

CHAPTER 1153
Off-Street Parking Requirements

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1153.01 GENERAL REQUIREMENTS.

The following general requirements shall govern the number, design and location of off-street parking and stacking spaces, drives and aisles whether or not they are required:

- (a) Every vehicle shall be parked or stored on a permanent dust free surface meeting the requirements of this chapter.
- (b) Where a fractional space results, the number of parking and stacking spaces required shall be the closest whole number. If the fractional amount is one half (1/2), the next lowest whole number shall be applied.
- (c) Whenever a building which existed prior to the effective date of this code is enlarged by one or more additions to the extent of less than 50 percent of the floor area existing as of the date of adoption of this code, the use or uses contained within the additions or enlargements shall comply with the parking requirements of this chapter.
- (d) Whenever a building which existed prior to the effective date of this code is enlarged by one or more additions to the extent of more than 50 percent of the floor area existing as of the date of adoption of this code, the uses contained within the original building and all enlargements shall comply with the parking requirements of this chapter.
- (e) For mixed uses, the required parking and stacking spaces shall equal the sum of the required parking spaces for the various uses computed separately.
- (f) The storage of merchandise, materials, equipment, refuse containers, obsolete or discarded vehicles or the sale or major repair of vehicles is prohibited in required off-street parking and stacking spaces. Major repair of a vehicle shall be construed

- as any repair which immobilizes a vehicle for more than 48 hours.
- (g) Prior to the issuance of a Certificate of Occupancy as provided in Chapter 1311 of Part 13 (Building code), of the *Codified Ordinances of Springfield* or the establishment of a use, all parking and stacking spaces, drives and aisles shall be paved. However, the Community Development Director or his designee may issue a temporary Zoning Certificate in those instances where he finds that the paving cannot be installed due to adverse weather conditions or settling of the site after demolition or filling. A temporary Zoning Certificate shall be effective only to a date specific.
 - (h) Parking spaces may be provided either in a parking garage or open area.

1153.02 NUMBER OF PARKING SPACES.

In all districts, except the CB-10 District, there shall be provided prior to the occupation of a building or commencement of a use the minimum number of off-street parking and stacking spaces as indicated in Table 1:

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Table 1

<u>Principal Use</u>	<u>Number of Spaces</u>
(a) Residential uses.	
(1) Family day-care home-- type B.	4 parking spaces.
(2) Hotel and motel.	1-1/4 parking spaces per guest unit.
(3) Mobile & modular home.	2 parking spaces per home.
(4) Multi-family dwelling, except high-rise and elderly housing.	1.5 spaces per dwelling unit for up to 800 sq. ft.; 2 parking spaces per dwelling unit for over 800 sq. ft.
(5) Multi-family dwelling-- high-rise.	1 parking space per dwelling unit.
(6) Multi-family dwelling-- elderly housing.	1 parking space per 4 dwelling units.
(7) Rooming house and hotel.	1 parking space per 200 apartment square feet of floor area.
(8) Fraternity and sorority	parking space per 300 house square feet of floor area.
(9) Single family dwelling, and duplex.	2 parking spaces per townhouse unit dwelling unit.
(10) Homeless shelter.	1/4 parking space per occupant, based on the occupant load.
(b) Commercial uses.	
(1) Automobile laundry	Stacking spaces equal in number to

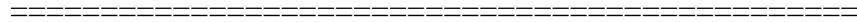
- (car wash). 5 times the maximum capacity of the automobile laundry per wash rack (bay or tunnel) or 3 times the maximum capacity for a coin operated laundry per wash rack; in addition, 1 parking space per 2 wash racks. Maximum capacity, in this instance, shall mean the greatest number of automobiles undergoing some phase of laundering at the same time.
- (2) Automobile gasoline and service station 1 parking space per service station. island of pumps and service stall plus 1 stacking space per 4 pumps and service stall. Parking spaces shall be provided in lieu of stacking spaces in instances where egress from a facility would require a motor vehicle waiting for entry to be moved.
- (3) Automobiles repair garage. 1 parking space per 300 square feet of floor area.
- (4) Financial institution. 1 parking space per 200 square feet of floor area. For drive-in establishments, an additional 6 stacking spaces per external teller or customer service window designed for drive-in service shall be provided but need not exceed 18 total stacking spaces.
- (5) Funeral home. Parking spaces equal in number to 1/2 the occupant load in the chapel.
- (6) Furniture, major appliance, and floor covering store. 1 parking space per 500 square feet of floor area.
- (7) Grocery store and supermarket. 1 parking space per 180 square feet of floor area.
- (8) Laundry and dry cleaning establishment and operated. 1 parking space per 2 laundry and dry cleaning machines.
- (9) Laundry and dry cleaning establishment and collection station. 1 parking space per 300 square feet of floor area. For drive-in establishment, an additional 2 spaces per external teller or customer service window designed for drive-in service shall be provided.
- (10) Machinery sales. 1 parking space per 800 square feet of floor area.
- (11) Motor vehicle sales and rentals. 1 parking space per 500 square feet of floor area.
- (12) Office. parking space per 200 square feet of floor area.
- (13) Office--clinic. 2 parking spaces per office, examining room and treatment room, provided there shall not

- be less than 5 spaces.
- (14) Personal service establishment--beauty parlor and barber shop. 2-1/2 parking spaces per barber or beauty parlor chair.
 - (15) Personal service establishment--other than listed. 1 parking space per 150 square feet of floor area.
 - (16) Photographic studio. 2 parking spaces per office, studio, and reception area, there shall not be less than 5 spaces.
 - (17) Rental agency--equipment and supplies. 1 parking space per 500 square feet of interior and exterior storage area.
 - (18) Restaurant and establishment dispensing food or consumption on the premises. 1 parking space per 150 square feet of floor area, or parking spaces equal in beverage for number to 1/3 the occupant load of the eating area, whichever is less.
 - (19) Restaurants--drive-in and carry-out. 1 parking space per 50 square feet of floor area, but not less than 5 spaces, plus 6 stacking spaces per external teller or customer service window designed for drive-in service.
 - (20) Retail store--other than listed. 1 parking space per 200 square feet of retail floor area.
 - (21) Studio and station, radio of floor area. 1 parking space per 400 square feet television.
- (c) **Manufacturing uses.**
- (1) Contractor and construction yard. The sum total of parking spaces shall be determined on the basis of the parking spaces required for uses individually such as office area and warehouse space.
 - (2) Junk yard. The sum total of parking spaces shall be determined on the basis of the parking spaces required for uses individually such as office area and garage space.
 - (3) Laboratory--research, development and testing. 1 parking space per 600 square feet of floor area.
 - (4) Manufacturing or establishments engaged in production, processing packing and crating, cleaning, servicing or repair of materials, goods, or products. 1 parking space per 600 square feet of floor area.
 - (5) Motor and railroad freight terminal--cartage, express and parcel delivery. 1 parking space per 800 square feet of floor area.
 - (6) Printing and publishing establishment. 1 parking space per 300 square feet of floor area.

- (7) Warehouse. According to the following table:
- | Sq. ft.
gross
floor area | Number of
parking
spaces |
|--------------------------------|---|
| 25,000 | 1 per 1,000 square feet to a maximum of 5. |
| 25,000 plus | 5 plus 1 additional per 5,000 square feet above 25,000 square feet. |
- (d) **Institutional uses.**
- (1) Home--children's, aged, convalescent, rest and nursing home, and group care facility. For a group care facility and children's home, 1 parking space per staff member determined by the maximum number of staff present at any one time and 1 parking space per 2 occupants. For other uses, 1 parking space per 3 beds.
 - (2) Hospital--sanitarium and asylum. 1-3/4 parking spaces per hospital bed.
 - (3) School--generalized elementary and junior high, and specialized public or private instruction. 2 parking spaces per public or private instruction, classroom.
 - (4) School--generalized instruction, senior high. 10 parking spaces per public and private classroom.
 - (5) Child care facility. 1 parking space per 6 children.
- (e) **Places of assembly, worship, recreation, entertainment and amusement.**
- (1) Bowling center. 4 parking spaces per lane.
 - (2) Club and lodge. Parking spaces equal in number to 1/3 of the occupant load of the largest room in the building.
 - (3) Establishments or enterprises of a recreational or an entertainment nature (for uses not otherwise listed):
 - A. Spectator type--auditorium, sports arena, theater, stadium and meeting hall. Parking spaces equal in number to 1/4 the occupant load in the seating area.
 - B. Participating type--skating rink, dance hall, tennis court, swimming pool, For outdoor activities, the number of

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| <ul style="list-style-type: none"> (4) Golf course. (5) Golf driving range. (6) Library, museum and art gallery. (7) Religious institution. | <p>archery range, gymnasium, pool hall.</p> <p>parking spaces shall be based upon the maximum number of persons the facility can or is expected to accommodate.</p> <p>3 parking spaces per green (hole).</p> <p>1 parking space per tee, if provided, and 1 parking space for each 20 feet of range width for use in teeing off.</p> <p>1 parking space per 300 square feet of floor area.</p> <p>Parking spaces equal in number to 1/6 the occupant load of the main auditorium or the largest room in the building, whichever is greater.</p> |
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(f) **Other uses.** For uses not listed, parking spaces shall be provided on the same basis as required for the most similar listed use as determined by the Director of Community Development or his designee.



1153.03 OFF-STREET PARKING IN THE CB-10 DISTRICT.

Except as otherwise provided, off-street parking in the CB-10 District shall be permitted only after approval of a conditional use by the Board of Zoning Appeals. The Board shall consider the impact of the proposed parking upon surrounding uses in relation to the following requirements:

- (a) A parking area located within 20 feet of a street shall be separated therefrom by a solid fence, wall, or evergreen hedge having a height of not less than three (3) feet nor more than five (5) feet.
- (b) Each entrance and exit to the parking area shall be constructed so that vehicles entering or leaving the parking area shall be clearly visible to a pedestrian on any sidewalk at a distance of not less than 10 feet.
- (c) Appropriate signs, including stop signs posted at the exits to streets, shall be provided.

1153.04 REDUCTION IN PARKING AND STACKING SPACES.

The number of parking and stacking spaces required in Section 1153 Table 1 may be reduced in the following instances:

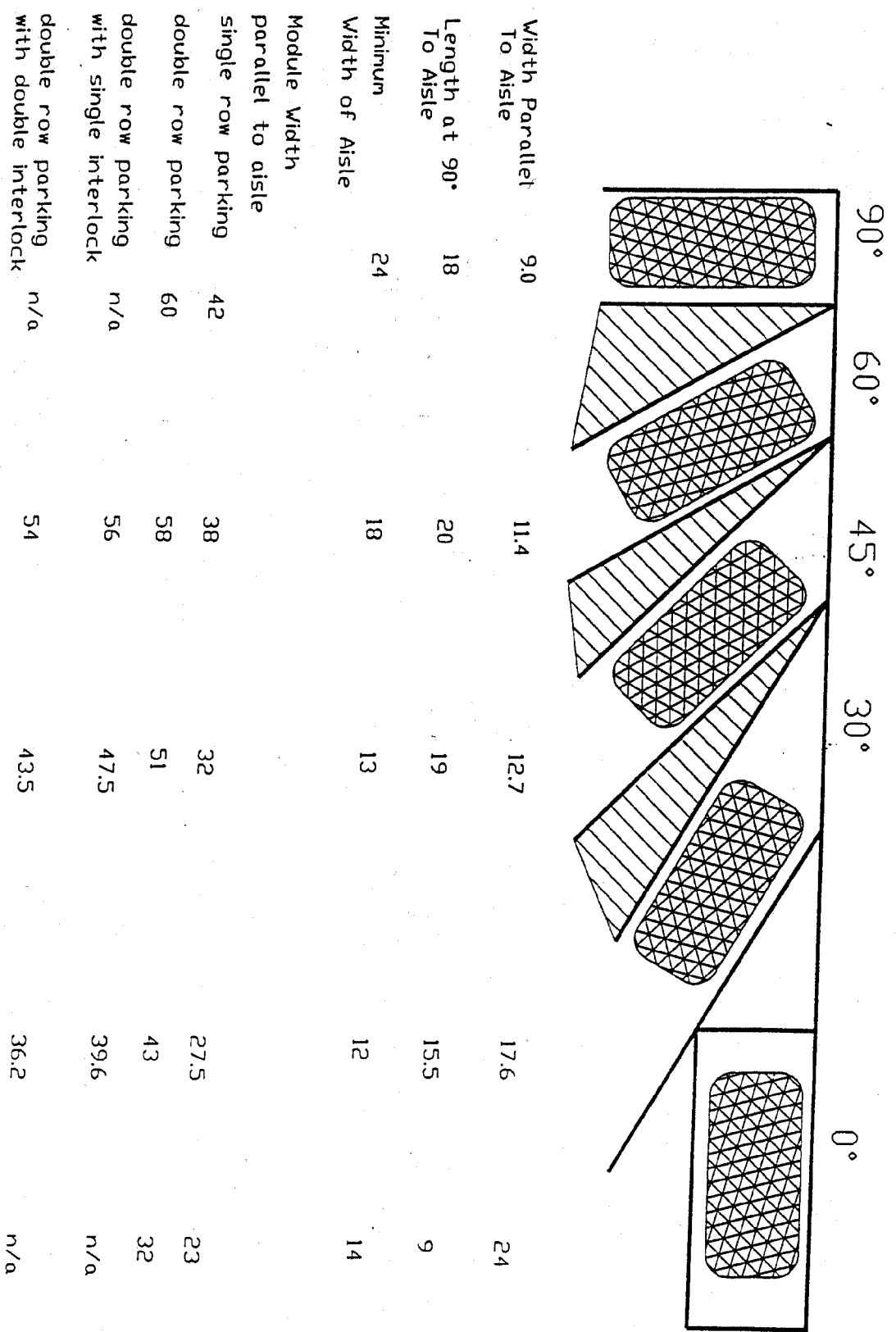
- (a) A lawful use which does not have the required number of parking or stacking spaces may be converted to another use without full compliance with the required number of parking or stacking spaces, provided:
 - (1) If section 1153 Table 1 requires a greater number of parking or stacking spaces for the converted use than are required for the established use, the increased number of parking or stacking spaces shall be provided in compliance with this chapter.
 - (2) In addition to the number of spaces required under subsection (1), or if subsection (1) is not applicable, as many additional required spaces, meeting the requirements of this code, shall be provided as the lot will accommodate.

- (b) Up to 50 percent of the parking spaces required for a commercial recreational use, club, school or restaurant and up to 100 percent for a religious institution may be shared by a financial institution, office, retail establishment, repair shop, personal service establishment and similar use not normally open, used or operated during the same hours. Parking spaces shared by two (2) or more uses or located on a separate lot from the use served shall be subject to the requirements of Section 1153.06.
(Ord. 02-177. Passed 4-16-02.)

1153.05 CONSTRUCTION, DESIGN AND LOCATION REQUIREMENTS.

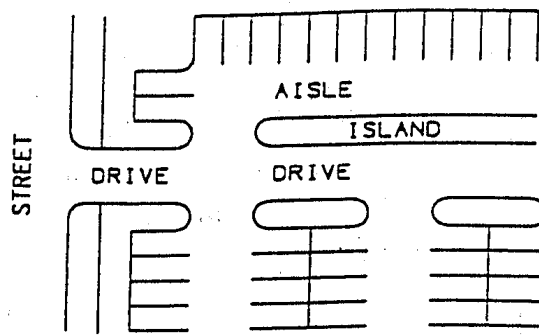
The following requirements shall govern the construction, design and location of off-street parking spaces, stacking spaces, drives and aisles.

- (a) **Construction.** All parking and stacking spaces, drives and aisles shall be constructed of asphalt, concrete or similar permanent dust-free surface.
- (b) **Design.** Except for single-family dwellings (including zero lot line and townhouse units) and duplexes, parking and stacking spaces, aisles and drives shall be designed as follows:
 - (1) Parking areas shall be provided with the minimum dimensions illustrated in Figure 1.



- (2) All parking spaces shall be connected to an aisle which shall have the minimum width indicated in Figure 1. Aisles designed for two-way traffic shall have a minimum width of 22 feet.
- (3) The greatest aisle width shown in Figure 1 shall be provided with different parking space configurations along the same aisle.
- (4) Parking spaces shall be designed to permit ingress and egress of a vehicle to and from a parking space without moving any other vehicle occupying a parking space. For single-family dwellings (including zero lot line and townhouse units) and duplexes, when located pursuant to the requirements of this code, one space may be behind another.
- (5) No parking area shall be designed in such a manner that exiting a parking space would require backing into a street or alley.
- (6) Parking areas with spaces along lot lines and alleys shall be provided with car stops or curbing so no part of a parked vehicle can extend beyond a lot line or into an alley. In addition, traffic islands shall be located so that parking spaces are separated from drives and alleys in a manner similar to that illustrated in Figure 2.
- (7) In parking areas, all parking and stacking spaces, drives and aisles shall be

Figure 2

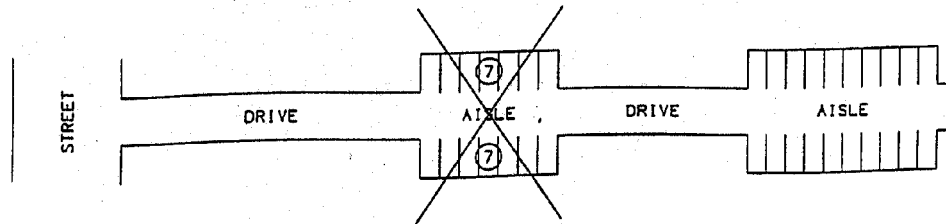


pitched or curbed and drained in such a manner as to prevent the flow of excess water from such areas onto adjoining property or into streets and alleys which do not have adequate drainage facilities. The adequacy of drainage facilities as well as compliance with the storm water regulations of Chapter 961 of Part Nine of the *Codified Ordinances of Springfield, Ohio*, shall be determined by the City Engineer or his designee.

- (8) In all parking areas, parking spaces shall be visibly delineated on the surface by painted or marked stripes.

- (9) If two (2) or more parking areas are connected by a drive, the parking areas shall be designed so that an aisle connected to more than 12 parking spaces is not used as a drive in providing access to another parking area. (See Figure 3.)
- (10) A drive providing access to a parking area shall be at least 10 feet in width for

Figure 3



a one-way drive and no less than 18 feet in width if it is used for two-way traffic.

- (c) **Location.** Parking spaces, stacking spaces, aisles and drives shall be located as follows:

- (1) **General.**

- A. Off-street parking and stacking spaces, aisles and drives shall be located on the same lot as the use served except as provided in section 1153.06.
- B. Drives and aisles in all R districts and in all other districts where abutting an R district, shall not be located closer than three (3) feet to a lot line. This provision shall not apply to single-family, two-family, and zero lot line dwellings.
- C. A parking area shall not be located closer than five (5) feet to a vacant lot in an RS district or to a lot with a single-family residence or duplex in other R districts.

(Ord. 04-71. Passed 3-9-04.)

- (2) **Front yard.**

- A. Except as provided in paragraphs B and C below, no parking or storage space in an R district and in the C and I districts within 50 feet of an R district along the same frontage shall be permitted within a front yard. (Ord. 02-177. Passed 4-16-02.)
- B. For detached single-family dwellings in the R districts, only one (1) of the required parking spaces may be provided within a front yard on a regularly constructed drive, provided not less than 70 percent of the front yard shall remain in open space free of impervious surface.
- C. For zero lot line dwellings, duplexes, and family care facilities, only two (2) of the required parking spaces may be provided within the front yard on a regularly constructed drive, provided not less than 50 percent of the front yard area shall remain in open space free of impervious surface.

- (3) **Rear yard.** Parking and stacking spaces, drives and aisles may be located within a rear yard.

1153.06 OFF-STREET PARKING ON A SEPARATE LOT.

Where two or more uses share the same off-street parking and stacking spaces, aisles or drives; an increase in the number of spaces is required by a conversion or an enlargement of a use; or when uses are located in a CB-10 District, off-street parking and stacking spaces, aisles

and drives may be located on a separate lot from the use served. However, a special location plan shall be submitted for approval by the Community Development Director or his designee and meet the following conditions:

- (a) The parking spaces shall be located in a district in which the use is permitted or in which a commercial parking lot is permitted.
- (b) The parking area shall comply with the tree regulations of Chapter 1158.
- (c) In R and C districts, the nearest point of the parking area to the nearest point of the building that the parking area is required to serve, shall not be greater than 300 feet.
- (d) In I and RDP districts, the nearest point of the parking area to the nearest point of the building that the parking area is required to serve, shall not be greater than 600 feet.
- (e) Where off-street parking is used jointly by two (2) or more uses on separate lots, the total number of parking spaces shall equal the sum of the required parking spaces for the various uses computed separately.
- (f) The owner of the area of the special location plan shall submit a properly written agreement, approved as to form and manner of execution by the City Law Director or his designee, that assures the retention of the parking and stacking spaces, aisles and drives and is binding upon the owner's successors and assigns.

1153.07 PARKING FOR DISABLED PERSONS.

Parking for disabled persons must be provided in accordance with the Americans with Disabilities Act.

(Ord. 02-177. Passed 4-16-02.)

1153.08 SCREENING REQUIREMENTS FOR PARKING AREAS.

In addition to the applicable requirements for screening of Subsection 1161.02(h), the following screening requirements in connection with parking areas shall be met:

- (a) Where a parking area is provided within 50 feet on the same side of the street as a lot in an RS district, the lot shall be screened from view of that portion of the parking area within 50 feet.
- (b) Where a parking area is provided on a lot within 150 feet across the street from an RS district, the lot shall be screened from view of that portion of the parking area within 150 feet.
- (c) The materials for screening and their placement shall comply with the requirements of Subsection 1161.02(h). See also 1158.02(b).
(Ord. 02-177. Passed 4-16-02.)
- (d) When a parking area is provided within 20 feet of any street, a landscape border not less than four (4) feet in width is required between the parking area and the street. The landscape border may be broken for necessary walkways, driveways, and sight distance areas. Such landscaping shall contain a combination of planting and complementary materials to make at least a three (3) foot high visual barrier during the summer months, at plant maturity. A wall or fence can be placed in the landscape border strip (see 1156.01), as can a berm. Hedges and other landscape screening materials cannot exceed four (4) feet in height. Additional to the requirement above are the provisions of Chapter 1158, *Tree Regulations*.
(Ord. 03-18. Passed 1-28-03.)

1153.09 SPECIAL VEHICLE PARKING AND STORAGE.

Except as permitted below, a special vehicle may be parked and stored on a lot in an R District but only upon meeting the following requirements:

(a) **General.**

- (1) **Definitions.** The following definitions shall be applicable to this section.
 - A. **Special vehicle.** A vehicle more than seven and one-half (7 1/2) feet in height and more than 20 feet in length which is or may be transported or drawn upon a highway, street or body of water. Such vehicles include but are not limited to a truck, trailer, tractor, wagon, or watercraft exceeding these dimensions. Such vehicles do not include temporary construction trailers.
 - B. **Storage area.** A space used for storage of a special vehicle and at least equal in size to the outer perimeter of the special vehicle.
- (2) Except for the purpose of making local deliveries, no special vehicle designed for the shipment of detonable materials and explosives; flammable/combustible solids, liquids or gasses; nor hazardous materials as defined by the Ohio Department of Transportation shall be parked or stored on any lot in an R district.
- (3) Special vehicles used for commercial purposes shall not be stored in any R district except the RM-44A district.

1153.10 RESTRICTED BUSINESS OR INDUSTRIAL ACCESSORY PARKING AREAS.

The Board of Zoning Appeals may authorize, as a special exception, the establishment of a restricted accessory parking area in such parts of residential districts as abut directly or across an alley from any existing commercial structure, or as abut directly or across an alley or street from any existing industrial structure, subject to the provisions of this section.

- (a) The parking area shall be accessory to and for use in connection with one (1) or more businesses or industrial establishments located as noted above.
- (b) Any portion of any entrance to or exit from such parking area shall be at least twenty (20) feet from any adjacent lot line located in an RS district and shall be located not more than ninety (90) feet from the property it is intended to serve.
- (c) The parking area shall not be closer to any street right-of-way line than the front yard requirement for a principal building as required in the district in which such parking areas are located.
- (d) The parking area must meet the screening requirements of 1161.02(h). No advertising shall be allowed on the above-described screening.
- (e) The design and location of entrances, exits, and surface drainage shall be subject to all laws and ordinances pertaining thereto and subject to the approval of the City Engineering Department.
- (f) No sign of any kind shall be maintained on the lot other than to designate exits, entrances, and conditions of use, which signs shall be no larger than four (4) square feet.
- (g) The parking area shall be for the use of parking passenger vehicles only and no fee shall be charged.
- (h) Any lighting used to illuminate any off-street parking areas shall be so located and

oriented so as to reflect the light away from adjoining lots located in any R district.

- (i) Any such application approved by the Board may be revoked after public hearing at any time that the aforementioned requirements are not met. If parking rights are revoked by the Board for noncompliance with the requirements established by this section or by the Board, the lot area shall no longer be used for private parking.
- (j) All applicants desiring to establish business or industrial parking within the meaning of this section shall submit to the Board a plan which clearly indicates the proposed development, including the location and arrangement of the parking area dimensions, all entrances and exits, landscaping, location, and method of screening, sign locations, and sizes.

(Ord. 02-322. Passed 8-20-02.)