spaces.

1149.05 OFF-STREET PARKING DESIGN STANDARDS.

All off-street parking facilities, including entrances, exits, maneuvering areas, and parking spaces shall be provided in accord with the following standards and specifications.

- (a) *Parking Space Dimensions:* Each off-street parking space shall have dimensions and shall be served by aisle widths that are no less than the following dimensions, and shall all be of usable shape and condition:

	Minimum Stall Width	Minimum Length	Minimum Aisle Width
(1) 90-degree angle parking	9'	19'	22'
(2) parallel parking	10'	23'	14'
(3) 60-degree angle parking	10'	19'	20'
(4) 45-degree angle parking	10'	20'	20'

- (b) *Access:* There shall be adequate provision for easy and safe ingress and access to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access if necessary, as follows:

- (1) For one single-, two- or three-family residential structure, the access drive shall be a minimum of ten feet in width.
 - (2) For a combined driveway serving two single-family residences, side-by-side, the access drive shall be a minimum of 16 feet in width.
 - (3) For all other uses, the access drive shall be a minimum of 20 feet in width.
 - (4) Additional access drive width may be required in planned districts where the nature of the uses served and their intensity are deemed to require additional lanes or lane widths for safe operation of the accessway.
 - (5) All parking spaces, except those required single-family or two-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
- (c) *Setbacks:*
- (1) Off-street parking facilities may be located in required side and rear yards as specified elsewhere in this Zoning Ordinance.
 - (2) Except for standalone surface parking lots, single-family and two-family residences, no parking shall be permitted in a required front yard.
 - (3) In no case, however, shall any part of a parking area be located closer than 15 feet to any public street or alley.
 - (4) Nor shall any part of a parking facility for more than five vehicles be located closer than 15 feet to a residentially zoned property, and such a facility shall not be located closer than three feet to a nonresidential zoned property.
 - (5) No part of a parking facility shall be located closer than 20 feet to any existing dwelling unit, school, hospital, or to any institution for human care, that is located on an adjacent lot.
- (d) *Screening:* In addition to the setback requirements specified in this Zoning Ordinance for off-street parking facilities for more than five vehicles, screening shall be provided on each side of the parking area that abuts any existing residence or any residential district. Such screening shall comply with the requirements of Section 1145.29.
- (e) *Paving:* All required parking spaces, together with their driveways, accessways, aisles, and other circulation areas, shall be hard-surfaced with an all-weather surfaced pavement having an asphalt or concrete binder, provided, however, that variances for parking related to school auditoria, assembly areas, sports fields and other such community meeting or recreation areas may be granted, provided that paved areas are provided for all daily use parking areas. Where paving is not required, proper dust control measures shall be undertaken and maintained.
- (f) *Drainage:* All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or on such areas, and shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways, or onto the public streets. Adequate arrangements shall be made to assure acceptable diversion to an adequate storm water drainageway or system.
- (g) *Wheel Blocks:* Where the extension of a vehicle beyond the front line of a parking space would interfere with drive or aisle access, wheel blocks or other such devices shall be used to preclude such extension.
- (h) *Visibility:*
- (1) Access or driveways for parking areas and loading facilities shall be located in such a way that any vehicle entering or leaving shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street or alley.
 - (2) No driveway shall be located so that it enters a public road within 100 feet of the intersection of any two or more public roads unless there are two driveways serving the lot, one of which is more than 100 feet and the other not less than 40 feet from said intersection.

- (3) All driveways shall be located and the adjoining land graded so that vehicular traffic entering a public road has an unobstructed sight distance of no less than 300 feet.
- (i) *Marking:* All parking areas for 12 or more spaces shall be marked with double paint lines located parallel to each other and 24 inches apart, which sets of lines shall be centered on the lines designating the side boundaries of each parking space. These lines shall run continuously from the frontmost to the rearmost limit of each space, facilitating movement into and out of the parking stalls by both vehicles and their occupants.
- (j) *Maintenance:* Any owner of property used for parking areas or loading facilities shall maintain such areas in good condition without holes and free of dust, trash, and other debris.
- (k) *Signs:* Where deemed necessary due to multiple curb cuts or possibly confusing circulation patterns, the entrances, exits, and intended circulation paths of a parking area shall be clearly marked. Where a heavy night use is projected, such markings shall be illuminated.
- (l) *Lighting:*
 - (1) All off-street parking areas for other than one-family and two-family residences shall be adequately lighted.
 - (2) Lights used to illuminate a parking lot shall be so arranged as to direct the light away from adjoining property.

1149.09 LOCATION OF OFF-STREET PARKING FACILITIES.

- (a) All off-street parking facilities, except standalone surface parking lots, for all uses shall be located on the same lot as the uses they serve.
- (b) Required parking spaces for apartments, attached single-family condominiums, dormitories or similar residential uses shall be located no more than 150 feet from the main entry door of the dwelling unit they serve.
- (c) Parking of vehicles on lawn areas is prohibited for no more than 24 hours. Upon written application, a Zoning Certificate may be issued by the Zoning Administrator for parking on grass for special events.

1123.01 – DEFINITIONS.

(112) *Parking, standalone surface lot*: An area intended for the use of off-street parking spaces that is not associated with a primary use or structure which is located at-grade with the adjacent street(s).

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1143.16.2 DB-DOWNTOWN BUSINESS DISTRICT.

(a) *Purpose*. There is hereby created an "DB" ("Downtown Business") District to preserve, protect, and promote the village-scale central commercial and office environment through promotion of mixed use pursuits developed in a manner that is pleasant, safe, and convenient, the promotion of adaptive reuse of older commercial and office structures, and those constructed originally as residences, for appropriate village-scale commercial and office purposes, retention of the village scale and character through the limitation of uses, the provision for the realization of a fine-grained intermixture of small-scale residential, office, and retail uses that was the hallmark of village life, and minimization of the impact of provisions for auto parking on loss of community character. This district shall be reserved for property located within the downtown district overlay district.

(b) Unless otherwise noted on the Official Zoning Map and associated materials, the following uses are permitted in the Downtown Business District:

- Retail Shops
- Office Facilities
- Consumer and Trade Service Facilities
- Convenience Businesses
- Personal Services
- Commercial recreation and entertainment facilities, indoors
- Museums and Galleries
- Zero Lot Line Development
- Accessory Buildings and Uses
- Public Use Facilities
- Religious, education, and cultural uses
- Home Occupations
- Dwelling, Single-Family Detached
- Dwelling, Single-Family Attached
- Dwelling, Two-Family
- Dwelling, Multi-Family

Parking, standalone surface lot (see subsection (g)(9))

(c) Unless otherwise noted on the Official Zoning Map and associated materials, the following uses are conditionally permitted in the Downtown Business District:

- Drive-Through Facilities for Permitted Use
- Bed and Breakfast Inns
- Outside Display of Products for Sale in Yard or Parking Areas

Child-Day Care
 Class I, Type B Group Residence Facilities (5 or less residents)
 Life Care Facilities
 Elderly Housing Facilities
 Convalescent Home
 Nursing Homes
 Congregate Housing
 Veterinarian Offices
 Roadside Sale of Agricultural Products Produced on the Premises
 Commercial and Noncommercial Playgrounds, Playfields, and Picnic Areas

(d) *Principal building setbacks are as follows:*

Front: Minimum 20 feet, Maximum 25 feet
 Side: 5 feet
 Rear: 5 feet

(e) *Accessory building setbacks are as follows:*

Front: 35 feet
 Side: 5 feet
 Rear: 5 feet

(f) *Additional Requirements.*

- (1) Maximum lot coverage is 20 percent. The Planning and Zoning Commission can set density bonuses up to an additional five percent lot coverage for development that includes the expansion and/or creation of public amenities such as streetscape improvements, public gathering spaces, park improvements, and other notable public amenities as determined by the Planning and Zoning Commission.
- (2) Minimum building separation is ten feet.
- (3) Maximum building height is 35 feet for principal buildings and 23 feet for accessory buildings.
- (4) The first floor of all structures facing a public street must be occupied by a non-residential use, unless specifically authorized in an approved Final Development Plan.
- (5) Residential dwellings in this district shall meet the requirements of the DR-Downtown Residence District.
- (6) The setbacks required for any non-residential use adjacent to existing residential uses shall be a minimum of 25 feet.

(g) *Supplemental Regulations.*

- (1) In determining the uses permitted in this district, the following retail uses primarily engaged in the selling of merchandise for personal or household consumption, or uses deemed to be substantially similar, shall be permitted in this district:

hardware stores	grocery stores	meat markets
seafood markets	fruit stores	vegetable markets

candy stores	drug stores	proprietary stores
liquor stores	carry-outs	florists
music stores	antique shops	curio stores
cloth/yarn shops	tea rooms	sit-down restaurants
book stores	laundromats	laundry shops
dry cleaning shops	beauty parlors	barber shops
photo studios	health spas	shoe repair shops
drinking places	gift shops	

(2) In determining the uses permitted in this district, the following office uses that provide personal services, or uses deemed to be substantially similar, shall be permitted in this district:

insurance agencies	insurance brokers	real estate offices
law offices	physician offices	dentist offices
osteopath offices	chiropractor offices	podiatrist offices
allied medical office	allied dental office	optical office
accountant office	architect office	engineer office
credit agencies	loan offices	banks

(3) In determining the uses permitted in this district, the following consumer and trade service facilities that commonly provide home and office citizen services, or uses deemed to be substantially similar, shall be permitted "consumer and trade service" uses in this district:

copy shops	letter services	box and mail shops
gift wrap services		

- (4) Veterinarian's offices shall be conditionally permitted uses in this district provided that the practice is limited to small domestic animals, that no animals are boarded on the premises, and that no outside runs or exercise areas are provided.
- (5) Child day-care facilities must be architecturally compatible with the neighborhood, and provision must be made for adequate vehicular access and parking during peak pick-up and drop-off periods, and fences must be provided to control the access of children to adjoining hazardous conditions such as roads, streets, lakes, creeks, ponds, and to adjacent property. If the adjacent property is residential, the child care facility building must be no less than ten feet from the residential property line.
- (6) Where this district abuts a residential zone, side and rear yard spaces adjoining the residential zone shall be the same as for that residential zone.
- (7) The parking provisions set forth in Chapter 1149 shall be met; provided, however, the Planning and Zoning Commission, through an Administrative Review, can consider reductions to those requirements

provided it is sufficiently demonstrated through data, applicable standards, and/or other materials and information that the minimum requirement is not necessary, in accordance with subsection (h) below and any other applicable provisions of Chapter 1149.

- (8) Parking areas, except standalone surface parking lots, shall be located behind principal buildings in manner to minimize the view of the parking area from any public right-of-way. If, in the opinion of the Planning and Zoning Commission, a parking area is not satisfactorily screened from view, additional landscape or other screening may be required.

(9) Parking, standalone surface lots shall meet the following use specific standards:

A. Standalone surface lots shall be for public use either through ownership by the City or established agreement between the property owner and City.

B. Standalone surface lots shall provide appropriate pedestrian circulation within the parking area and connectivity to public sidewalks or bike paths to the satisfaction of the City Engineer or their designee.

C. Standalone surface lots shall meet all applicable requirements of Section 1149.05.

- (910) Adequate provision for storm drainage and sanitary sewerage shall be required for the approval of any development or the initiation of a new land use in this district.

- ~~(4011)~~ Except as specifically provided for in this Zoning Ordinance, no mobile home or mobile structure shall be placed or occupied in this district.

- ~~(4412)~~ It is preferred all services and delivery be made to the rear of the structure or use except under unusual conditions for which service can be made to the side or front of the structure.

- ~~(4213)~~ There shall be no overnight display of items for sale that are not normally intended for permanent outdoor use (e.g. upholstered furniture).

- ~~(4314)~~ No commercial or business activity, other than those activities permitted as home occupations, shall be conducted in a unit designed for residential use without consent of the Planning and Zoning Commission.

- (h) *Parking Regulations.* To preclude destruction of the unique village scale and character of the Downtown Business District by the provision of modern large-scale off-street parking facilities and loading spaces, the off-street parking and loading requirements of this Zoning Ordinance are hereby altered as set forth below as they apply to land uses and structures located in the Downtown Business District:

- (1) Useable on-street curbside parallel parking spaces on streets upon which the relevant property abuts may be counted toward meeting the parking needs of the abutting use.
- (2) The number of off-street parking spaces required to be provided may be reduced in the Downtown Business District at the discretion of the Planning and Zoning Commission to one-half that required in other districts for the same use. Notwithstanding this provision for uses within the Downtown Business District, those uses that generally require a larger amount of parking for higher capacity turnover business, such as but not limited to restaurants and bars, shall not be reduced in half, but can be planned for some reduction as approved by the Planning and Zoning Commission as an Administrative Review if allowances are made for parking spaces that can be utilized on adjacent or nearby properties (public or private) that is a reasonable plan for sharing parking spaces.
- (3) In the Downtown Business District and on properties immediately abutting that district that are separated from the district by an alley, back-out spaces from alleys will be permitted, as parking off of rear alleys in this district is preferable to the provision of parking in more visible locations.
- (4) No off-street loading spaces shall be required for any use in the Downtown Business District.

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1149.03 SUBMISSION OF A PARKING/LOADING FACILITIES PLAN.

A parking/loading facilities plan, ~~as a separate item for submission,~~ shall be required for all uses except for single-family and two-family detached residential uses. The parking/loading facility plan shall be submitted to the Zoning Administrator or their designee as a part of the application for a zoning permit. ~~As-At~~ a minimum, this plan shall show on a plan drawn to scale:

- (a) The general location of the property in relation to surrounding streets, properties, buildings and uses;
- (b) The boundaries of the property;
- (c) Existing and proposed buildings and uses on the site including their extent and nature relative to the specified conditions generative of facility needs;
- (d) Parking spaces, aisles, and loading facilities that are proposed to meet these needs;
- (e) Access driveways;
- (f) On-site and off-site circulation patterns;
- (g) Parking/loading area drainage;
- (h) Parking/loading facility construction plans and typical details;
- (i) Details of the location and nature of boundary walls, wheel blocks, stall and lane striping patterns, fences, landscaping, and screening;
- (j) Details of lighting facilities to be provided;
- (k) Expected pedestrian flow patterns from parking spaces to destinations with walk facilities to accommodate same, and
- (l) Enumeration data, each parking stall being numbered, with a total number of parking stalls provided on the site noted and parking row capacities noted at the end of each row of spaces.

1149.05 OFF-STREET PARKING DESIGN STANDARDS.

All off-street parking facilities, including entrances, exits, maneuvering areas, and parking spaces shall be provided in accord with the following standards and specifications.

- (a) *Parking Space Dimensions:* Each off-street parking space shall have dimensions and shall be served by aisle widths that are no less than the following dimensions, and shall all be of usable shape and condition:

	Minimum Stall Width	Minimum Length	Minimum Aisle Width
(1) 90-degree angle parking	9'	19'	22'
(2) parallel parking	10'	23'	14'
(3) 60-degree angle parking	10'	19'	20'
(4) 45-degree angle parking	10'	20'	20'

- (b) *Access:* There shall be adequate provision for easy and safe ingress and access to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access if necessary, as follows:

- (1) For one single-, two- or three-family residential structure, the access drive shall be a minimum of ten feet in width.
 - (2) For a combined driveway serving two single-family residences, side-by-side, the access drive shall be a minimum of 16 feet in width.
 - (3) For all other uses, the access drive shall be a minimum of 20 feet in width.
 - (4) Additional access drive width may be required in planned districts where the nature of the uses served and their intensity are deemed to require additional lanes or lane widths for safe operation of the accessway.
 - (5) All parking spaces, except those required single-family or two-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
- (c) *Setbacks:*
- (1) Off-street parking facilities may be located in required side and rear yards as specified elsewhere in this Zoning Ordinance.
 - (2) Except for standalone surface parking lots, single-family and two-family residences, no parking shall be permitted in a required front yard.
 - (3) In no case, however, shall any part of a parking area be located closer than 15 feet to any public street or alley.
 - (4) Nor shall any part of a parking facility for more than five vehicles be located closer than 15 feet to a residentially zoned property, and such a facility shall not be located closer than three feet to a nonresidentiallynonresidential zoned property.
 - (5) No part of a parking facility shall be located closer than 20 feet to any existing dwelling unit, school, hospital, or to any institution for human care, that is located on an adjacent lot.
- (d) *Screening:* In addition to the setback requirements specified in this Zoning Ordinance for off-street parking facilities for more than five vehicles, screening shall be provided on each side of the parking area that abuts any existing residence or any residential district. Such screening shall comply with the requirements of Section 1145.29.
- (e) *Paving:* All required parking spaces, together with their driveways, accessways, aisles, and other circulation areas, shall be hard-surfaced with an all-weather surfaced pavement having an asphalt or concrete binder, provided, however, that variances for parking related to school auditoria, assembly areas, sports fields and other such community meeting or recreation areas may be granted, provided that paved areas are provided for all daily use parking areas. Where paving is not required, proper dust control measures shall be undertaken and maintained.
- (f) *Drainage:* All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or on such areas, and shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways, or onto the public streets. Adequate arrangements shall be made to assure acceptable diversion to an adequate storm water drainageway or system.
- (g) *Wheel Blocks:* Where the extension of a vehicle beyond the front line of a parking space would interfere with drive or aisle access, wheel blocks or other such devices shall be used to preclude such extension.
- (h) *Visibility:*
- (1) Access or driveways for parking areas and loading facilities shall be located in such a way that any vehicle entering or leaving shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street or alley.
 - (2) No driveway shall be located so that it enters a public road within 100 feet of the intersection of any two or more public roads unless there are two driveways serving the lot, one of which is more than 100 feet and the other not less than 40 feet from said intersection.

- (3) All driveways shall be located and the adjoining land graded so that vehicular traffic entering a public road has an unobstructed sight distance of no less than 300 feet.
- (i) *Marking:* All parking areas for 12 or more spaces shall be marked with double paint lines located parallel to each other and 24 inches apart, which sets of lines shall be centered on the lines designating the side boundaries of each parking space. These lines shall run continuously from the frontmost to the rearmost limit of each space, facilitating movement into and out of the parking stalls by both vehicles and their occupants.
- (j) *Maintenance:* Any owner of property used for parking areas or loading facilities shall maintain such areas in good condition without holes and free of dust, trash, and other debris.
- (k) *Signs:* Where deemed necessary due to multiple curb cuts or possibly confusing circulation patterns, the entrances, exits, and intended circulation paths of a parking area shall be clearly marked. Where a heavy night use is projected, such markings shall be illuminated.
- (l) *Lighting:*
 - (1) All off-street parking areas for other than one-family and two-family residences shall be adequately lighted.
 - (2) Lights used to illuminate a parking lot shall be so arranged as to direct the light away from adjoining property.

1149.09 LOCATION OF OFF-STREET PARKING FACILITIES.

- (a) All off-street parking facilities, except standalone surface parking lots, for all uses shall be located on the same lot as the uses they serve.
- (b) Required parking spaces for apartments, attached single-family condominiums, dormitories or similar residential uses shall be located no more than 150 feet from the main entry door of the dwelling unit they serve.
- (c) Parking of vehicles on lawn areas is prohibited for no more than 24 hours. Upon written application, a Zoning Certificate may be issued by the Zoning Administrator for parking on grass for special events.

