



## **SCANNER NOTE:**

**This file was received with pages that may have the following conditions: Areas that appear to have information cut off, extremely light text or handwriting, broken text, thin onion skins, torn, lines, skewed, or dark bands of ink.**

ORDINANCE NO. 620 AC CMS

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER  
13 OF THE CODIFIED ORDINANCES OF THE CITY OF OBERLIN,  
OHIO,

BE IT ORDAINED by the Council of the City of Oberlin, Lorain County, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. Codified Ordinances 1333.03, 1335.03, 1337.03, 1339.04, 1341.03, 1343.04, 1345.05, as well as any ordinances in conflict therewith are hereby repealed.

SECTION 2. From and after the effective date of this Ordinance the following off-street parking requirements are hereby required in the City of Oberlin for all new buildings and for enlargement of existing buildings in order to accommodate the occupants, visitors, customers, clientele, and employees of the user of said building or buildings.

Compliance with this Ordinance shall be accomplished or provided for prior to the issuance of a building permit by the City, a Zoning Certificate or Occupancy Permit.

SECTION 3. Maintenance of Existing Off-Street Parking Spaces. Any building which does not meet the requirements of this Ordinance in existence at the effective date of this Ordinance, shall maintain the highest degree of partial compliance attained as of the effective date of this Ordinance or thereafter attained.

SECTION 4. Minimum Dimensions. Each off-street parking space shall have a minimum area of 200 square feet, exclusive of aisles and drives, or 350 square feet, including aisles and drives; shall be of usable shape, and shall have a means of ingress and egress from an alley or street.

SECTION 5. Minimum Requirements. The following are the minimum requirements of this ordinance:

LAND USE	REQUIREMENT
Bank	1 space per 200 sq. feet of floor area
Bowling Alley	3 spaces per alley
Boarding, Lodging, Rooming Houses	1 space per 2 guest rooms
Churches, Temples	1 space per 5 seats or bench seating in the main auditorium
Convalescent or Nursing Homes	1 space per 6 beds plus 1 space per employee on the maximum shift
Dormitories for students who are permitted to have cars on campus	1 space per 4 beds

LAND USE	REQUIREMENT
Dormitories for students who are not permitted to own cars or campers	1 space for each employee on the maximum shift
Dwellings	
Single & Two Family Houses	1 space per dwelling unit
Multiple Family houses	1.5 spaces per dwelling unit
Hotels, Motels, and Tourist Houses	1 space per guest room
Hospitals	2.5 spaces per bed
Industrial, Warehouse, and Storage Plants	1 space per employee on the maximum shift plus 1 space per company-owned or operated vehicle
Medical & Dental Clinics and Private Practitioners	4 spaces per doctor or dentist and 1 space per employee on the maximum shift
Horsestables or Farrier Horses	1 space per 100 sq. feet of floor area plus 1 space for each company-owned or operated vehicle
Offices	1 space per 200 sq. feet of floor area
Professional Office or Studio of a physician, dentist, artist, musician, lawyer, architect, or teacher in his place of abode	Parking space equal to twice the area within the structure which is devoted to such studio or office, but in no instance less than three spaces
Palace Club or Lodge	1 space per 10 members
Public and Semi-Public Buildings, including Government and Utilities Buildings	1 space per employee on the maximum shift plus 1 space per company-owned or operated vehicle
Restaurants, Night Clubs, and Taverns	1 space per 100 sq. feet of floor area
Retail Stores	1 space per 100 sq. feet of floor area
Service Establishments	1 space per 300 sq. feet of floor area plus 1 space per company-owned or operated vehicle
Schools	
Nursery, Kindergartens, Primary & Secondary Schools & Residential Colleges	1 space per classroom plus 1 space per non-teaching employee plus 1 space per 10 students over driving age

LAND USE	REQUIREMENT
Schools (continued) Commuting School	1 space per classroom plus 1 space per non-teaching employee plus 1 space per 3 students
Theatres, Stadiums, and Auditoriums	1 space per 4 seats or 50 sq. feet of assembly area in the main auditorium, gym, or other public place of assembly, whichever is greater
Uses Not Specified	<p>The minimum requirements for such uses shall be determined by the Planning Commission at a public hearing.</p> <p>In making such determination, the Planning Commission shall use the stated minimum requirements of a comparable specified use.</p>

**SECTION 6. Loading and Unloading Space.** For all commercial and industrial uses permitted in the "C-1" Commercial District and the "M-1" Light Industrial District: There shall be provided on the same lot and maintained one off-street loading space of not less than 10 feet in width by 25 feet in length by 14 feet in height for every building containing 10,000 sq. feet, or less. One additional space shall be provided for every additional 20,000 sq. feet, or fraction thereof.

**SECTION 7. Units of Measurement.**

**A. Floor Area**

The total horizontal area of the building floors included within the exterior faces of the outside walls. This area shall exclude such floor area used for accessory, off-street parking and loading spaces and basement and cellar floor area used exclusively for uses accessory to the operations of the building.

**B. Fractional Requirements**

When units of measurement used in computing the number of required off-street parking spaces result in the requirement of a fractional space, the nearest whole number of off-street parking spaces shall be required.

**SECTION 8. Special Requirements**

**A. Joint Use.** For buildings or land containing more than one use, the total parking requirement shall be the sum of the requirements for each use.

**B. Collective Provision of Parking Spaces.** Parking spaces for separate

(Collective Provision of Parking Spaces-continued)

buildings and uses may be provided collectively, if the total number of spaces so provided is not less than the sum of spaces required for each such building and use, unless such uses are non-conflicting and if all regulations governing the location of accessory parking spaces in relation to the buildings and uses to be served and are observed.

C. Use. Parking facilities shall be used for parking only. No sales, dead storage, repair work, dismantling, or servicing shall be permitted.

D. Location. Off-street parking facilities for one and two family dwellings shall be located on the same lot or plot of ground as the building served. Off-street parking facilities for other uses shall be provided on the same lot or on a lot within three hundred (300) feet walking distance of the building intended to be served.

(1.) Where parking spaces are located on the same lot as the principal use: Parking and loading spaces shall not occupy any part of any required front yard. Where open, parking spaces may be included as part of a required side or rear yard, except where such abuts on a residential district.

(2.) Where parking spaces are not located on the same lot as the principal use: Such lot should be either (a.) owned by or under lease to the owner of the principal use, or (b.) made available by a public or private agency with written certification from such agency as to its availability. In the event the above parking spaces are lost by the principal use, substitute parking must be provided or the use of said building terminated.

SECTION 9. Design Requirements For Parking Areas For 5 Or More Vehicles.

A. Access.

Suitable means of vehicular ingress and egress to off-street parking areas permitting cars to enter and leave area in a forward position shall be provided. When such means of ingress and egress shall open on a public street, it shall not exceed 25 feet in width at the curb line, nor shall it be located within 50 feet of an intersection of two streets.

B. Surfacing.

Parking area shall be paved or otherwise surfaced with a hard, all-weather, material consistent with the specifications of the City.

C. Drainage.

Parking areas shall be graded and drained so as to provide adequate on-site drainage which shall be connected to the City Storm Sewer System.

D. Screening and Landscaping.

Parking areas which abut a residential district either directly or across a street, or alley, shall be effectively screened. Such screening shall not obstruct the line of vision at the driveway exit or the intersection of two streets.

E. Wheel Stops.

Wheel stops of masonry or metal shall be securely installed and maintained (within the screening, if appropriate) along the perimeter of the property to protect abutting property and also street lot lines to prevent protrusion of vehicles into street right of way.

F. Illumination.

Any light used to illuminate the parking area shall be arranged as to reflect away from adjoining premises and streets.

G. Signs.

No signs shall be displayed except those referring to the orderly use of the parking area.

**SECTION 10. Review of Parking Plans.** No building permit, occupancy permit, or zoning certificate shall be issued unless the proposed use meets the requirements of this ordinance.

Concurrent with the application for the building permit, zoning permit, or occupancy permit, necessary information shall accompany said application to show conformity with this ordinance including, but not limited to:

- (a) Plot plans
- (b) Location and size of buildings
- (c) Proposed use of property
- (d) Location and size of parking lot
- (e) Arrangement of Parking Spaces
- (f) Ingress and egress from street
- (g) Other design elements required by this Ordinance

All proposals for parking requiring 5 or more spaces shall be submitted to the Planning Commission for review.

**SECTION 11. Reduction in The Requirements Of This Ordinance.** Any person whose plans do not meet the requirements of Section 10, above, may request a review by the Planning Commission of his proposed usage. The Planning Commission shall hold a public hearing within 30 days from the date of the request. Notice and procedure to be in accordance with the procedure of the Zoning Board of Appeals.

Based upon the material and evidence presented, the Planning Commission shall reduce the minimum parking requirements and the walking distance feet provided the Planning Commission finds that:

- (a) Such reduction will have no adverse effect upon traffic conditions in the area.
- (b) That the proposed use cannot meet the requirements due to practical physical difficulties in the surrounding land use or ownership.

SECTION 12. Appeals. Appeals from the decision of the Planning Commission may be taken within 10 days to Council by written notification of intention to appeal addressed to the City Manager. Said appeal to be placed on the agenda of the next Council meeting for hearing and decision. A 5/7ths vote shall be required to reverse or modify the decision of the Planning Commission.

SECTION 13. Violations. Whoever violates the provisions of this Ordinance upon conviction thereof, shall be fined not more than \$100.00 and costs. Each day of violation shall constitute a separate chargeable offense.

In addition, the City or any affected property owner of the City of Oberlin, may maintain a suit in equity to enjoin anyone attempting to proceed in violation of this Ordinance.

SECTION 14. This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

PASSED: 3/10/69 - 1st reading  
3/18/69 2nd reading  
4/14/69 3rd reading

ATTEST:

Paul B. Gregg  
CLERK OF COUNCIL

Arthur P. Jones, Jr.  
CHAIRMAN OF COUNCIL

POSTED:

3/12/69 thru  
3/26/69

I hereby certify that the posting and/or publication as outlined in Sec. 14 of the Charter has been complied with.

Paul B. Gregg  
Clerk of Council

# City of Oberlin Ohio 44074

## Off-Street Parking Ordinance

The Off-Street Parking Ordinance is designed to insure that new development provides a sufficient number of off-street parking places to meet its needs and that off-street parking facilities do not detract from nearby development or from the City, as a whole.

Because off-street parking facilities can cover such a large amount of land area and have a pronounced effect on surrounding development, this Ordinance establishes a review procedure for all parking lots designed for five or more vehicles. Review by the Planning Commission is required prior to the construction of a parking lot or prior to the issuance of a building or zoning permit for the principal use.

If you are planning to construct a structure which will require the provision of five or more off-street parking spaces, please read this Ordinance carefully. Then present the Planning Commission with plans for the parking lot. The review of the Commission is required in order to assure conformity to the Ordinance. Building or zoning permits cannot be issued until parking plans are approved.



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Single & Two Family Houses	1 space per dwelling unit
Multiple Family Houses	1.5 spaces per dwelling unit

LAND USE	REQUIREMENT
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Hospitals	2.5 spaces per bed
Industrial, wholesale, and Storage Plants	1 space per employee on the maximum shift plus 1 space per company-owned or operated vehicle
Medical & Dental Clinics and Private Practitioners	4 spaces per doctor or dentist and 1 space per employee on the maximum shift
Mortuaries or Funeral Homes	1 space per 100 sq. feet of floor area plus 1 space for each company-owned or operated vehicle
Offices	1 space per 200 sq. feet of floor area
Professional Office or Studio of a Physician, Dentist, Artist, Musician, Lawyer, Architect, or Teacher in his place of abode	Parking space equal to twice the area within the structure which is devoted to such studio or office, but in no instance less than three spaces
Private Club or Lodge	1 space per 10 members
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LAND USE	REQUIREMENT
Uses Not Specified	The minimum requirements for such uses shall be determined by the Planning Commission at a public hearing.
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##### B. Surfacing.

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##### C. Drainage.

Parking areas shall be graded and drained so as to provide adequate on-site drainage which shall be connected to the City Storm Sewer System.

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##### E. Wheel Stops.

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- (a.) Plot plans
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- (c.) Proposed use of property
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Based upon the material and evidence presented, the Planning Commission shall reduce the minimum parking requirements and the walking distance feet provided the Planning Commission finds that:

- (a.) Such reduction will have no adverse effect upon traffic conditions in the area.
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SECTION 13. Violations. Whoever violates the provisions of this Ordinance upon conviction thereof, shall be fined not more than \$100.00 and costs. Each day of violation shall constitute a separate chargeable offense.

In addition, the City or any affected property owner of the City of Oberlin, may maintain a suit in equity to enjoin anyone attempting to proceed in violation of this Ordinance.

SECTION 14. This Ordinance shall be in full force and effect from and after the earliest period allowed by law.

Passed: 3/10/69 1st reading  
3/18/69 2nd reading  
4/14/69 3rd reading

FOR PARKING LOTS FOR FIVE OR MORE VEHICLES, PLEASE SUBMIT INFORMATION TO SHOW CONFORMITY TO THIS ORDINANCE, INCLUDING, BUT NOT LIMITED TO:

- a. Plot plans
- b. Location and size of buildings
- c. Proposed use of property
- d. Location and size of parking lot
- e. Arrangement of parking spaces
- f. Ingress and egress from street
- g. Other design elements required by this Ordinance

The Planning Commission has reviewed the plans for an off-street parking facility for (name and address of principal use) \_\_\_\_\_

and finds that the required number of spaces or parking area and the design requirements stated in Section 9 have or have not been met as follows:

<u>REQUIREMENT</u>	<u>MET BY PLANS</u>	<u>NOT MET BY PLANS</u>
Number of parking spaces and size of area	_____	_____
Access	_____	_____
Surfacing	_____	_____
Drainage	_____	_____
Screening and Landscaping	_____	_____
Wheel Stops	_____	_____
Illumination	_____	_____
Signs	_____	_____

The Commission, therefore, finds that these plans do \_\_\_do not\_\_\_ conform to the requirements of Ordinance No. 620 AC CMS.

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Oberlin Planning Commission