

Proposed Changes to 3312 Off-Street Parking and Loading –May 11, 2009

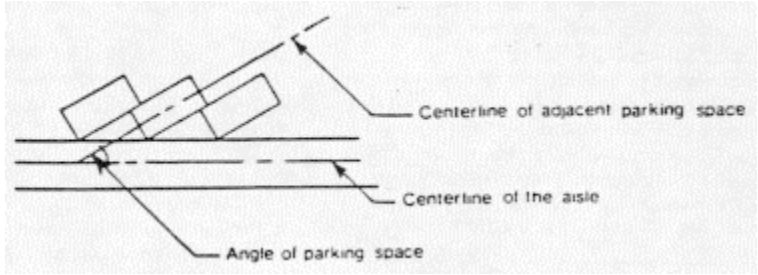
The following table summarizes proposed change to the city’s parking code. This proposal collapses the current 29 sections into the following four sections:

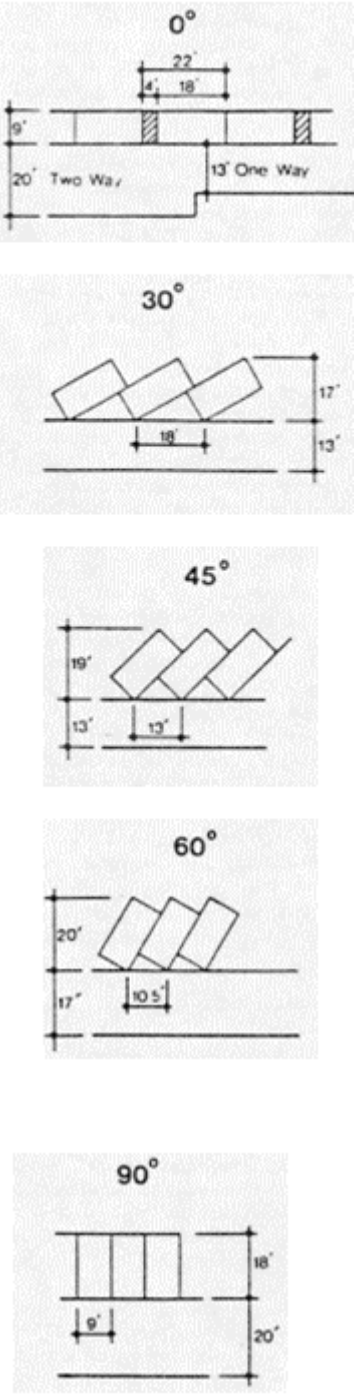
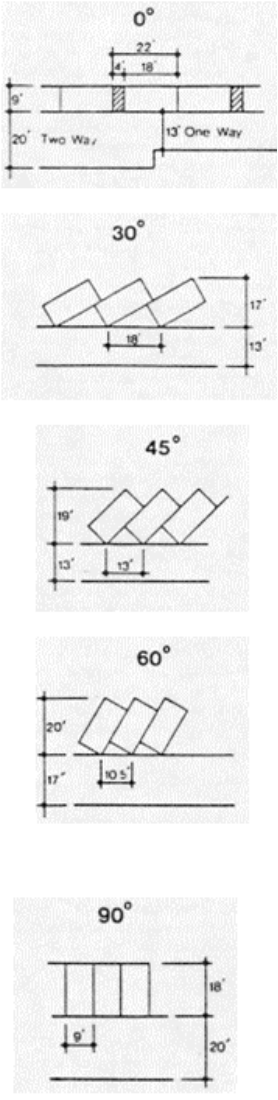
- 01 Purpose
- 02 Administrative Requirements
- 03 Parking Lot Design Standards
- 04 Parking, Loading and Stacking Requirements

Proposed Code	Current Code	Comments
New definitions are not shown on chart	Existing definitions in 3303 not shown	
<p>3305.02 Application for zoning clearance.</p> <p>An application for a certificate of zoning clearance shall be filed on approved forms and shall contain such information as the Director deems reasonably necessary to determine compliance with and to provide for the enforcement of this Zoning Code. For any proposed new use or enlargement of an existing use in any district; for any alteration of any building, structure, or parking lot; or for the grading, excavating, or filling of land; sufficient copies of the application and site plan for a zoning clearance shall be submitted to enable the division to refer such site plans to various other city departments and divisions as appropriate for their review and recommendations. The site plan shall contain information the Director deems necessary to determine compliance with city codes.</p>	<p>Delete this section. Issue addressed with proposed modification to 3305.02</p> <p>3342.03 Site plan.</p> <p>The applicant shall submit, with his application, six (6) copies of a site plan containing the following information:</p> <ol style="list-style-type: none"> 1. Names of applicant, architect, engineer and contractor with their respective addresses and phone numbers; 2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks which would assist in locating and identifying the property; 3. Present zoning, existing use and proposed use; 4. Zoning and use of each adjacent property; 5. Adjacent building locations; 6. North arrow; 7. Scale of drawing using a suitable standard scale; 8. Dimensions and location of: <ol style="list-style-type: none"> a. Property lines on all sides, b. All setback lines, c. Existing buildings and proposed buildings, d. Dumpsters, e. Proposed sidewalks and curb cuts, f. Existing sidewalks, curbs, alleys, streets and service or frontage roads, g. All easements, utility poles, fire hydrants, street trees, and obstructions on the subject property and in the adjacent right-of-way, h. Any property proposed for dedication or easements; 9. Parcel area in square feet; 10. Building area in square feet and by separate uses; 11. Dimensions and location of existing and proposed off-street parking and loading facilities including, but not limited to: aisles, driveways, individual parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, interior landscaping, landscaping in the setback area, and graphics; 12. Number of parking spaces and loading spaces as required by this Zoning Code; 13. Number and type of new parking spaces (such as spaces for the handicapped and for standard or small cars) and loading spaces provided; 14. Number of existing parking spaces and loading spaces; 15. Proposed building height and number of floors; 16. Existing and proposed traffic circulation pattern; 17. Contour lines, if in or adjacent to the flood plain; 18. Additional data or information which the applicant or the Administrator deems necessary for proper consideration of the application; 19. Signature of the applicant attesting to the truth and exactness of all information included in the application and site plan. (Ord. 18-85.) 	
New chapter 3312 replaces 3342 in the zoning code		
<p>3312.01 Purpose.</p> <p>The purpose of this chapter is to regulate land use for parking, loading and maneuvering; to assure the provision of at least the minimum number of off-street parking spaces for each use; to enact standards for parking, stacking, and loading; to assure maintenance of existing parking; and to prohibit inappropriate parking. These standards are designed to provide for the parking and loading needs of occupants, customers, visitors or others involved in the use or occupancy of any building or parking lot; to balance needs associated with different transportation modes, including automobile, pedestrian, transit and bicycle; ensure that off-street parking, loading, stacking and access demands will not adversely affect other nearby land uses and surrounding neighborhoods; require appropriate landscaping and buffering of off-street parking lots for pedestrian safety and traffic separation, visually break up large expanses of pavement, and visually screen off-street parking lots, loading and stacking areas; all to enhance convenience and to protect the public health, safety and general welfare.</p>	<p>3342.01 Purpose.</p> <p>The purpose of this chapter is to regulate land use for parking, loading and maneuvering; to assure the provision of at least the minimum number of off-street parking spaces for each use; to enact standards for parking and loading; to assure maintenance of existing parking; and to prohibit inappropriate parking. These standards are designed to provide for the parking and loading needs of occupants, customers, visitors or others involved in the use or occupancy of any building or parking lot; to minimize parking on the public street and traffic congestion; and to limit noise pollution and wear and tear on the public streets; all to protect the public health, safety and general welfare.</p> <p>This chapter regulates parking and loading that is designed for either principal or accessory uses. The standards in this chapter are those that will be reviewed by the division of building services before issuing a certificate of zoning clearance. Other parking or parking lot requirements may be regulated by the division of traffic engineering and the division of sewerage and drainage. (Ord. 18-85; Ord. 1272-01 § 1 (part).)</p>	<p><i>Purpose clause expands upon original text. Includes references to pedestrian safety, landscaping, and accommodating bicycles.</i></p>

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<p>This chapter regulates parking, stacking, and loading designed for either principal or accessory uses. The standards in this chapter are those that will be reviewed by the director before issuing a certificate of zoning clearance. Other parking or parking lot requirements may be regulated by the department of public service and the department of public utilities.</p>																												
<p>3312.03 Administrative requirements.</p> <p>3312.03 Administrative requirements.</p> <p>A. Each owner of real property shall provide and continue to provide parking in compliance with code provisions in effect at the time such particular use commenced.</p> <p>B. Any person who initiates a new use, changes the intensity of, or expands an existing use on any lot shall provide off-street parking, stacking, loading and maneuvering in compliance with this chapter. For purposes of this chapter, “existing” means prior to change or expansion and includes “former”; and “new” means subsequent to change or expansion and includes “proposed.”</p> <p>C. The minimum number of parking, stacking and loading spaces required for a particular use is specified in this chapter. Exceptions to these minimum requirements are as follows:</p> <p>1. Special Parking Areas. A lot which lies within a special parking area shall be subject to specifications for that area.</p> <p>2. Initiating a New Use, Changing the Intensity of or Expanding an Existing Use. A use of higher intensity requires more parking spaces than does a use of lower intensity. For purposes of comparison, “intensity” means the minimum requirements for parking spaces generated by a particular use. Any person, who initiates a new use or changes the intensity of or expands an existing use on any lot, shall provide the number of parking spaces required by such use, calculated as specified in items (a) through (f).</p> <p>a. Without expansion of an existing building, a new use of intensity equal to or lower than the existing use shall provide the required parking for the new use or, at the minimum, maintain the existing number of parking spaces; no additional parking spaces shall be required.</p> <p>Example: Existing medical office to new law office Required spaces for existing medical office = 10 Required spaces for new law office = 7 Existing spaces = 5 Total parking spaces required for new use = 5</p> <p>b. With expansion of an existing building, a new use of intensity equal to or lower than the existing use shall provide the same number of parking spaces as the existing number of parking spaces, plus the additional parking spaces required for the expansion.</p> <p>Example: Existing medical office to new law office Required spaces for existing medical office = 10 Required spaces for new law office = 7 Existing spaces = 5 Spaces required for building expansion = 4 Existing parking spaces = 5 Total required for new use (4 + 5) = 9</p> <p>c. Without expansion of an existing building, a new use of higher intensity than the existing use shall provide the same number of parking spaces as the existing use, plus additional parking spaces equal to the difference between that required for the higher and lower intensity uses.</p> <p>Example: Existing retail store to new restaurant Required spaces for existing retail store = 8 Required spaces for new restaurant = 27</p>	<p>3342.02 Administrative requirements.</p> <p>1. Each owner of real property shall provide and continue to provide parking in compliance with code provisions in effect at the time such particular use commenced.</p> <p>2. Any person who initiates a new use, or changes or expands an existing use on any lot shall provide off-street parking, loading and maneuvering spaces in compliance with this chapter. For purposes of this chapter, “existing” means prior to change or expansion and includes “former”; and “new” means subsequent to change or expansion and includes “proposed.”</p> <p>3. The minimum number of parking and loading spaces required for a particular use are specified in this chapter. Exceptions to these minimum requirements are as follows:</p> <p>a. Special Parking Areas. A lot which lies within a special parking area, shall be subject to specifications for that area.</p> <p>b. Change of Use. A use of higher intensity requires more parking spaces than does a use of lower intensity. For purposes of comparison “intensity” means the demand for parking spaces generated by a particular use. Such demand is measured by the requirements of this chapter. Any person who changes a use on any lot, shall provide the number of parking spaces required by the intensity of such use calculated as specified in items (1) through (6).</p> <p>(1) Without expansion of an existing building, a new use of intensity equal to or lower than the existing use shall provide the same number of parking spaces as the existing number of parking spaces; no additional parking spaces shall be required. Example:</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 50%;">Existing medical clinic</td> <td style="text-align: center; width: 50%;">New law office</td> </tr> <tr> <td style="text-align: center;">Required spaces = 10</td> <td style="text-align: center;">Required spaces = 7</td> </tr> <tr> <td style="text-align: center;">Existing spaces = 5</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">Total parking spaces required for new use = 5</td> </tr> </table> <p>(2) With expansion of an existing building, a new use of intensity equal to or lower than the existing use shall provide the same number of parking spaces as the existing number of parking spaces, plus the additional parking spaces required for the expansion. 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Example:</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 50%;">Existing retail store</td> <td style="text-align: center; width: 50%;">New restaurant</td> </tr> <tr> <td style="text-align: center;">Required spaces = 8</td> <td style="text-align: center;">Required spaces = 27</td> </tr> </table>	Existing medical clinic	New law office	Required spaces = 10	Required spaces = 7	Existing spaces = 5			Total parking spaces required for new use = 5	Existing medical clinic	New law office	Required spaces = 10	Required spaces = 7	Existing spaces = 5			Building expansion Required spaces = 4	Existing parking spaces	= 5	Spaces required for building expansion	= 4	Total parking spaces required for new use	= 9	Existing retail store	New restaurant	Required spaces = 8	Required spaces = 27	
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<p>Existing spaces = 5 Difference between intensities (27 - 8) = 19 Total parking spaces required for new use (5 + 19) = 24</p> <p>d. With expansion of an existing building where the number of existing parking spaces is less than the number required for the existing use and is also less than that required for the new use, a new use of higher intensity than the existing use shall provide the same number of parking spaces as the existing use, plus additional parking spaces equal to the difference between that required for the higher and lower intensity uses, plus that number required for the expansion. Example: Existing retail store to new restaurant Required spaces for existing retail store = 8 Required spaces for new restaurant = 27 Existing spaces = 5 Spaces required for building expansion = 12 Difference between intensities (27 - 8) = 19 Total parking spaces required for new use (5 + 12 + 19) = 36</p> <p>e. With expansion of an existing building where the number of existing parking spaces is less than that required for the existing use but is more than that required for the new use, a new use shall provide the number of parking spaces required for the new use plus that required for the expansion. Example: Existing medical office to new law office Required spaces for existing medical office = 10 Required spaces for new law office = 7 Existing spaces = 9 Spaces required for building expansion = 4 Total parking spaces required for new use (7 + 4) = 11</p> <p>f. With expansion of an existing building where the number of existing parking spaces exceeds both that required for the existing use and that required for the new use, a new use shall provide the number of parking spaces required for the new use plus that required for the expansion. Example: Existing retail store to new restaurant Required spaces for existing retail store = 8 Required spaces for new restaurant = 27 Existing spaces = 29 Spaces required for building expansion = 12 Total parking spaces required for new use (27 + 12) = 39</p> <p>D. Parking spaces shall be provided on the same lot as the use they are intended to serve with the following exceptions: 1. For a commercial, institutional or manufacturing use, the parking may be provided on a lot that is: a. Located within 750 feet of the use to be served; and b. Owned or leased by the operator of the commercial, institutional, or manufacturing use and located in an appropriate zoning district with a limited overlay or CPD text having conditions which limit its use to parking reserved for the duration of that use to be served. E. Revision of an approved parking lot; including, but not limited to reduction, enlargement, restriping or remarking of any parking lot in a manner that differs from the existing site plan; shall require a new site plan and a certificate of zoning clearance prior to such change. F. Off-street parking and loading spaces required for any use not specifically listed herein shall be the same as that required for a similar type use as determined by the Director.</p>	<p>Existing spaces = 5 Existing parking spaces = 5 Difference between intensities (27-8) = 19 Total parking spaces required for new use = 24</p> <p>(4) With expansion of an existing building where the number of existing parking spaces is less than the number required for the existing use and is also less than that required for the new use, a new use of higher intensity than the existing use shall provide the same number of parking spaces as the existing use, plus additional parking spaces equal to the difference between that required for the higher and lower intensity uses, plus that number required for the expansion. 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For a commercial, institutional or industrial use, the parking may be provided on a lot that is:</p>	Existing retail store	New restaurant	Required spaces = 8	Required spaces = 27	Existing spaces = 5	Building expansion Required spaces = 12	Existing parking spaces = 5		Difference between intensities (27-8) = 19		Spaces required for building expansion = 12		Total parking spaces required for new use = 36		Existing medical clinic	New law office	Required spaces = 10	Required spaces = 7	Existing spaces = 9	Building expansion Required spaces = 4	Parking spaces required for new law office = 7		Spaces required for building expansion = 4		Total parking spaces required for new use = 11		Existing retail store	New restaurant	Required spaces = 8	Required spaces = 27	Existing spaces = 29	Building expansion Required spaces = 12	Parking spaces required for new restaurant = 27		Spaces required for building expansion = 12		Total parking spaces required for new use = 39		
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	<p>(1) Located within seven hundred and fifty (750) feet of the use to be served; and</p> <p>(2) Owned or leased by the applicant and located in an appropriate zoning district with a limited overlay having conditions which limit its use to parking reserved for the duration of that use to be served.</p> <p>5. Revision of an approved parking lot; including, but not limited to reduction, enlargement, restriping or remarking of any parking lot in a manner that differs from the existing site plan; shall require a new site plan and a certificate of zoning clearance prior to such change.</p> <p>6. Off-street parking and loading spaces required for any use not specifically listed herein shall be the same as that required for a similar type use as determined by the administrator. (Ord. 1221-87; Ord. 1909-01 § 1 (part).)</p>																									
<p>Parking lot design standards.</p>																										
<p>3312.09 Aisle. An aisle is that portion of the circulation area within a parking lot, excluding the driveway, which provides accessibility to parking, stacking or loading spaces. An aisle to serve adjacent loading spaces shall have a minimum width of 15 feet. No part of the loading space may be included in this calculation. The minimum width permissible for an aisle to serve adjacent parking spaces shall depend on the smallest angle of parking as measured between the centerline of the aisle and the centerline of the adjacent parking space as illustrated in Figure 2 and as set out in the table marked Figure 3:</p>  <p>Figure 2</p> <table border="1" data-bbox="273 1286 988 1548"> <thead> <tr> <th>Angle of parking</th> <th>Minimum aisle width</th> </tr> </thead> <tbody> <tr> <td>80° or more</td> <td>20 feet - two way travel</td> </tr> <tr> <td>Less than 80° but 50° or more</td> <td>17 feet - one way travel</td> </tr> <tr> <td>Less than 50°</td> <td>13 feet - one way travel</td> </tr> <tr> <td>0° or parallel parking</td> <td>13 feet - one way travel</td> </tr> <tr> <td>0° or parallel parking</td> <td>20 feet - two way travel</td> </tr> </tbody> </table> <p>Figure 3.</p>	Angle of parking	Minimum aisle width	80° or more	20 feet - two way travel	Less than 80° but 50° or more	17 feet - one way travel	Less than 50°	13 feet - one way travel	0° or parallel parking	13 feet - one way travel	0° or parallel parking	20 feet - two way travel	<p>3342.06 Aisle. An aisle is that portion of the circulation area within a parking lot, excluding the driveway, that provides accessibility to parking, stacking or loading spaces. An aisle to serve adjacent loading spaces shall have a minimum width of fifteen (15) feet. No part of the loading space may be included in this calculation. The minimum width permissible for an aisle to serve adjacent parking spaces shall depend on the smallest angle of parking as measured between the centerline of the aisle and the centerline of the adjacent parking space as illustrated in Figure 2 and as set out in the table marked Figure 3: 3342_06a.gif</p> <p>(missing Fig.2)</p> <p>Figure 2</p> <table border="1" data-bbox="1491 1300 2206 1562"> <thead> <tr> <th>Angle of parking</th> <th>Minimum aisle width</th> </tr> </thead> <tbody> <tr> <td>80° or more</td> <td>20 feet - two way travel</td> </tr> <tr> <td>Less than 80° but 50° or more</td> <td>17 feet - one way travel</td> </tr> <tr> <td>Less than 50°</td> <td>13 feet - one way travel</td> </tr> <tr> <td>0° or parallel parking</td> <td>13 feet - one way travel</td> </tr> <tr> <td>0° or parallel parking</td> <td>20 feet - two way travel</td> </tr> </tbody> </table>	Angle of parking	Minimum aisle width	80° or more	20 feet - two way travel	Less than 80° but 50° or more	17 feet - one way travel	Less than 50°	13 feet - one way travel	0° or parallel parking	13 feet - one way travel	0° or parallel parking	20 feet - two way travel	
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 <p>0° 22' 4' 18' 9' 20' Two Way 13' One Way</p> <p>30° 17' 13' 18'</p> <p>45° 19' 13' 13'</p> <p>60° 20' 17' 10.5'</p> <p>90° 18' 9' 20'</p>	 <p>0° 22' 4' 18' 9' 20' Two Way 13' One Way</p> <p>30° 17' 13' 18'</p> <p>45° 19' 13' 13'</p> <p>60° 20' 17' 10.5'</p> <p>90° 18' 9' 20'</p> <p>(Ord. 18-85)</p>									
<p>3312.11 Drive-up stacking area.</p> <p>Any use having drive-up service shall provide a motor vehicle stacking area on-site to minimize off-site traffic congestion while waiting for service.</p> <p>For each drive-up unit associated with a use, an owner shall provide stacking spaces, each the size of a regular automobile parking space. The area required for these four to 25 stacking spaces is exclusive of any required parking space, loading space, driveway, aisle or required yard and is dependent on the total number of drive-up units as follows:</p> <table border="1" data-bbox="108 1854 1165 1905"> <thead> <tr> <th data-bbox="108 1854 606 1884">Drive up Stacking Space Requirements Table</th> <th data-bbox="606 1854 1165 1884"></th> </tr> </thead> <tbody> <tr> <td data-bbox="108 1884 606 1905"></td> <td data-bbox="606 1884 1165 1905">Total number of stacking spaces required</td> </tr> </tbody> </table>	Drive up Stacking Space Requirements Table			Total number of stacking spaces required	<p>3342.07 Drive-in stacking area.</p> <p>Any use having a pick-up unit shall provide drive-in stacking area on-site to minimize off-site traffic congestion while waiting for service.</p> <p>For each pick-up unit associated with a use, an owner shall provide stacking spaces, each the size of a regular parking space. The area required for these eight (8) to twenty-five (25) stacking spaces is exclusive of any required parking space, loading space, driveway, aisle or required yard and is dependent on the total number of pick-up units as follows:</p> <table border="1" data-bbox="1258 1834 2439 1884"> <thead> <tr> <th data-bbox="1258 1834 1849 1884">Number of pick-up units</th> <th data-bbox="1849 1834 2439 1884">Minimum total number of stacking spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="1258 1884 1849 1907"></td> <td data-bbox="1849 1884 2439 1907"></td> </tr> </tbody> </table>	Number of pick-up units	Minimum total number of stacking spaces			<p>Created new term, 'drive-up' with new definition to cover uses such as automatic teller machines.</p> <p>Reduced required numbers of stacking spaces based on use. For example, an ATM would require 4 stacking spaces and not 8.</p>
Drive up Stacking Space Requirements Table										
	Total number of stacking spaces required									
Number of pick-up units	Minimum total number of stacking spaces									

Proposed Code	Current Code	Comments																																								
<table border="1" data-bbox="105 203 1171 374"> <thead> <tr> <th></th> <th>1 unit</th> <th>2 units</th> <th>3 units</th> <th>4 units</th> <th>5 or more</th> </tr> </thead> <tbody> <tr> <td>Restaurants drive-through beverage stores, and automatic car washes.</td> <td>8</td> <td>12</td> <td>18</td> <td>23</td> <td>25</td> </tr> <tr> <td>Self service car wash</td> <td>2</td> <td>4</td> <td>6</td> <td>8</td> <td>10</td> </tr> <tr> <td>Bank with drive-up teller service</td> <td>6</td> <td>9</td> <td>13</td> <td>17</td> <td>19</td> </tr> <tr> <td>Other uses and automatic teller machines</td> <td>4</td> <td>6</td> <td>9</td> <td>12</td> <td>13</td> </tr> </tbody> </table> <p>Sites with stacking shall include at least one exclusive by-pass lane with a minimum width of ten feet or include an aisle, driveway or other circulation area in the parking lot design to allow vehicles to by-pass the stacking area. A pick-up unit may project up to one foot into the stacking area.</p>		1 unit	2 units	3 units	4 units	5 or more	Restaurants drive-through beverage stores, and automatic car washes.	8	12	18	23	25	Self service car wash	2	4	6	8	10	Bank with drive-up teller service	6	9	13	17	19	Other uses and automatic teller machines	4	6	9	12	13	<table border="1" data-bbox="1258 203 2439 479"> <tbody> <tr> <td>1</td> <td>8</td> </tr> <tr> <td>2</td> <td>12</td> </tr> <tr> <td>3</td> <td>18</td> </tr> <tr> <td>4</td> <td>23</td> </tr> <tr> <td>5 or more</td> <td>25</td> </tr> </tbody> </table> <p>Sites with stacking shall include an exclusive by-pass lane with a minimum width of ten (10) feet or include an aisle, driveway or other circulation area in the parking lot design to allow vehicles to by-pass the stacking line. A pick-up unit may project up to one (1) foot into the stacking area. (Ord. 18-85.)</p>	1	8	2	12	3	18	4	23	5 or more	25	
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<p>3312.13 Driveway. A driveway is any access corridor leading from a public right-of-way to a parking lot, aisle, parking circulation area, garage, off-street parking space, or loading space. The Department of Public Service shall limit points of driveway access from residentially zoned lots abutting both an improved alley and street. Each driveway shall be located and designed in a manner that provides for the safety of motorists and pedestrians.</p> <p>a. A driveway serving a parking lot shall be designed so that vehicles entering or leaving the parking lot will be traveling in a forward motion. b. A driveway serving a residential parking area containing one to eight parking spaces shall have a minimum width of ten feet. c. All other driveways shall have a minimum width of 20 feet..</p>	<p>3342.08 Driveway. A driveway is any access corridor leading from a public right-of-way to a parking lot, aisle, parking circulation area, garage, off-street parking space or loading space. The division of transportation shall limit points of driveway access from residentially zoned lots abutting both an improved alley and street. Each driveway shall be located and designed in a manner that provides for the safety of motorists and pedestrians.</p> <p>a. A driveway serving a parking lot shall be designed so that vehicles entering or leaving parking lot will be traveling in a forward motion. b. A driveway serving a residential parking area containing one (1) to eight (8) parking spaces shall have a minimum width of ten (10) feet. c. All other driveways shall have a minimum width of twenty (20) feet. (Ord. 18-85; Ord. 1909-01 § 1 (part).)</p>	<p><i>No change except changing division to department</i></p>																																								
<p>3312.15 Dumpster area. Dumpsters shall comply with the provisions of General Site Development Standards chapter.</p> <p>3312.17 Parking lot signs. Signs in a parking lot, including ingress/egress signs, shall comply with the provisions of the Graphics Code.</p> <p>3312.19 Lighting. Lighting shall comply with the provisions of the General Site Development Standards chapter.</p>	<p>3342.09 Dumpster area.</p> <p>A. A dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area. The location of a dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A dumpster shall be screened from view on all sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health.</p> <p>B. Recycling dumpsters, when provided for, by, or on the behalf of a solid waste authority pursuant to a comprehensive recycling program and operated by said solid waste authority, shall be excluded from the requirements contained in this Zoning Code, except that such dumpsters and dumpster areas shall be maintained according to the requirements of the board of health and shall not interfere with any aisle, driveway, loading space or other circulation area or be located in any required parking spot. The solid waste authority shall notify the Director of the location of each recycling dumpster and the materials to be collected as part of the comprehensive recycling program. (Ord. 18-85: Ord. 2331-03 § 1.)</p>	<p><i>Moved lighting and dumpster zoning regulations to newly created Site Development Standards chapter. (See page 15)</i></p>																																								
<p>3312.21 Landscaping and screening. All plants shall be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth. Dead plants shall be replaced within the next growing season.</p> <p>A. Interior landscaping. The interior of any parking lot containing ten parking spaces or more shall be landscaped. Interior landscaping shall be provided at a minimum ratio of one shade tree for every ten parking spaces or fraction thereof. Interior shade trees shall conform to the following standards:</p> <ol style="list-style-type: none"> (1) Trees shall be a minimum of two inches in caliper; (2) Trees shall be planted in landscaped islands or peninsulas at least four feet in width and containing a minimum soil area of 162 square feet. Islands and peninsulas shall be curbed and filled with suitable topsoil and covered with live vegetation, decorative gravel 	<p>3342.11 Landscaping.</p> <p>a. Interior Landscaping. The purpose of requiring interior landscaping is to help reduce glare and heat build-up; to promote interior islands for pedestrian safety and traffic separation; and to visually break up large expanses of pavement. The interior of any parking lot containing sixty (60) parking spaces or more shall be landscaped. Interior landscaping shall be provided at a ratio of one (1) shade tree for every ten (10) parking spaces or fraction thereof. The minimum soil area per tree shall be sixteen (16) square feet. Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area. Landscaping layout and design shall be at the discretion of the applicant. Planting beds for parking lot shade trees shall be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance. All trees shall be maintained in a healthy condition and replaced as needed.</p>	<p><i>Increased parking lot landscaping: Propose to Increase soil area from 16 to 162 square feet per tree; require one tree per 10 spaces for all parking lots containing 10 or more spaces; clarify that interior landscaping must be distributed within the interior of the parking lot; encourage bioretention; specify new 3' headlight screening at streets, and carry the headlight screening to parking lots along alleys within 80 feet of residential. The draft provided an exception for portions of</i></p>																																								

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<p>or mulch;</p> <p>(3) Space devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening area. Landscaped islands and peninsulas do not need to be uniformly spaced, but must be contained within and dispersed throughout the interior of the parking lot;</p> <p>(4) Planting beds for parking lot shade trees shall be arranged and constructed with suitable curbing materials so as to minimize damage to tree trunks and roots from vehicles, pedestrians and parking lot maintenance;</p> <p>(5) If part of bioretention or other storm water control measure approved by the Director of Public Utilities, curbs on landscaped islands or peninsulas may contain openings to allow for drainage. The required tree and other plant material for an island or peninsula designed for bioretention shall be flood tolerant.</p> <p>B. Parking setback and perimeter landscaping. The purpose of requiring landscaping in the parking setback area is to buffer automobile and pedestrian areas and uses; to provide headlight screening; to provide adequate visibility and safety; and to avoid the illegal use of said area for parking. The lot area between the right-of-way and the parking setback line shall be landscaped with plant material and shall not be paved except for a driveway, if necessary. Vision clearance at driveways shall be maintained. Plant species shall be installed and maintained per the following standards:</p> <p>(1) Shade trees shall be a minimum of two inches in caliper at the time of planting, ornamental trees shall be a minimum of one and one-half inches in caliper at the time of planting, shrubs shall be a minimum of twenty-four inches in height at the time of planting.</p> <p>(2) Perimeter parking lot screening required. Any portion of a parking lot located within 80 feet of residentially zoned property shall be screened, as hereinafter set forth, on the perimeter affecting same. For purposes of this section, "affected residential owner" shall mean any owner of residentially zoned property whose boundary lies within 80 feet of the perimeter of a parking lot; and "parking lot" shall include any parking driveway thereto. Screening is not required for portions of parking lots abutting public alleys where used for vehicular access and required vision clearance.</p> <p>(3) In addition, any portion of a parking lot abutting any public street shall be screened for headlights on the perimeter adjacent to the public street.</p> <p>C. Screening indicated on site plan. Setback and perimeter screening required by this section shall be indicated on the original site plan filed to obtain a certificate of zoning clearance for any parking lot. Parking lot screening shall be provided to reduce headlight glare and to visually screen a parking lot from residentially zoned property within 80 feet thereof. Such parking lot screening shall be installed in accordance with the site plan and this section.</p> <p>D. Parking lot screening shall conform to the following standards:</p> <p>1. Screening shall be provided in a landscaped area at least four feet in width and shall consist of a fence (except a chain link fence), landscaped earth mound of 3:1 slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than three feet above the parking lot grade and to an opacity of not less than 75 percent.</p> <p>2. Screening shall be installed and maintained in a neat and orderly manner.</p> <p>3. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot of the ground.</p> <p>4. The percentage of opacity shall be determined by measurement of any square foot of the vertical surface of the screening from a point perpendicular thereto. Permissibly open area shall not be included in the opacity determination.</p> <p>5. When screening consisting of live plants is installed, alone or in combination with other materials, the plants shall:</p> <p>(a) Be selected for year-round dense foliage adequate to shade residences and adjacent rights-of-way from headlight glare;</p> <p>(b) Be selected to achieve the height and density specified in D (1) above within three years of installation;</p> <p>(c) Be matured to a minimum height of two feet at the time of installation; and</p> <p>(d) Be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth.</p> <p>(e) Exemptions. No screening shall be required for a parking lot effectively screened to this section's standards and specifications by a densely planted planting strip of at least 75%</p>	<p>b. Parking setback landscaping. The purpose of requiring landscaping in the parking setback area is to buffer automobile and pedestrian areas and uses; to provide adequate visibility and safety; and to avoid the illegal use of said area for parking. The lot area between the right-of-way and the parking setback line shall be landscaped and shall not be paved except for a driveway, if necessary.</p> <p>c. Perimeter landscaping. See C.C. Section 3342.17, Parking lot screening. (Ord. 1011-85.)</p> <p>3342.17 Parking lot screening.</p> <p>For purposes of this section, "affected residential owner" shall mean any owner of residentially zoned property whose boundary lies within eighty (80) feet of the perimeter of a parking lot; and "parking lot" shall include any parking driveway thereto.</p> <p>a. Parking Lot Screening Required. Any portion of a parking lot located within eighty (80) feet of residentially zoned property shall be screened, as hereinafter set forth, on the perimeter affecting same. The portion of such perimeter, if any, lying between the street right-of-way line and the parking setback line shall be excluded from screening requirements.</p> <p>b. Screening Indicated on Site Plan. Screening required by this section shall be indicated on the original site plan filed to obtain a certificate of zoning clearance for any parking lot. Parking lot screening shall be provided to reduce headlight glare and to visually screen a parking lot from any residentially zoned property within eighty (80) feet thereof. Such parking lot screening shall be installed in accordance with the site plan and this section except when a limited waiver as set forth in subsection (d) hereof is in effect. For such express exceptions screening requirements shall be temporarily waived.</p> <p>c. Standards. Parking lot screening shall conform to the following standards:</p> <p>1. Screening shall consist of a fence, landscaped earth mound of suitable slope, wall, planting or combination thereof installed, repaired, replaced and maintained to a total height of no less than five (5) feet above the parking lot grade and to an opacity of not less than seventy-five (75) percent.</p> <p>2. Screening shall be installed and maintained in a neat and orderly manner.</p> <p>3. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one (1) foot of the ground.</p> <p>4. The percentage of opacity shall be determined by measurement of any square foot of the vertical surface of the screening from a point perpendicular thereto. Permissibly open area shall not be included in the opacity determination.</p> <p>5. When screening of live plants is installed, alone or in combination with other materials, the plants shall:</p> <p>(a) Be selected for year-round dense foliage adequate to shade residences from headlight glare;</p> <p>(b) Be selected to achieve the height and density specified in (b) above within three (3) years of installation;</p> <p>(c) Be matured to a minimum height of three (3) feet at the time of installation; and</p> <p>(d) Be maintained in a healthy, live state and replaced as needed to comply with the original site plan and the specifications and standards herein set forth.</p> <p>d. Limited Waiver Agreement. The requirements for installation of parking lot screening may be temporarily waived when all affected residential owners agree with the parking lot owner that such screening is neither necessary nor desirable. The division shall recognize such agreement upon receipt of an appropriate affidavit.</p> <p>e. Affidavit. Any parking lot owner who has a limited waiver agreement with all affected residential owners shall notify the division of such agreement by affidavit on a form prescribed by the administrator.</p> <p>f. Cancellation of Agreement. The limited waiver agreement, however, shall be cancelable upon thirty (30) days notice to the parking lot owner by any affected residential owner. Within thirty (30) days of receipt of such notice, the parking lot owner shall install screening in conformity to this section, enter a new agreement with all affected residential owners, or apply for a variance. Any such parking lot owner failing to so act shall be in violation of the Zoning Code.</p> <p>g. Exemptions. No screening shall be required for any parking lot not specifically provided for in this section or for a parking lot effectively screened to this section's standards and specifications by existing natural or artificial barriers. A parking lot need not be screened from the use it serves. (Ord. 18-85.)</p>	<p><i>alleys used for vehicular access to parking lots. Prohibited chain link fences for screening; specified minimum sizes of plant materials, and required landscaped areas to be at least 4 feet wide.</i></p>

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<p>opacity; or existing natural or artificial barriers; providing the existing barrier has opacity of not less than 75 percent, as measured above. A parking lot need not be screened from the use it serves.</p>		
<p>3312.23 Loading space.</p> <p>A loading space shall consist of a rectangular area adequate for loading and unloading and be accessible from a maneuvering area.</p> <p>1. Location. All loading spaces and maneuvering areas shall be located on the same lot as the use they are intended to serve.</p> <p>2. Size. A required loading space shall have a clearance height of not less than 15 feet and shall have minimum dimensions of not less than 12 feet in width and 50 feet in length, exclusive of any driveway, aisle, or other circulation area.</p> <p>3312.25 Maintenance</p> <p>The owner or operator of property used for parking, circulation and loading shall maintain such area in good condition so that it is safe, clean, dust-free, and free of any hazard, nuisance or other unsafe condition. Striping for parking spaces shall be maintained in good condition.</p> <p>3312.27 Maneuvering</p> <p>Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line.</p> <p>Exceptions: The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space.</p> <p>The Department of Public Service may waive the requirement for maneuvering area only for a parking lot which has and continues to have an operator on duty during all hours of operation.</p>	<p>3342.13 Loading space.</p> <p>A loading space shall consist of a rectangular area adequate for loading and unloading and be accessible from a maneuvering area.</p> <p>a. Location. All loading spaces and maneuvering areas shall be located on the same lot as the use they are intended to serve.</p> <p>b. Size. A required loading space shall have a clearance height of not less than fifteen (15) feet and shall have minimum dimensions of not less than twelve (12) feet in width and fifty (50) feet in length, exclusive of any driveway, aisle, or other circulation area. (Ord. 18-85.)</p> <p>3342.14 Maintenance.</p> <p>The owner or operator of property used for parking and loading shall maintain such area in good condition so that it is safe, clean, dust-free, attractive and free of any hazard, nuisance or other unsafe condition. Striping for parking spaces shall be maintained in good condition. (Ord. 18-85.)</p> <p>3342.15 Maneuvering.</p> <p>Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line. The maneuvering area may include an aisle, circulation area, or improved alley. In single-family or two (2)-family residential districts or in town house developments, the maneuvering area may include a driveway, street, or parking space. The transportation administrator may waive the requirement for maneuvering area only for a parking lot which has and continues to have an operator on duty during all hours of operation. (Ord. 18-85; Ord. 1909-01 § 1 (part).)</p>	
<p>3312.29 Parking setback line.</p> <p>A parking setback line establishes how close parking, loading or maneuvering may be located to a street right-of-way line. This line shall be located a minimum distance from a street right-of-way line and be related to a building line as follows:</p> <p>1. On unimproved frontage the parking setback line shall coincide with the required building setback line.</p> <p>2. Where a required building setback line is 25 feet or greater, the parking setback line shall be 25 feet from the street right-of-way line.</p> <p>3. Where a required building setback line is less than 25 feet, the parking setback line shall follow the building setback line or the established parking setback, whichever is less, but in no case shall the parking setback line be less than ten feet from the street right-of-way line.</p> <p>4. In C-1, C-2, C-3, C-4 and C-5 Commercial Districts and for commercial uses located in M-Manufacturing Districts the parking setback line shall be established ten feet from the street right-of-way line without respect to the building line.</p> <p>5. Exception: Where a parking setback line is specifically established by Council ordinance, zoning district, overlay, or subdivision plat, the parking setback line shall conform to that requirement.</p>	<p>3342.18 Parking setback line.</p> <p>A parking setback line establishes how close parking, loading or maneuvering may be located to a street right-of-way line. This line shall be located a minimum distance from a street right-of-way line and be related to a building line as follows:</p> <p>a. On unimproved frontage the parking setback line shall coincide with the required building setback line.</p> <p>b. Where a required building setback line is greater than twenty-five (25) feet, the parking setback line shall be twenty-five (25) feet from the street right-of-way line.</p> <p>c. Where a required building setback line is less than twenty-five (25) feet, the parking setback line shall follow the building setback line or the established parking setback, whichever is less, but in no case shall the parking setback line be less than ten (10) feet from the street right-of-way line.</p> <p>d. In C-1, C-2, C-3, C-4 and C-5 Commercial Districts and for commercial uses located in M-Manufacturing Districts the parking setback line shall be established ten (10) feet from the street right-of-way line without respect to the building line.</p> <p>Exception: Where a parking setback line is specifically established by Council ordinance, zoning district, overlay, or subdivision plat, the parking setback line shall conform to that requirement. (Ord. 18-85.)</p>	<p><i>No change to parking setbacks.</i></p>
<p>3312.31 Parking space.</p> <p>A. A parking space shall be a rectangular area of not less than 9 feet by 18 feet, exclusive of any driveway or other circulation area; shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle. Exception: For single-family and two-</p>	<p>3342.19 Parking space.</p> <p>A parking space shall be a rectangular area of not less than nine (9) feet by eighteen (18) feet, exclusive of any driveway or other circulation area; shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle. For single-family and two-family dwellings, one required parking space may</p>	<p><i>The existing code allowed stacking only for a <u>required</u> parking space; meaning if you had a two-car garage, those were your two required spaces, and you then</i></p>

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<p>family dwellings, one parking space may be stacked behind another and be located between the parking setback line and the street right-of-way line. This stacked parking space must be located in a legal driveway, and not in any required yard. Required vision clearance shall be maintained.</p>	<p>be stacked behind another and be located between the parking setback line and the street right-of-way line. (Ord. 18-85.)</p>	<p><i>could not park in front of the building line, even if you were on your driveway. In the new draft, we emphasized that parking in front must be in a driveway, and not in the yard.</i></p>
<p>3312.33 Parking space for handicapped and elderly. A. Parking spaces for the handicapped and elderly shall meet the requirements of the Ohio Basic Building Code. Each such space may be included in the computation of required space as specified in this chapter.</p> <p>3312.35 Parking space for a small car. A. Excess parking over and above the minimum required by this chapter may be designed to accommodate small cars. The design and placement of each space shall be reviewed and approved by the Department of Public Service prior to approval by this department.</p>	<p>3342.20 Parking space for handicapped and elderly. Parking spaces for the handicapped and elderly shall meet the requirements of the Ohio Basic Building Code. Each such space may be included in the computation of required space as specified in this chapter. (Ord. 18-85.)</p> <p>3342.21 Parking space for a small car. Excess parking over and above the minimum required by this chapter may be designed to accommodate small cars. The design and placement of each space shall be reviewed and approved by the Division of Traffic Services prior to approval by this Division. (Ord. 18-85.)</p>	<p><i>No changes</i></p>
<p>3312.37 Prohibited parking.</p> <p>A. In residential districts, no required off-street parking space, no parking space in front of the setback line, and no required front, side or rear yard area or unimproved surface shall be used for the parking or storage of a boat, trailer, camping trailer or other recreational vehicle.</p> <p>B. No commercial vehicle shall be stored or parked on a residentially zoned lot. However, infrequent, short-term parking of a commercial or commercial-type vehicle for conveying tools and materials to premises where labor using such tools and materials is being performed, delivering goods to a residence, or moving furniture to or from a residence, all only during the time such parking is actually necessary, is hereby excepted from this section.</p> <p>For purposes of this section, "commercial vehicle" includes, but is not necessarily limited to: a bus, cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial-type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.</p>	<p>3342.22 Prohibited use.</p> <p>In residential districts, no required off-street parking space, no parking space in front of the setback line, and no required front, side or rear yard area or other unimproved surface shall be used for the parking or storage of a boat, trailer, camping trailer or other recreational vehicle.</p> <p>No commercial vehicle or other vehicle which infringes on the residential character of a residential district shall be stored or parked on a residentially zoned lot. However, infrequent, short-term parking of a commercial or commercial-type vehicle for conveying tools and materials to premises where labor using such tools and materials is being performed, delivering goods to a residence, or moving furniture to or from a residence, all only during the time such parking is actually necessary, is hereby excepted from this section.</p> <p>For purposes of this section, "commercial vehicle" means any vehicle used or designed to be used for business or commercial purposes which infringes on the residential character of a residential district and includes, but is not necessarily limited to: a bus, cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step van, tank truck, tar truck, or other commercial-type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck. (Ord. 18-85.)</p>	<p><i>Deleted an unenforceable clause while maintaining the regulation that commercial vehicles cannot be parked at residences except when providing a service.</i></p>
<p>3312.39 Parking or keeping inoperable motor vehicle.</p> <p>A. No person shall use any premises in any residential, apartment, or institutional use district, private or public parking district, or C-1, C-2, C-3 or C-4 commercial use district for the purpose of parking or keeping an inoperable motor vehicle except when ancillary to a specifically permitted use in a C-4 Commercial District. As used in this section, "keeping an inoperable motor vehicle" means and includes storing, maintaining, collecting, depositing, reserving, allowing to stand, or permitting to remain, one or more inoperable motor vehicles at any place other than in an enclosed garage.</p> <p>For purposes of this section, a motor vehicle shall be deemed inoperable when any of the following conditions exist: one or more wheels are missing; one or more tires are missing; two or more tires are flat; one or more windows are missing or broken; the windshield is shattered or missing; parts necessary for the operation of the vehicle are missing; or a license with a distinctive number and valid for the current year is not displayed thereon.</p>	<p>3342.225 Parking or keeping inoperable motor vehicle.</p> <p>No person shall use any premises in any residential, apartment, or institutional use district, private or public parking district, or C-1, C-2, C-3 or C-4 commercial use district for the purpose of parking or keeping an inoperable motor vehicle except when ancillary to a specifically permitted use in a C-4 Commercial District. As used in this section, "keeping an inoperable motor vehicle" means and includes storing, maintaining, collecting, depositing, reserving, allowing to stand, or permitting to remain, one or more inoperable motor vehicles at any place other than in an enclosed garage.</p> <p>For purposes of this section, a motor vehicle shall be deemed inoperable when any of the following conditions exist: one or more wheels are missing; one or more tires are missing; two or more tires are flat; one or more windows are missing or broken; the windshield is shattered or missing; parts necessary for the operation of the vehicle are missing; or a license with a distinctive number and valid for the current year is not displayed thereon. (Ord. 1482-95.)</p>	<p><i>No change</i></p>
<p>3312.41 Striping and marking.</p> <p>A. Parking space striping is required and shall be maintained in good condition. Each parking space and aisle shall be clearly designated and marked to assure approved utilization of the space, direction of traffic flow and general safety. When a parking space is designated for handicapped or small car use, it shall be clearly marked.</p> <p>B. Staff shall approve a plan for restriping an existing parking lot, without the approval of the</p>	<p>3342.23 Striping and marking.</p> <p>Parking space striping is required and shall be maintained in good condition. Each parking space and aisle shall be clearly designated and marked to assure approved utilization of the space, direction of traffic flow and general safety. When a parking space is designated for handicapped or small car use, it shall be clearly marked. Staff shall approve a plan for restriping an existing parking lot, without the approval of the Board of Zoning</p>	<p><i>No change except added A and B.</i></p>

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Board of Zoning Adjustment, even though fewer parking spaces are provided than this chapter requires only if: (1) such lot is being restriped solely to add handicapped parking spaces required by the Americans with Disabilities Act Accessibility Guidelines; and (2) the owner and applicant affirm by sworn affidavit that no additional undeveloped land is available by ownership or lease upon which to meet this chapter's requirements.	Adjustment, even though fewer parking spaces are provided than this chapter requires only if: (1) such lot is being restriped solely to add handicapped parking spaces required by the Americans with Disabilities Act Accessibility Guidelines; and (2) the owner and applicant affirm by sworn affidavit that no additional undeveloped land is available by ownership or lease upon which to meet this chapter's requirements. (Ord. 678-93.)	
<p>3312.43 Access and circulation.</p> <p>Access and circulation standards are as follows:</p> <p>A. A pedestrian walkway shall be provided along the front of a commercial building that contains multiple tenants.</p> <p>B. Safe pedestrian sidewalks or striped crosswalks shall be provided from buildings to public sidewalk systems.</p>	None	Added internal sidewalk requirements for parking lots.
<p>3312.45 Required surface for parking.</p> <p>The surface of any parking area; including but not limited to a parking, loading or stacking space; circulation area; aisle or driveway shall be designed to control storm water runoff and be improved with Portland cement, asphaltic concrete or other approved hard surface other than gravel or loose fill. Hard surface materials other than concrete and asphalt are subject to additional review and prior approval by relevant departments and divisions. This section is intended to apply to any parking, loading, stacking or maneuvering area regardless of whether such area is required.</p> <p>Exception: The director may waive the hard surface requirement for a use located in a manufacturing district when the proposed parking space is located at least four 400 feet from any residential district.</p>	<p>3342.24 Surface.</p> <p>The surface of any parking or loading space, parking lot, aisle or driveway shall be designed to control stormwater runoff and be improved with Portland cement, asphaltic concrete or hard surface other than gravel or loose fill. Drainage shall conform to the standards of the Division of Sewerage and Drainage. This section is intended to apply to any parking, loading, or maneuvering area regardless of whether or not such area is required.</p> <p>Exception: The Administrator may waive the hard surface requirement for a use located in a manufacturing district when the proposed parking space is located at least four hundred (400) feet from any residential district. (Ord. 18-85.)</p>	Encourages alternative hard surfaces
<p>3312.47 Wheel stop device.</p> <p>Whenever a parking lot extends to a property line, sidewalk, planter strip or building; a wheel stop device consisting of blocks, a permanent curb, expanded sidewalk or other suitable restraint shall be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian circulation way or sidewalk, or damaging any structure or landscaping.</p> <p>The minimum height of a wheel stop device shall be five inches and the minimum distance from a wheel stop device to a property line or protected area shall be two and one-half feet. An internal, non-public raised sidewalk may function as a wheel stop device if the sidewalk is at least six feet wide.</p>	<p>3342.26 Wheel stop device.</p> <p>Whenever a parking lot extends to a property line, sidewalk, planter strip or building; a wheel stop device consisting of blocks, a permanent curb, expanded sidewalk or other suitable restraint shall be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian circulation way or sidewalk, or damaging any structure or landscaping.</p> <p>The minimum height of a wheel stop device shall be five (5) inches and the minimum distance from a wheel stop device to a property line or protected area shall be two and one-half (2-1/2) feet. (Ord. 18-85.)</p>	Allows a 6 foot wide sidewalk to function as a wheel stop device if the sidewalk is internal to the parking lot and not in the right-of-way.
<p>3312.49 Calculation methods.</p> <p>Whenever there is more than one type of use on a lot or parcel, the area allocated for each specific use must be clearly shown on the site plan.</p> <p>Each separate use shall meet its own specific requirements as set forth in this chapter.</p> <p>The total number of parking spaces required shall be the sum of all the requirements for each separate primary and accessory use on the premises, except for shopping centers of 150,000 square feet or greater. See the parking requirements table.</p> <p>Whenever the total sum computed for required off-street parking or loading spaces includes a fraction, the nearest higher whole number shall be required.</p> <p>For purposes of off-street parking, stacking and loading requirements "gross floor area" shall include all of the area on each floor whether or not such area is enclosed by walls, exclusive of interior areas used for off-street parking, stacking or loading facilities.</p>	<p>3342.27 Calculation methods.</p> <p>Whenever there is more than one type of use on a lot or parcel, the area allocated for each specific use must be clearly shown on the site plan. Each separate use shall meet its own specific requirements as set forth in this chapter. The total number of parking spaces required shall be the sum of all the requirements for each separate primary and accessory use on the premises. Whenever, the total sum computed for required off-street parking or loading spaces includes a fraction, the next higher whole number shall be required. For purposes of off-street parking and loading requirements "gross floor area" shall include all of the area on each floor whether or not such area is enclosed by walls, exclusive of interior areas used for off-street parking or loading facilities. (Ord. 18-85.)</p>	Shared parking allowance for shopping centers, instead of counting each business separately. New shopping center definition is: <u>"Shopping center" means a group of five or more retail or mixed uses or establishments in a structure or building, or in contiguous structures or buildings, of at least 150,000 square feet of gross floor area (GFA) with common or shared parking facilities. Out parcels are not included for GFA and parking requirement calculations.</u>
<p>Parking, loading and stacking requirements</p>		
<p>3312.51 Minimum numbers of parking spaces required.</p> <p>The number of off-street parking spaces required for the various types of uses shall be no less</p>	<p>3342.28 Minimum number of parking spaces required.</p> <p>The number of off-street parking spaces required for the various types of uses shall be no less than as set forth in</p>	Reduced minimum parking spaces for some uses and added maximums and bicycle parking.

Proposed Code	Current Code	Comments																																																																
<p>than as set forth in the following tables:</p> <p>Bicycles.</p> <p>A. Bicycle parking design standards. The Department of Public Service shall review and approve required bicycle parking as part of overall site plans. Specification requirements will be maintained by the Department of Public Service.</p> <p>B. Bicycle parking shall be provided as required in Tables 3312.51C(1-4). A minimum of two bicycle spaces shall be provided for the uses noted "Yes" in Tables 3312C(1-4). Additional bicycle parking is required for uses with over 20 vehicle parking spaces at a rate of 1 bicycle parking space per 20 vehicle parking spaces up to a maximum of 20 bicycle parking spaces. For purposes of this provision, vehicle parking spaces are determined based on the total code required for a use, not the amount available or provided.</p> <p>C. Parking requirements tables.</p> <p>NOTE: sf = square feet of gross floor area</p> <p style="text-align: center;">Table 1. Parking Requirements for Residential Uses</p> <table border="1" data-bbox="87 856 1174 1201"> <thead> <tr> <th>LAND USE</th> <th>SPACES MINIMUM</th> <th>SPACES MAXIMUM</th> <th>BICYCLE PARKING</th> </tr> </thead> <tbody> <tr> <td>RESIDENTIAL USES</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1, 2, or 3 dwelling units</td> <td><i>2 per unit</i></td> <td><i>4 per unit</i></td> <td></td> </tr> <tr> <td>4 or more dwelling units</td> <td><i>1.5 per unit</i></td> <td><i>3 per unit</i></td> <td>Yes</td> </tr> <tr> <td>Rest home, nursing home, or home for the aging</td> <td><i>0.75 per unit</i></td> <td></td> <td>Yes</td> </tr> <tr> <td>Civic spaces, plazas, clubhouses, and recreational areas</td> <td></td> <td></td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Table 2. Parking Requirements for Retail and Other Commercial Uses</p> <table border="1" data-bbox="87 1376 1174 1876"> <thead> <tr> <th>LAND USE</th> <th>SPACES MINIMUM</th> <th>SPACES MAXIMUM</th> <th>BICYCLE PARKING</th> </tr> </thead> <tbody> <tr> <td>EATING AND DRINKING ESTABLISHMENTS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Without pickup unit or > 5000 Sq. Ft.</td> <td><i>1:75 sf</i></td> <td><i>1:50 sf</i></td> <td>Yes</td> </tr> <tr> <td>w/pickup unit & seating (<5000 Sq. Ft.)</td> <td><i>1:175 sf</i></td> <td><i>1:100 sf</i></td> <td>Yes</td> </tr> <tr> <td>w/pickup unit no seating (<5000 Sq. Ft.)</td> <td><i>1:175 sf</i></td> <td><i>1:100 sf</i></td> <td>Yes</td> </tr> <tr> <td>Accessory restaurant</td> <td><i>1:175 sf</i></td> <td><i>1:100 sf</i></td> <td>Yes.</td> </tr> <tr> <td>RETAIL – EXCEPT RESTAURANTS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>10,000 Sq. 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Ft.)	<i>1:175 sf</i>	<i>1:100 sf</i>	Yes	Accessory restaurant	<i>1:175 sf</i>	<i>1:100 sf</i>	Yes.	RETAIL – EXCEPT RESTAURANTS				10,000 Sq. Ft. or less	<i>1:250 sf</i>	<i>1:200 sf</i>	Yes.	10,001-100,000 Sq. Ft.	<i>1:275 sf</i>	<i>1:225 sf</i>	Yes.	>100,000 Sq. Ft.	<i>1:300 sf</i>	<i>1:250 sf</i>	Yes	<p>the following table:</p> <p>Type of use - Parking spaces required</p> <p>A. Residential types:</p> <ol style="list-style-type: none"> 1. Apartment hotel - One (1) per dwelling unit. 2. Boarding home, dormitory, fraternity house having sleeping rooms or rooming house - One-third (1/3) per occupant. 3. Housing for elderly - Three-fourths (3/4) per dwelling unit. 4. Mobile home - Three (3) per dwelling unit. 5. Multi-family with three (3) or more dwelling units - Two (2) per dwelling unit. <ul style="list-style-type: none"> (a) For dwelling units containing less than 600 square feet in a project without any accessory building or use such as, but not limited to, a party house, tennis court, or swimming pool - One and one-half (1-1/2) per dwelling unit. 6. Single-family or two-family dwelling - Two (2) per dwelling unit. 7. Town house development - Two and one-half (2-1/2) per dwelling unit. <p>B. Commercial types:</p> <ol style="list-style-type: none"> 1. Amusement arcade - One (1) for each fifty (50) square feet of gross floor area. 2. Auditorium, stadium, conference center, or large place of assembly - One (1) for each thirty (30) square feet of gross floor area of the auditorium or assembly space. 3. Automobile car wash, automatic - Two (2) per site in addition to required stacking spaces. A washing space is not a parking space. 4. Automobile car wash, self-service - No parking space is required; One (1) drying space plus two (2) stacking spaces are required per washing space. A washing space is not a parking space. 5. Automobile repair garage - Two (2) per service bay. A service bay is not a parking space. 6. Automobile sales - One (1) for each five thousand (5,000) square feet of development lot area used for vehicle display and one (1) for each three hundred (300) square feet of gross floor area. 7. Automobile service station which sells gas and provides lubrication, oil changes and repairs - Two (2) per automobile service station. A pumping space is not a parking space. 8. Automobile service station which sells gas and provides lubrication, changes and repairs - Two (2) per service station plus two (2) per service bay. A service bay or pumping area is not a parking space. 9. Bowling alley - Four (4) per alley or lane. 10. Funeral parlor and mortuary - One (1) for each one hundred fifty (150) square feet of gross floor area. 11. General office - One (1) for each three hundred (300) square feet of gross floor area. 12. Hotel or motel - One (1) per guest room. 13. Medical or dental office - One (1) for each two hundred fifty (250) square feet of gross floor area. 14. Restaurant, tavern or dining room - One (1) for each seventy-five (75) square feet of gross floor area. 15. Retail store - One (1) for each two hundred fifty (250) square feet of gross floor area. 16. Skating rink or dance floor - One (1) for each one hundred (100) square feet of gross floor area. 17. Swimming pool, indoor or natatorium - One (1) for each one hundred (100) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area used for spectator seating purposes. 18. Swimming pool, outdoor - One (1) for each fifty (50) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area for spectator seating purposes. 19. Tennis or racquetball facility - Two (2) per court. 20. Any other type of business or commercial use in a commercial district or other permitted district - One (1) for each two hundred fifty (250) square feet of gross floor area. <p>C. Institutional types:</p> <ol style="list-style-type: none"> 1. Any type of electrical substation, gas regulating station, telephone exchange or utility station - One (1) per employee on the largest shift for which the facility is designed, plus one (1) per motor vehicle used in the operation and based, for operational purposes, on the premises, but in no case shall less than one (1) parking space be required. 2. Child day care center, kindergarten or nursery school - Two (2) per classroom but in no case shall less than six (6) parking spaces be required. 3. Church or other place of religious assembly - One (1) for each thirty (30) square feet of gross floor area of the sanctuary, auditorium or main place of worship. 4. Elementary school - Two (2) per classroom and one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall. 5. High school, business, technical or trade school, college or university - Two (2) per classroom and one (1) for every ten (10) students for which the facility is designed; or one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall, whichever is greater. 6. Hospital - Two and one-half (2-1/2) per bed. A bassinets is not a bed. 	
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Proposed Code				Current Code	Comments
Accessory retail	1:250 sf	1:200 sf	Yes.	7. Library, museum or art gallery - One (1) for each four hundred (400) square feet of gross floor area. 8. Medical or dental type office - One (1) for each two hundred fifty (250) square feet of gross floor area. 9. Sanitarium, nursing home, children's home or asylum - One (1) per two (2) beds. D. Industrial types: 1. Warehousing - One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises; Plus For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each one thousand (1,000) square feet of gross floor area; Plus For any amount over twenty thousand (20,000) square feet of gross floor area but less than one hundred twenty thousand (120,000) square feet, one (1) per each additional five thousand (5,000) square feet of gross floor area; Plus For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional ten thousand (10,000) square feet of gross floor area. 2. Manufacturing or other industrial use - One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises; Plus For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each seven hundred fifty (750) square feet of gross floor area; Plus For any amount over twenty thousand (20,000) square feet of gross floor area, but less than one hundred twenty thousand (120,000) square feet, one (1) for each additional one thousand five hundred (1,500) square feet of gross floor area; Plus For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional three thousand (3,000) square feet of gross floor area. (Ord. 1221-87.)	
Furniture stores	1:1000 sf				
SHOPPING CENTER	1:300 sf	1:250 sf	Yes		
OFFICES and MEDICAL USES					
General office	1:450 sf	1:250 sf	Yes		
Hospital	2.5 spaces per bed		Yes		
Medical office	1:300 sf	1:200 sf	Yes		
Other non-residential medical care	1:300 sf	1:200 sf	Yes		
LODGING					
Hotel or motel	1 per guest room		Yes		
Rooming house	1:400 sf		Yes		
Apartment hotel	1:400 sf		Yes		
Dormitory	1:400 sf		Yes		
AUTOMOBILE					
Auto repair	2 per service bay		Yes		
Boat and RV sales	1:5000 square feet of lot area used for vehicle display and 1:300 sf of building		Yes		
Car and truck sales	1:5000 square feet of lot area used for vehicle display and 1:300 sf of building		Yes		
Car wash	2 per site		Yes		
Fuel sales	2 per site		Yes		
Table 3. Parking Requirements for Institutional, Educational and Athletic Uses					
LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING		
DAY CARE					
Adult day care	1:500 sf		Yes		
Child day and care	1:500 sf		Yes		
PLACES of ASSEMBLY					
Church and religious facilities	1:30 sf of sanctuary, auditorium or main place of worship		Yes		
Church accessory uses	1:250 sf		Yes		
Funeral parlor	1:150 sf		Yes		

Proposed Code				Current Code	Comments
Stadium	1:30 sf of assembly space		Yes		
Theater	1:30 sf of auditorium		Yes		
SCHOOLS					
Elementary school or middle school	1:1000 sf; or 1:60 square feet of assembly areas, whichever is greater		Yes		
High school, business, technical or trade school	1:1000 sf; or 1:60 square feet of assembly areas; or 1:30 square feet of assembly space in stadium, whichever is greater		Yes		
University or college	1:1000 sf or 1:60 square feet of assembly areas; or 1:30 square feet of assembly space in stadium, whichever is greater		Yes		
ATHLETIC FACILITIES					
Bowling alley	4 per lane		Yes		
Fitness club	1:250 sf		Yes		
Skating rink	1:100 sf		Yes		
Spectator sports other than stadium	1:60 square feet of assembly area		Yes		
Swimming pool	1:50 square feet of water surface area and 1:30 sf of spectator seating areas		Yes		
Tennis or racquetball	2 per court		Yes		
CULTURAL USES					
Art gallery	1:400 sf		Yes		
Library	1:400 sf		Yes		
Museum	1:400 sf		Yes		
Table 4. Parking Requirements for Industrial and Manufacturing Uses					
LAND USE	SPACES MINIMUM	SPACES MAXIMUM	BICYCLE PARKING		
INDUSTRIAL USES					
Warehousing	1 per motor vehicle used in the business and based, for operational purposes, upon the premises;				

Proposed Code				Current Code		Comments
	<p>PLUS For the first 20,000 sf, 1:1000 sf</p> <p>PLUS For any amount between 20,000 sf and 120,000 sf, 1:5000 sf</p> <p>PLUS For any amount above 120,000 sf, 1:10,000 sf</p>					
Manufacturing or other industrial uses	<p>1 per motor vehicle used in the business and based, for operational purposes, upon the premises;</p> <p>PLUS For the first 20,000 sf, 1:750 sf</p> <p>PLUS For any amount between 20,000 sf and 120,000 sf, 1:1500 sf</p> <p>PLUS For any amount above 120,000 sf, 1:3000 sf</p>					
Self-storage	As approved on transportation plan				No	

3312.53 Minimum number of loading spaces required.

The number of off-street loading spaces required for various types of uses shall be no less than as set forth in the following table:

Table XXXX-X Loading Spaces

Type of use	Loading spaces required
A. Each use of a business, institutional, personal or professional service nature including but not limited to a business office, hotel, motel, recreational or entertainment type use shall provide loading spaces based on gross floor area as follows:	
Under 20,000 square feet	None.
20,000 square feet or more but less than 100,000 square feet	1
100,000 square feet or more but less than 350,000 square feet	2
350,000 square feet or more	2 plus one 1 for each additional 300,000 square feet or fraction thereof in excess of 350,000 square feet.
B. Each commercial or industrial type use involving the retail or wholesale exchange, sale, storage, processing, or manufacturing of merchandise or personal property of any type, which is permitted in any commercial or manufacturing district, shall provide loading spaces based on gross floor area as follows:	
Under 5,000 square feet	None.
5,000 square feet or more but less than 10,000 square feet	1
10,000 square feet or more but less than 30,000 square feet	2
30,000 square feet or more but less than 90,000 square feet	3
90,000 square feet or more but less than 150,000 square feet	4

3342.29 Minimum number of loading spaces required.

The number of off-street loading spaces required for various types of uses shall be no less than as set forth in the following table:

Type of use	Loading spaces required
A. Each use of a business, institutional, personal or professional service nature including but not limited to a business office, hotel, motel, recreational or entertainment type use shall provide loading spaces based on gross floor area as follows:	
1. Under twenty thousand (20,000) square feet	None.
2. Twenty thousand (20,000) square feet or more but less than one hundred thousand (100,000) square feet	One (1).
3. One hundred thousand (100,000) square feet or more but less than three hundred fifty thousand (350,000) square feet	Two (2).
4. Three hundred fifty thousand (350,000) square feet or more	Two (2) plus one (1) for each additional three hundred thousand (300,000) square feet or fraction thereof in excess of three hundred fifty thousand (350,000) square feet.
B. Each commercial or industrial type use involving the retail or wholesale exchange, sale, storage, processing, or manufacturing of merchandise or personal property of any type, which is permitted in any commercial or manufacturing district, shall provide loading spaces based on gross floor area as follows:	

No change

Proposed Code		Current Code		Comments
150,000 square feet or more but less than 250,000 square feet	5	1. Under five thousand (5,000) square feet	None.	
250,000 square feet or more	5 plus 1 for each 80,000 square feet or fraction thereof in excess of 250,000 square feet.	2. Five thousand (5,000) square feet or more but less than ten thousand (10,000) square feet	One (1).	
		3. Ten thousand (10,000) square feet or more but less than thirty thousand (30,000) square feet	Two (2).	
		4. Thirty thousand (30,000) square feet or more but less than ninety thousand (90,000) square feet	Three (3).	
		5. Ninety thousand (90,000) square feet or more but less than one hundred fifty thousand (150,000) square feet	Four (4).	
		6. One hundred fifty thousand (150,000) square feet or more but less than two hundred fifty thousand (250,000) square feet	Five (5).	
		7. Two hundred fifty thousand (250,000) square feet or more	Five (5) plus one (1) for each eighty thousand (80,000) square feet or fraction thereof in excess of two hundred fifty thousand (250,000) square feet.	
		(Ord. 18-85.)		
NEW CHAPTER				
Article III. General Standards				
Chapter 3321				
GENERAL SITE DEVELOPMENT STANDARDS				
3321.01 Dumpster area.				
<p>A. A dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area. The location of a dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A dumpster shall be screened from view on all sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health.</p> <p>B. Recycling dumpsters, when provided for, by, or on the behalf of a solid waste authority pursuant to a comprehensive recycling program and operated by said solid waste authority, shall be excluded from the requirements contained in this Zoning Code, except that such dumpsters and dumpster areas shall be maintained according to the requirements of the board of health and shall not interfere with any aisle, driveway, loading space or other circulation area or be located in any required parking spot. The solid waste authority shall notify the Director of the location of each recycling dumpster and the materials to be collected as part of the comprehensive recycling program.</p> <p>C. Any development that receives City of Columbus dumpster service shall provide a concrete pad, screening, approach apron, and maneuvering space as determined by the Director of Public Service.</p>		<p>3342.09 Dumpster area.</p> <p>A. A dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area. The location of a dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A dumpster shall be screened from view on all sides. Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health.</p> <p>B. Recycling dumpsters, when provided for, by, or on the behalf of a solid waste authority pursuant to a comprehensive recycling program and operated by said solid waste authority, shall be excluded from the requirements contained in this Zoning Code, except that such dumpsters and dumpster areas shall be maintained according to the requirements of the board of health and shall not interfere with any aisle, driveway, loading space or other circulation area or be located in any required parking spot. The solid waste authority shall notify the Director of the location of each recycling dumpster and the materials to be collected as part of the comprehensive recycling program. (Ord. 18-85: Ord. 2331-03 § 1.)</p>		<p><i>Clarifies that another department regulates dumpsters serviced by the city of Columbus. These are usually dumpsters at multifamily developments.</i></p>
3321.02 Lighting.		3342.12 Lighting.		
<p>Purpose. To establish standards for exterior lighting in Commercial Planned Development, Planned Unit Development, and limited overlay zoning districts.</p> <p>A. Single-family residential districts</p>		<p>Any parking lot containing ten (10) or more parking spaces, which is used during non-daylight hours shall be illuminated during such hours to provide an average intensity of not less than one-half (1/2) foot candles of light as measured at the surface of the parking space to assist both pedestrians and motorists in avoiding accidents. Any lights or light fixtures used to illuminate any parking lot shall be selected and so arranged as to direct and reflect the light away from any adjacent property or public way. (Ord. 18-85.)</p>		<p><i>Increased lighting standards to reflect text commonly incorporated into rezonings.</i></p>

Proposed Code	Current Code	Comments
<p>1. Street lighting must meet the requirements of the Department of Public Utilities Division of Electricity.</p> <p>2. Lighting shall not exceed .1 foot-candle anywhere along a property line.</p> <p>B. Multi-family residential districts</p> <p>1. Light standards shall not exceed 18 feet in height.</p> <p>2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</p> <p>3. For aesthetic compatibility, lights shall be from the same or similar type and color.</p> <p>4. Lighting shall not exceed .1 foot-candle anywhere along a property line.</p> <p>C. Commercial districts</p> <p>1. Light standards shall not exceed 28 feet in height except lights located within 100 feet of a residentially used or zoned property shall not exceed 18 feet in height.</p> <p>1. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</p> <p>2. For aesthetic compatibility, lights shall be from the same or similar type and color.</p> <p>3. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.</p> <p>D. Manufacturing districts</p> <p>1. Light standards shall not exceed 28 feet in height except lights located within 100 feet of a residentially used or zoned property shall not exceed 18 feet in height.</p> <p>2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</p> <p>3. For aesthetic compatibility, lights shall be from the same or similar type and color.</p> <p>4. Lighting shall not exceed .1 foot-candle along the property line of a residentially used or zoned property.</p> <p>E. Variance from standards</p> <p>If an applicant wishes to vary from the standards set forth above, the applicant might submit a detailed lighting plan which sets forth:</p> <p>1. Proposed number and location of new and existing lights</p> <p>2. Height and color of proposed light standards</p> <p>3. Manufacturers' specifications for each type of light</p> <p>4. Lamp type and wattage</p> <p>5. Photometric plan</p>		