

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2025-18**

**REPEAL AND REPLACE SECTION 1264.02 “GENERAL REQUIREMENTS” OF CHAPTER
1264 “OFFSTREET PARKING AND LOADING” OF THE ZONING CODE FOR THE
VILLAGE OF YELLOW SPRINGS**

WHEREAS, Following the addition of bicycle parking requirements to the zoning code in 2024, it was identified that the total spaces required should be cut in half since each bicycle rack holds two bicycles; and

WHEREAS, it was further identified that a bicycle requirement for Transient Guest Lodging units was inadvertently omitted in 2024; and

WHEREAS, following a Public Hearing on the matter, Planning Commission recommends the corrective text amendments to Council,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Section 1264.02 “General Requirements” of Chapter 1264 “Offstreet Parking and Loading” of the Codified Ordinances of the Village of Yellow Springs, Ohio is hereby repealed in its entirety.

Section 2. A new Section 1264.02 of the Codified Ordinances of the Village of Yellow Springs, Ohio is hereby enacted to read as set forth in Exhibit A, with deletions in ~~strike through~~, and additions **bolded and underlined**.

Section 3. This ordinance shall be in force and effect at the earliest period allowed by law.

Kevin Stokes, President of Council

Passed: 10-20-2025

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Stokes __Y__

DeVore Leonard __Y__

Housh __Y__

Brown __Y__

Gustafson __ABSENT__

Exhibit A to Ordinance 2025-18

CHAPTER 1264 Off-Street Parking and Loading

1264.01 Purpose.

1264.02 General requirements.

1264.03 Off-street parking and facility design.

1264.04 Off-street loading requirements.

1264.01 PURPOSE.

The purpose of this chapter is to prescribe regulations for off-street parking of motor vehicles in residential and nonresidential zoning districts; to ensure by the provision of these regulations that adequate parking and access is provided in a safe and convenient manner; and to afford reasonable protection to adjacent land uses from light, noise, air pollution and other affects of parking areas.

1264.02 GENERAL REQUIREMENTS

(a) Applicability of Parking Requirements. For all buildings and uses established after the effective date of this code, off-street parking shall be provided for motor vehicles and bicycles, as required by this chapter.

(1) Whenever use of a building or lot is changed to another classification of use, motor vehicle off-street parking facilities shall be provided, as required by this chapter.

(2) If the intensity of use of any building or lot is increased, through the addition of floor area, increase in seating capacity, number of employees or other means, additional motor vehicle off-street parking shall be provided, as required by this chapter.

(3) Motor vehicle off-street parking facilities in existence on the effective date of this code shall not be reduced below the requirements of this chapter, nor shall nonconforming parking facilities that exist as of the effective date of this code be further reduced or made more nonconforming.

(4) An area designated as required off-street parking shall not be changed to another use, unless equal facilities are provided elsewhere in accordance with the provisions of this chapter.

(5) Whenever a conditional use is required, as identified in the Schedule of Uses by District in Chapter 1258, bicycle off-street parking shall be provided, as required by this chapter.

(b) Motor vehicle Location. Off-street parking facilities required for all uses other than single and two-family dwellings shall be located on the lot or within 300 feet of the building(s) or use they are intended to serve, as measured along lines of public access from the nearest point of the parking facility to the building(s) or use served. Off-street parking facilities required for single- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage. All residential driveways shall meet Village engineering standards. In the B-1, Central Business District, parking facilities shall be located within 600 feet of the building or use to be served.

(c) Shared/Common Motor Vehicle Parking.

(1) Two or more buildings or uses may share a common parking facility, provided the number of parking spaces available equals the required number of spaces for all the uses computed separately. Cumulative parking requirements for mixed-use developments or shared facilities may be reduced by the Planning Commission where it can be determined that one or more of the factors listed in subsection (d) below apply.

(2) Parking facilities for a church or place of worship may be used to meet not more than 50% of the off-street parking for theaters, stadiums and other places of public assembly, stores, office buildings and industrial establishments lying within 600 feet of a church or place of worship, as measured along lines of public access; provided, the church or place of worship makes the spaces available and there is no conflict between times when the uses are in need of the parking facilities.

(d) Modification of Motor Vehicle Parking Requirements. The Planning Commission may reduce the parking space requirements of this chapter for any use, based upon a finding that other forms of travel are available and likely to be used and, in particular, the site design will incorporate both bicycle parking facilities and pedestrian connections. In addition, one or more of the following conditions shall also be met:

(1) Shared parking by multiple uses where there will be a high proportion of multi-purpose visits or where uses have peak parking demands during differing times of the day or days of the week and meeting the following requirements:

A. Pedestrian connections shall be maintained between the uses.

B. For separate lots, shared parking areas shall be adjacent to each other, with pedestrian and vehicular connections maintained between the lots.

C. Unless the multiple uses all are within a unified business center, office park or industrial park all under the same ownership, shared parking agreements shall be filed with the Clerk of Council after approval by the Planning Commission.

(2) Convenient municipal off-street parking or on-street spaces are located adjacent to the subject property.

(3) Expectation of walk-in trade is reasonable due to sidewalk connections to adjacent residential neighborhoods or employment centers. To allow for a parking space reduction,

the site design shall incorporate pedestrian connections to the site and on-site pedestrian circulation, providing safe and convenient access to the building entrance.

(4) Where the applicant has provided a parking study, conducted by a qualified traffic engineer, demonstrating that another standard would be more appropriate based on actual number of employees, expected level of customer traffic, or actual counts at a similar establishment.

(5) The Planning Commission may require a parking study to document that any one or more of the criteria in subsections (d)(1) through (4) above would be met.

(e) Deferred Motor Vehicle Parking.

(1) Where a reduction in the number of parking spaces is not warranted, but an applicant demonstrates that the parking requirements for a proposed use would be excessive, the Planning Commission may defer some of the required parking. A site plan shall designate portions of the site for future construction of the required parking spaces, meeting the design and dimensional requirements of this chapter. Any area so designated shall be maintained in a landscaped appearance and not occupy required buffers, greenbelts or parking lot setbacks, or be used for any other purpose. Landscaping, such as parking lot trees, that would otherwise be required for the deferred spaces shall be installed within the deferred parking area.

(2) The deferred parking shall meet the requirements of this chapter, if constructed. Construction of the additional parking spaces within the deferred parking area may be initiated by the owner or required by the Village, based on parking needs or observation, and shall require approval of an amended site plan.

(f) Temporary Motor Vehicle Parking. It is recognized that there may be special events or situations that occur infrequently which would result in a temporary reduction in the availability of required parking spaces or create a need for temporary off-site parking. Such events could include outdoor vehicle sales, festivals, fairs, church/school car washes or garage sales. In those instances, the Zoning Administrator may authorize the temporary use of the required parking area or temporary off-site parking upon a demonstration by the applicant that:

(1) The loss of the required parking spaces may be offset by requiring employees or customers to park elsewhere or that due to the time of year or nature of the on-site business, the required spaces are not needed;

(2) Permission has been granted by neighboring property owners or operators to use their parking facilities;

(3) The duration of the special event is so short or of such a nature as to not create any parking problems for the normal operation of the existing on-site use;

(4) Temporary off-site parking is located and designed to ensure safe and efficient circulation for both pedestrians and vehicles (a site plan may be required to demonstrate this);

(5) The proposed special event satisfies all other applicable Village regulations.

(g) Maximum Allowed Motor Vehicle Parking. In order to minimize excessive areas of pavement that detract from aesthetics, contribute to high rates of storm water runoff and generate reflective heat, the minimum parking space requirements of this section shall not be exceeded by more than 10%, unless approved by the Planning Commission as part of site plan review. In approving additional parking space, the Planning Commission shall determine that the parking is necessary, based on documented evidence, to accommodate the use on a typical day.

(h) Downtown Parking. There are no minimum motor vehicle parking requirements in the B-1 Central Business District. The Village encourages off-street parking alternatives, such as shared use private parking lot agreements with adjacent property owners, including information on peak hours of service and estimated maximum number of customers, on site bicycle parking facilities, and/or requiring employees to park further away from businesses.

(i) Bicycle Parking. The minimum number of required bicycle parking racks shall be provided and maintained on the premises or as otherwise allowed by this chapter, based on the applicable requirements of Table 1264.02.

(1) All bicycle parking spaces and associated racks shall not impede pedestrian walkways.

(2) Bicycle parking racks must provide two points of contact with the bicycle frame, such as Inverted U or Post & Ring design.

(3) When multiple bicycle parking racks are installed, at least thirty-six inches (36") must be provided between racks, to accommodate electric bicycles, tricycles, and other wide non-motorized vehicles.

(4) The Planning Commission may, in individual instances and for good cause shown, waive the bicycle parking requirement, **e.g., when bicycle parking is available inside the primary dwelling or accessory dwelling, or in a similar secure and covered location.**

(5) Two or more buildings or uses may share a common parking facility, provided the number of parking spaces available equals the required number of spaces for all the uses computed separately.



Figure 1. Examples of Allowed Bicycle Racks

(j) Required Off-Street Motor Vehicle Parking Spaces. The minimum number of required off-street parking spaces shall be provided and maintained on the premises or as otherwise allowed by this chapter, on the basis of the applicable requirements of Table 1264.02. As a condition of approval, the Village Council may require that a performance guarantee be posted, in accordance with the provisions of Section 1272.04.

- (1) When units or measurements determining the number of required parking spaces result in a fraction over one-half, a full parking space shall be required.
- (2) In the case of a use not specifically mentioned, the requirement for off-street parking facilities for a specified use which is most similar, as determined by the Zoning Administrator, shall apply.
- (3) Each 24 inches of bench, pew, or similar seating facilities shall be counted as one seat, except if specifications and plans filed in conjunction with a building permit application specify a maximum seating capacity, that number may be used as the basis for required parking spaces.
- (4) Where parking requirements are based upon maximum seating or occupancy capacity, the capacity shall be as determined by the Building Code and Fire Code.
- (5) Unless otherwise indicated, floor area shall be usable floor area (UFA).

Table 1264.02 Motor Vehicle and Bicycle Parking Requirements by Use

<i>Use</i>	Motor Vehicle parking spaces	Bicycle parking spaces <u>Racks</u> (<u>per figure 1 above bicycle racks</u>)
Residential Uses		
Accessory dwellings	1 space per dwelling unit.	none
Bed and breakfast	2 for the owner/operator and 1 per leasable room.	Half car requirement <u>One fourth car requirement</u>
Boarding or rooming house	1 space per 2 beds, plus 2 additional spaces for owner or employees.	Half car requirement <u>One fourth car requirement</u>
Dormitories, fraternities and similar student housing	1 per 3 occupants, plus 1 per 2 full-time equivalent employees.	Half car requirement <u>One fourth car requirement</u>
Group homes, juvenile and adult	1 per 4 occupants.	Half car requirement <u>One fourth car requirement</u>
Multiple-family residential dwellings	2 spaces per dwelling unit.	Half car requirement <u>One fourth car requirement</u>
Pocket neighborhood development	1.5 spaces per dwelling unit.	Half car requirement <u>One fourth car requirement</u>
Senior apartments and senior independent living	1.25 spaces per unit. Should units revert to general occupancy, the requirements for multiple family dwellings shall apply.	One fourth car requirement <u>One eighth car requirement</u>

Single-family and two-family dwellings	2 spaces per dwelling unit.	none
Transient Guest Lodging	1 space in addition to spaces required for principal dwelling	none <u>One fourth car requirement</u>
Institutional Uses		
Auditoriums, assembly halls, meeting rooms, theaters, and similar places of assembly	1 space per 3 seats, based on maximum seating capacity in the main place of assembly therein, as established by the Village Fire and Building Codes.	2 racks plus 1 additional rack per each 3% of maximum seating capacity (i.e. 3 racks for 100 seats)
Child day care centers, nursery schools, and day nurseries; adult day care centers	1 per 350 sq. ft. of UFA, plus 1 per employee. Sufficient area shall be designated for drop-off of children or adults in a safe manner that will not result in traffic disruptions.	<u>One fourth car requirement</u> <u>One eighth car requirement</u>
Churches and customary related uses	1 per 5 seats in the main unit of worship, plus spaces required for each accessory use such as a school.	2 racks plus 1 additional rack per each 3% of maximum capacity
Colleges and universities; business, trade, technical, vocational, or industrial schools	1 per classroom plus 1 per 3 students based on the maximum number of students attending classes at any one time.	1 rack for every 15 employees and students
Elementary and middle schools	1 per teacher, employee, or administrator, in addition to the requirements for places of assembly such as auditorium, gymnasium, or stadium.	1 rack for every 15 employees and students, in addition to the requirements for places of assembly such as auditorium, gymnasium, or stadium.
Government offices	1 per 300 sq. ft. of UFA plus requirements for auditoriums, meeting halls or other assembly rooms.	1 rack for every 15 employees, in addition to the requirements for places of assembly such as auditorium, gymnasium, or stadium.
High schools; performing and fine arts schools	1 per teacher, employee, or administrator, and 1 for every 10 students, in addition to the requirements for places of assembly such as auditorium, gymnasium, or stadium.	1 rack for every 15 employees and students, in addition to the requirements for places of assembly such as auditorium, gymnasium, or stadium.
Hospitals and similar facilities for human care	1 per 2 beds, plus 1 per employee on the largest shift.	1 rack for every 20 employees and residents
Nursing and convalescent homes	1 per 3 beds or occupants and 1 space per staff member or employee on the largest shift.	1 rack for every 30 employees and residents

Post office	1 per 200 sq. ft. of UFA.	One fourth car requirement <u>One eighth car requirement</u>
Public libraries and museums	1 per 800 sq. ft. of UFA, plus requirements for auditoriums, classrooms or other assembly rooms.	One fourth car requirement <u>One eighth car requirement</u>
Retail Uses		
Retail stores except as otherwise specified herein	1 for every 250 sq. ft. of UFA.	1 rack plus 1 additional rack for every 2000 sq.ft. of UFA
Multi-tenant shopping centers	with 60,000 square feet or less of retail	1 for every 250 sq. ft. of retail UFA. 1 rack plus 1 additional rack for every 2000 sq.ft. of UFA
	with over 60,000 square feet of retail	1 for every 220 sq. ft. of retail UFA. 1 rack plus 1 additional rack for every 2000 sq.ft. of UFA
	With restaurants	If more than 20% of the shopping center's floor area is occupied by restaurants or entertainment uses, parking requirements for these uses shall be calculated separately. Where the amount of restaurant space is unknown, it shall be assumed to be 20%. 1 rack plus 1 additional rack for every 2000 sq.ft. of UFA
Agricultural sales, greenhouses and nurseries or roadside stands	1 per employee plus 1 per 100 sq. ft. of actual permanent or temporary area devoted primarily to sales.	One fourth car requirement <u>One eighth car requirement</u>
Animal grooming, training, day care, and boarding	1 for every 300 sq. ft. of UFA.	2 racks
Farmers' markets	1 for every 150 sq. ft. of lot area used for sales or display.	6 racks
Furniture and appliance, household equipment, show-room of a plumber, decorator, electrician, hardware, wholesale and repair shop, or other similar uses	1 for every 800 sq. ft. of net UFA plus 1 additional space per employee.	2 racks

Grocery store/supermarket	1 for every 200 sq. ft. of UFA.	1 rack plus 1 additional rack for every 1000 sq.ft. of UFA
Home improvement centers	1 for every 300 sq. ft. of UFA.	2 racks
Open air businesses, except as otherwise specified herein	1 for every 500 sq. ft. of lot area for retail sales, uses, and services.	Half car requirement <u>One fourth car requirement</u>
Vehicle dealerships, including automobiles, RVs, motorcycles, snowmobiles, ATVs and boats	1 for every 300 sq. ft. of show room floor space, plus 1 per automobile service stall, plus 1 per employee.	2 racks
Service Uses		
Motor vehicle service stations (gas stations and truck stops)	1 per employee, plus additional parking required for other uses within vehicle service station, such as the retail floor area, restaurants or vehicle repair stalls. Each automobile fueling position shall count as one quarter of a required space for the spaces required for other uses within an automobile service station.	2 racks
Vehicle repair establishment, major or minor	2 per service stall, plus 1 per employee.	2 racks
Vehicle quick oil change	2 stacking spaces per service stall, rack or pit plus 1 per employee.	1 rack
Vehicle wash	Self-service (coin-operated)	4 spaces plus 4 stacking spaces for every washing stall.
	Full service	4 spaces, plus 1 per employee. 15 stacking spaces for every washing stall or line, plus a minimum 30 foot long drying lane to prevent water from collecting on street
Banks and other financial institutions	1 per 200 sq. ft. of UFA for the public. Drive-up windows/drive-up ATMs shall be provided with 3 stacking spaces per window or drive-up ATM.	3 racks
Beauty parlor or barber shop	2 parking spaces per chair/station.	2 racks
Dry cleaners	1 per 500 sq. ft. of UFA.	2 racks
Laundromats	1 per washer-dryer pair, plus 1 space per employee.	2 racks

Mortuary establishment, funeral home	1 per 50 sq. ft. of assembly room or parlor floor space.	2 racks
Motel, hotel or other commercial lodging establishment	1.25 per guest unit. In addition, spaces required for ancillary uses such as lounges, restaurants or places of assembly shall be provided and determined on the basis of specific requirements for each individual use.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Restaurants, Bars and Clubs		
Standard sit-down restaurants with liquor license and brew pubs	1 per 50 sq. ft. of UFA.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Standard sit-down restaurants without liquor license	1 per 75 sq. ft. of UFA.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Carry-out restaurant (with no or limited seating for eating on premises)	6 per service or counter station, plus 1 per employee.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Open front restaurant/ice cream stand	6 spaces, plus 1 per employee and 1 per 4 seats.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Drive-through restaurant	1 per 30 sq. ft. UFA, plus 8 stacking spaces per food pickup window.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Bars, lounges, taverns, nightclubs (majority of sales consist of alcoholic beverages)	1 per 50 sq. ft. of UFA.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Private clubs, lodge halls, or banquet halls	1 for every 3 persons allowed within the maximum occupancy load as established by the Village Fire and Building Codes.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Recreation		
Athletic clubs, exercise establishments, health studios, sauna baths, martial art schools and other similar uses	1 per 3 persons allowed within the maximum occupancy load as established by Village Fire and Building Codes, plus 1 per employee.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Billiard parlors	1 per 3 persons allowed within the maximum occupancy load as established by Village Building and Fire Codes or 1 per 300 square feet of gross floor area, whichever is greater.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Bowling alleys	8 per bowling lane plus additional for accessory uses such as bars or restaurants.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Indoor recreation establishments including gymnasiums, tennis courts and handball, roller or ice-skating rinks, exhibition halls, dance halls, and banquet halls	1 space for every 3 persons allowed within the maximum occupancy load as established by the Village Fire and Building Codes.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Golf courses open to the public, except miniature or "par-3"	6 per 1 golf hole, plus 1 per employee, plus additional for any bar, restaurant, banquet facility or similar use.	<u>Half car requirement</u> <u>One fourth car requirement</u>
Miniature or "par-3" courses	3 per 1 hole plus 1 per employee.	<u>Half car requirement</u> <u>One fourth car requirement</u>

Stadium, sports arenas, sports fields (ball diamonds, soccer fields, etc.) or similar place of outdoor assembly	1 for every 3 seats or 1 for every 6 feet of bench, plus 1 per employee. For fields without spectator seating, there shall be a minimum of 30 spaces per field.	Half-car requirement <u>One fourth car requirement</u>
Offices		
Business offices or professional offices of lawyers, architects or similar professionals	1 for every 300 sq. ft. of UFA, but no less than 5 parking spaces.	1 rack per 5 employees and 1 additional rack per 1000 sq ft, but no less than 6 rack
Medical offices of doctors, dentists, veterinarians or similar professions	1 for every 200 sq. ft. of UFA.	1 rack per 5 employees and 1 additional rack per 1000 sq ft
Industrial Uses		
Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing, plumbing or electrical work-shops	1 for every 1.5 employees or 550 sq. ft. of gross floor area, whichever is greater.	1 rack for every 10 employees
Warehouses and storage buildings	1 per employee computed on the basis of the greatest number of persons employed at any one time during the day or night, or 1 for every 5,000 square feet of gross floor area, whichever is greater.	1 rack for every 10 employees
Mini warehouses/self storage	Unobstructed parking area equal to 1 for every 10 door openings, plus parking for other uses on site such as truck rental.	Half-car requirement <u>One fourth car requirement</u>
Truck terminal	1 per employee plus 2 truck spaces of 10 by 70 feet per truck berth or docking space.	none

1264.03 OFF-STREET PARKING AND FACILITY DESIGN.

(a) Location and Setbacks. Off-street parking lots shall meet the setback requirements applicable to parking, as specified in the zoning district or requirements which may be specified for individual uses.

(b) Parking Construction and Development. The construction of any parking lot shall require approval of a site plan, in accordance with Chapter 1268. Construction shall be completed and approved by the Zoning Administrator before a certificate of occupancy is issued and the parking lot is used.

(1) Pavement. All parking lots and vehicle and equipment storage areas shall be paved with an asphalt or concrete binder, and shall be graded and drained so as to dispose of surface water which might accumulate. The Planning Commission may approve alternative paving materials, such as permeable/grass pavers, for all or a portion of the parking areas, based upon credible evidence of the durability and appearance of the proposed materials. For storage areas, the

Planning Commission may approve a substitute for hard-surfaced pavement upon a determination that there are no adverse effects on adjoining properties.

(2) Drainage. Surface water from parking areas shall be managed in accordance with the Village engineering standards. The Village Manager shall, in consultation with the Village Engineer, determine the appropriate detention treatment. The applicant shall be responsible for all costs associated with the Village Engineer's review.

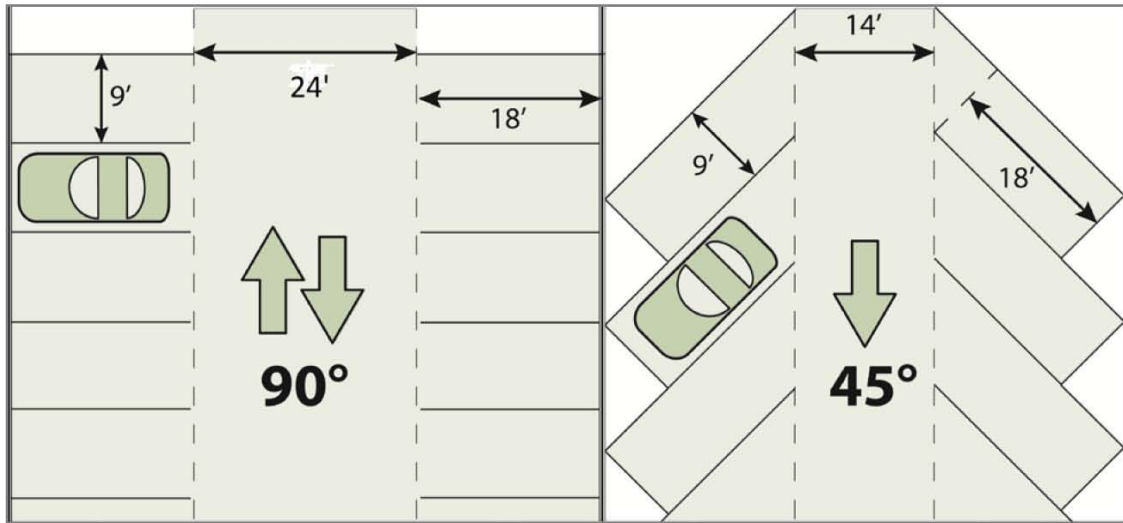
(3) Dimensions. Parking space and aisle dimensions shall meet the applicable requirements specified in Table 1264.03.

A. Angled parking between these ranges shall be to the nearest degree.

B. Space length may be reduced by up to two feet if an unobstructed overhang, such as a landscaped area or sidewalk, is provided. A sidewalk shall have a minimum width of seven feet where abutting a parking area. There shall be a minimum distance of seven feet between the parking lot curb and building. Where curbing does not exist, bumper blocks shall be provided to protect pedestrian space adjacent to the building.

C. All parking lots shall be striped and maintained showing individual parking bays, in accordance with the following dimensions:

<i>Table 1264.03 Dimensional Requirements (feet)</i>					
Parking Pattern	Parking Space		Maneuvering Lane Width	Total One Row of Parking and Maneuvering Lane	Total Bay (Two Rows of Parking and Maneuvering Lane)
	Width	Length			
0°(parallel)	8	21	12	20	28
30° to 53°	9	18	14	32	50
54° to 74°	9	18	18	36	54
75° to 90°	9	18	24	42	60



(4) Stacking spaces. Waiting/stacking spaces for drive-through uses (such as banks, restaurants, car washes, pharmacies, dry cleaners and oil change establishments) shall be at least 24 feet long and ten feet wide. Stacking spaces shall not block required off-street parking spaces. Where the drive-through waiting lane provides for a single lane for five or more vehicles, an escape/by-pass lane shall be provided to allow vehicles to exit the waiting lane.

(5) Ingress and egress. Adequate vehicular ingress and egress to the parking area shall be provided by means of clearly limited and defined drives. All parking lots shall provide interior access and circulation aisles for all parking spaces. The use of public streets for maneuvering into or out of off-street parking spaces shall be prohibited. Ingress and egress to a parking lot in a nonresidential zoning district shall not be through a residential district, except in instances where access is provided by means of an alley that forms the boundary between a residential and nonresidential district. Except in the B-1 District (downtown), access to nonresidential parking lots shall meet the following standards:

A. Ingress and egress driveways shall be located no closer than 50 feet to the intersecting right-of-way of two streets and no closer than three feet to any adjoining property line.

B. Driveways shall not exceed 30 feet in width, as measured at the right-of-way line.

C. A maximum of one driveway shall be permitted per street frontage; provided a second driveway may be allowed where the frontage exceeds 200 feet.

D. No driveway shall be closer than 75 feet to another driveway on the same or abutting property.

E. Driveways shall be perpendicular or no more than 30 degrees from perpendicular to the curb.

F. Driveways shall not be located closer than 25 feet to any property line, unless approved as a shared driveway for two or more properties.

G. All driveways shall be constructed in accordance with the Village engineering standards.

(6) Curbing. A six-inch concrete curb, or alternative as determined by the Planning Commission, shall be provided around all sides of any parking lot of five or more spaces to protect landscaped areas, sidewalks, buildings, or adjacent property from vehicles that might otherwise extend beyond the edge of the parking lot. Curb openings are allowed for storm water drainage, as recommended by the Village Engineer. Plantings shall be set back two feet from curbs to allow for bumper overhang.

(7) Landscaping. Off-street parking areas shall be landscaped and/or buffered, in accordance with the requirements of Chapter 1270.

(8) Lighting. Light fixtures used to illuminate off-street parking areas shall be arranged to deflect the light away from adjoining properties and adjacent streets. Lighting fixtures in parking areas adjacent to any residentially zoned or used property shall not exceed 20 feet in height. Fixtures in all other parking areas shall not exceed 35 feet in height. Light fixtures shall be designed to achieve 90 degree luminary cutoff.

(9) Fire lanes. Fire lanes shall be designated on the site and posted with signage prior to occupancy. Vehicle circulation shall meet turning radius requirements set by the Fire Department.

(c) Barrier Free Parking in Parking Lots. Within each parking lot, signed and marked barrier free spaces shall be provided at a convenient location, in accordance with the Barrier Free Parking Space Requirements of the Ohio Department of Transportation. Barrier free spaces shall be located as close as possible to building entrances. Where a curb exists between a parking lot surface and a sidewalk entrance, an inclined approach or curb cut with a gradient of not more than a 1:12 slope and width of a minimum four feet shall be provided for wheelchair access.

(d) Maintenance. All parking areas shall be maintained free of trash and debris. Surface, curbing, light fixtures and signage shall be maintained in good condition.

(e) Limitations on Use of Parking Lots.

(1) Off-street parking areas are intended only for temporary vehicle parking for public safety. Except when land is used as storage space in connection with the business of a repair or service garage, use of parking areas or open land is not permitted for the storage or parking of wrecked or junked cars, or for creating a junk yard or nuisance.

(2) Loading spaces, as required in Section 1264.04, and parking spaces, required in Section 1264.02, shall be considered separate and distinct requirements and shall be provided as individual components on the site. In no case shall one component be construed as meeting the requirements of the other.

(3) Parking lots and loading areas shall not be used for the long-term storage of trucks or trailers, except where such outdoor storage is specifically permitted in the industrial district. Overnight parking or storage of commercial vehicles shall be prohibited, except for uses and locations approved for vehicle storage. This shall not be construed to prohibit the parking

overnight of commercial fleet vehicles or the short-term parking of trailers in loading bays or staging areas in Business or Industrial Districts.

(4) It shall be unlawful to use a parking lot or open area to store or park any vehicle for the purpose of displaying vehicles for sale, except in an approved vehicle sales dealership.

(Ord. 2013-19. Passed 9-16-13.)

1264.04 OFF-STREET LOADING REQUIREMENTS.

(a) Uses Requiring Loading Area. On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, retails sales, consumer services or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets, alleys and parking spaces. This provision shall not apply to uses in the B-1 District.

(b) Loading Area Requirements. Loading and unloading spaces shall be paved and, unless otherwise adequately provided for, shall be ten feet by 50 feet, with 15-foot height clearance, according to the following schedule:

<i>Table 1264.04 Minimum Off-Street Loading Requirements</i>	
<i>Building Net GFA</i>	<i>Minimum Truck Loading Spaces</i>
0—1,400 sq. ft.	None
1,401—20,000 sq. ft.	1 space
20,001—100,000 sq. ft.	1 space plus 1 space for each 40,000 sq. ft. in excess of 20,000 sq. ft.
100,001—500,000 sq. ft.	5 spaces plus one 1 space for each 40,000 sq. ft. in excess of 100,000 sq. ft.
Over 500,000 sq. ft.	15 spaces plus 1 space for each 80,000 sq. ft. in excess of 500,000 square feet.

(c) Orientation of Overhead Doors. Overhead doors for truck loading areas shall not face a public right-of-way and shall be screened to not be visible from a public street or an adjacent residential district.