

ORDINANCE NO. 88-64 AC CMS

AN ORDINANCE AMENDING CHAPTER 1349 OF THE CODIFIED ORDINANCES OF THE CITY OF OBERLIN, OHIO, TITLED "OFF-STREET PARKING AND LOADING" BY REPLACEMENT, ADDING CERTAIN DEFINITIONS TO CHAPTER 1321 TITLED "DEFINITIONS" AND RENUMBERING THE SECTIONS OF CHAPTER 1321 TO INCLUDE SAID ADDITIONAL DEFINITIONS

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

SECTION 1. That Chapter 1349 of the Codified Ordinances of the City of Oberlin, Ohio, titled "Off-Street Parking and Loading" is hereby amended by replacing the current provisions of same with the provisions prepared by Gann Associates which are attached hereto, marked "Exhibit A", and incorporated herein by reference.

SECTION 2. That Chapter 1321 of the Codified Ordinances of the City of Oberlin, Ohio, titled "definitions" is hereby amended to delete Section 1321.39, and add the definitions set forth in "Exhibit B" attached hereto and incorporated herein by reference.

SECTION 3. That all current sections of Chapter 1349 of the Codified Ordinances of the City of Oberlin are hereby rescinded, and all sections of Chapter 1321 of the Codified Ordinances are hereby renumbered so as to alphabetically incorporate the additional definitions set forth in "Exhibit B" attached hereto.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading- September 6, 1988
2nd Reading- September 19, 1988
3rd Reading- October 3, 1988

ATTEST:

Michelle I. Streater
Clerk of Council

Robin E. Jindea
Chairman of Council

POSTED: October 5, 1988

EFFECTIVE DATE: November 2, 1988

City of Oberlin

Off-Street Parking Regulations

CHAPTER 1349OFF-STREET PARKING & LOADING1349.01 PROVISIONS APPLYING TO PARKING AND LOADING(a) PURPOSE

The purpose of the requirements in this chapter is to further the appropriate provision and design of off-street parking and loading areas that will:

1. provide access for occupants, employees, customers, clients, and visitors to land uses in a community dependent on automobile and truck transportation
2. foster safe and efficient circulation of vehicles and pedestrians both on private property and on adjacent public streets
3. minimize nuisance in residential areas from on- or off-street parking of large numbers of, or incompatible types of, vehicles.

(b) APPLICABILITY

Off-street parking and loading spaces shall be provided in conformance with the requirements of Tables 1, 2, 3, and 4 and other provisions herein for:

1. all new uses, and
2. all existing uses that are:
 - a. enlarged or expanded, or
 - b. otherwise changed in density, intensity, capacity, or other measure that determines parking or loading requirements hereunder, or
 - c. changed to any other use to which different parking requirements herein apply.

The requirements of this chapter apply to any provision, removal, enlargement, or alteration of any off-street parking or loading spaces or areas that are accessory to any building or structure and either:

1. are existing as of the effective date of these regulations, or
2. are new spaces or areas required to be provided hereunder or voluntarily provided in excess of the requirements herein.

These provisions shall likewise apply to parking that is the Principal Use of a parcel. Open sales lots for motor vehicles shall not be considered as parking spaces for purposes of this chapter.

No additional spaces shall be required for expansion or change of an existing use if the standards herein would require an increase over the spaces already provided on the site of less than 15 percent.

(c) PREREQUISITE FOR PERMITS

1. Building Permit/Zoning Certificate

Prior to issuance of a Building Permit or Zoning Certificate, the Code Administrator shall determine that the application therefor exhibits compliance with:

1. all applicable provisions of these and other City regulations from which a variance has not been approved as provided therein, and
2. all conditions to which any approval thereunder has been made subject.

2. Certificate of Occupancy

Either prior to issuance of a Certificate of Occupancy or within such period of time thereafter as the Planning Commission may have approved, he or she shall likewise determine either:

1. that parking and loading facilities required herein have been fully installed and improved in conformance with:
 - a. all currently applicable approved applications for City permits, certificates, or approvals, and
 - b. any conditions to which approval thereof was made subject, and
 - c. all provisions of this and other applicable City ordinances from which a variance has not been approved, or
2. that financial sureties approved by the City Solicitor have been provided guaranteeing such installation and improvement.

(d) EXCEPTION FOR C-1 COMMERCIAL DISTRICT

In recognition of the existing character and pedestrian orientation of the City's older downtown business area, no off-street parking or loading shall be required for individual uses located entirely within the C-1 Commercial District (and also) located entirely within the area bounded by Lorain, Pleasant, Vine, and Professor Streets.

This exception is made to minimize curb cuts disruptive to safe and efficient pedestrian circulation and to encourage provision of off-street parking in centralized locations that serve multiple uses.

(e) VARIANCES

The Planning Commission may approve a variance to the parking or loading requirements herein on the basis either:

1. of criteria provided in the general regulations governing variances in this Ordinance, or
2. of submission of parking demand studies, documented industry standards, or other evidence satisfactory to the Board that the nature of the use requires fewer spaces than required herein.

Procedures for approval of parking variances shall otherwise be the same as provided in this Ordinance for all variance approvals.

(f) PRESERVATION AND REPLACEMENT OF EXISTING SPACES

No off-street parking or loading spaces or areas provided in full or partial conformity with the provisions of these or previous regulations, shall be reduced in size, number, or other characteristic below the requirements herein, or further below such requirements, so long as the use they serve continues in operation.

Residential garages shall not be converted into non-parking use unless parking requirements herein will be met after such conversion.

A use that undergoes a reduction in floor area or other measure specified herein for determining the number of required spaces may nonetheless reduce the number of spaces to those required herein for the downsized use.

(g) PARKING SITE PLAN

1. Submission

Ten copies of a Site Plan at a minimum scale of 50 feet to one inch showing off-street parking and loading facilities shall accompany an application for any of the following for any use required herein to provide over 4 off-street parking spaces or one or more off-street loading spaces:

- a. Building Permit
- b. Certificate of Occupancy
- c. Zoning Certificate
- d. rezoning
- e. Preliminary or Final Plat approval as provided in the Subdivision Ordinance
- f. variance from off-street parking or loading requirements

g. Development Plan for Residential Development District.

The Code Administrator may waive or defer this requirement in any instance in which the specific use of the premises, and therefore the specific parking and loading requirements applicable, are not yet determined, such as in the case of a rezoning for an industrial subdivision.

2. Contents

The Site Plan required herein shall provide the following information:

a. Basic Information

1. Numeric and graphic scales, north arrow, and date of preparation
2. Boundaries of the development and of each phase thereof
3. Lot lines and dimensions and areas of lot(s)
4. Easements and encroachments on the property

b. Drainage: Existing and proposed drainage patterns and appurtenances for collecting storm water

c. Structures: Location, type, shape, dimensions, net floor area, orientation, height in feet and number of stories, and finished grade elevations at all entrances and corners, of all existing and proposed structures, including buildings, fences, walls, and screening

d. Parking and Loading: Location, shape, dimensions, and area of all off-street parking and loading spaces and areas, including aisles, curbing, surface type, driveways, and curb cuts.

e. Proposed Landscaping and Screening: For all landscaping and screening within and abutting all off-street parking and loading areas:

1. Location, quantity, diameter and height at installation and at maturity, and botanic and common names of all proposed living and non-living landscaping materials and existing materials to be preserved
2. Types and boundaries of proposed ground cover
3. Location and contours at one-foot intervals of all proposed berming
4. Dimensions, materials, colors, and appearance of all sides

of proposed fences, walls, ornamental lighting, and other landscaping and screening treatments

5. Measures to be taken to protect new and preserved existing trees during construction.

f. Other Information: Any other information the Planning Commission requires to determine whether the application conforms to the requirements of this Ordinance.

3. Review

Prior to issuance of any permit, certificate, or approval specified under Submission, above, the Site Plan required thereunder shall be approved or conditionally approved by the Planning Commission. The Commission shall approve, conditionally approve, or disapprove a Site Plan based on findings of fact that the purposes of these regulations will or will not be served thereby. Failure of the Commission to act within 60 days of the filing of a complete and accurate Plan shall constitute approval thereof.

(h) USE OF PARKING AND LOADING AREAS

Except as otherwise provided herein, required off-street parking shall be used solely for parking for patrons, occupants, guests, visitors, or employees of the premises on the same lot.

No sales, dead storage of any kind, nor motor vehicle dismantling, repair, or servicing work except for emergency services, is permitted in any open off-street parking or loading area except as an accessory use to single-family detached or attached dwellings or as otherwise provided herein or as may be approved by the City Council.

(i) ACCESS

Except for uses required hereunder to provide 4 or fewer spaces, each required off-street parking space and loading space shall open directly upon an aisle or driveway of such width and design as to provide a safe and efficient means of vehicular access. Each space shall have vehicular access to a public thoroughfare in a manner that will least interfere with traffic movement thereupon. Dimensions of aisles and driveways shall be as provided in Table 1.

(j) GRADING AND DRAINAGE

All parking and loading areas shall be graded for proper drainage, and the volume of storm water runoff that exceeds that existing prior to the installation of such areas shall be discharged into the City storm sewer system or in another manner approved by the Director of Public Works.

(k) MAINTENANCE

All parking and loading areas shall be maintained free of dust, trash, and debris. The surfacing, curbing, lighting fixtures, marking, signage, and related appurtenances shall be maintained in good condition so long as such areas are used for parking or loading purposes.

(l) SIGNS

All signs relating to off-street parking and loading areas shall conform to the provisions on Signs (Chapter 1351) herein.

(m) ILLUMINATION

Uses required herein to provide over 4 parking spaces or one or more loading spaces shall provide, for such spaces as are intended to be commonly used at night, lighting facilities that are adequate to illuminate such spaces but that do not cause glare on adjoining streets or properties.

(n) LANDSCAPING AND SCREENING

All uses providing 10 or more off-street parking spaces or any loading spaces shall screen such spaces from the view of the street and from adjacent residential property. Such screening shall take the form of a uniformly painted solid fence, wall, landscape screen, or combination thereof that provides year-round opacity and that conforms to the following requirements:

<u>Location of Parking or Loading Area</u>	<u>Minimum Height [a] of Screening in Feet[b]</u>	<u>Location of Screening</u>
Within 100 feet of a public street [c]		
Parking Spaces	3	Along entire length of abutting street line
Loading Spaces	5	except for access ways
Abutting a Residential District [d]	5	Along entire length of property line between parking or loading area and the Residential District except for access ways

[a] Height shall be fence height as defined herein

[b] At time of installation

[c] Maximum height of screening within 30 feet of an at-grade street or railroad intersection shall be 3 feet.

[d] Maximum height of screening at any time shall be 7 feet.

1349.02 OFF-STREET PARKING PROVISIONS(a) SMALL CAR PARKING SPACES

Up to 25 percent of required off-street parking spaces may be of small car parking space dimensions as provided in Table 1, provided that such spaces are clearly identified by signs and pavement markings as intended for small cars only.

(b) COLLECTIVE PROVISION

Required parking spaces for different uses may be provided collectively. Except as provided herein under Parking for Shopping Centers and Shared Parking, the total number of spaces so provided shall not be less than the sum of the spaces required for each separate use, and no parking space shall serve as the required space for more than one use.

A binding written agreement approved as legally sufficient by the City Solicitor shall be filed with an application for a Building Permit guaranteeing the intended users of collective parking spaces the right to their use.

(c) PARKING FOR SHOPPING CENTERS

The number of parking spaces required for retail and personal service uses located in a shopping center shall be as provided for shopping centers in Table 4 rather than the sum of the spaces required for the individual uses.

Except that the number of spaces for restaurants, taverns, and drive-in facilities located in a shopping center, and for any establishment occupying over 50 percent of the net floor area of the center, shall be as provided in Table 4 for these individual uses. This number shall be added to the number of spaces required by Table 4 for shopping centers for the balance of the uses in the center.

(d) SURFACING OF PARKING AREAS

All open off-street parking areas and related vehicular access drives and aisles, including residential driveways and widenings thereof, shall be surfaced as follows:

<u>Use</u>	<u>Required Surfacing</u>
Single-family detached dwellings or conversions of such dwellings to rooming houses, accessory apartments, or multi-family units	1. Crushed stone, gravel, or similar material, or 2. Any surface required for other uses, below
All other uses	Asphalt, concrete, brick, paving block, or similar durable, dustless, and impervious surface

The Code Administrator may waive the requirement for surfacing herein for a parking area located no less than 400 feet from a Residential District that serves a use located in an M Industrial District.

(e) MARKING

All off-street parking spaces for uses required to provide over 4 spaces shall be marked by durable painted lines, curbs, or other means that clearly designate individual spaces.

(f) SHARED PARKING

Off-street parking spaces provided for one use may be credited by the Code Administrator toward the spaces required herein for another use that normally operates during different hours. This provision shall apply only to spaces either provided for or to be credited to the following uses and only up to the applicable percentage specified of the total spaces required:

Percentage of Required
Spaces that May Be
Shared Parking

Use

100 %

Church
Auditorium or School Auditorium

50 %

Bowling Alley
Dance Hall
Restaurant
Tavern or Night Club
Theatre

To be credited, such spaces shall be:

1. included within a parking area that is located no further from the use to which the spaces are to be credited than the walking distances specified in the provision on Location of Parking Spaces herein
2. not reserved on a 24-hour basis for particular individuals, occupants, or organizations
3. included in a written agreement filed with the Code Administrator and approved as legally sufficient by the City Solicitor that:
 - a. specifically allows the use of such spaces by the use to which they are to be credited, and
 - b. specifies the type of establishment and normal operating hours--or hours during which parking spaces proposed for crediting are normally used--seven days a week for all

uses sharing such spaces.

If the Code Administrator determines that any uses sharing spaces would regularly utilize such spaces during all or some of the same hours, he or she may disallow the crediting of such spaces.

(g) WHEEL GUARDS OR CURBING

Where parking spaces are so located that vehicles parked therein might extend beyond the parking surface, such as onto streets, sidewalks, or landscaped areas, there shall be installed wheel guards, bumper guards, curbing, or other means of restraint to prevent such encroachment. This requirement shall not apply to uses providing 4 or fewer parking spaces.

(h) FORWARD VEHICULAR MOTION

Except for dwellings having individual garages or driveways, off-street parking areas shall be designed to enable vehicles to enter or leave such areas moving in a forward direction.

(i) LOCATION OF PARKING SPACES

1. On Same or Separate Lot

Required off-street parking for single-family detached and attached dwellings and manufactured homes on individual lots shall be provided on the same lot as the use served. Parking spaces within garages or carports and on driveways shall be counted as required spaces for such dwellings.

Required parking for other uses--including rooming houses, dormitories, single-family dwellings with accessory apartments, and multi-family dwellings--may also be provided on a separate lot that is in the same possession by deed, lease, or other written certification approved as legally sufficient by the City Solicitor that confirms its availability to the use. No parking on a separate lot for any non-residential or non-lodging use shall be separated from the use by any residentially-zoned property not in the same possession as the use.

Required parking shall be located within the following walking distances from the nearest point of the parking area to the nearest pedestrian entrance to the use served:

Manufactured Homes in Manufactured Home Parks, Rooming Houses, Accessory Apartments in Single-Family Dwellings, and Multi-Family Residential:	200 feet
Commercial and Institutional:	400 feet
Office and Industrial:	1,000 feet

2. In Yards

A. Single-Family and Townhouses

1. In Required Yards

Open off-street parking for single-family detached and attached, duplex, and townhouse dwellings--and for such dwellings that have been converted to rooming houses, dwellings with accessory apartments, or multi-family dwellings--may be located in required front, side, and rear yards except as otherwise provided herein.

Where, because of the slope of a lot, location of a garage outside of the required front or corner side yard would necessitate a driveway slope greater than 12 percent, the garage may be located within the required yard a minimum of 6 feet from the street line.

2. In Actual Yards

One motor vehicle that is not a commercial or recreational vehicle as defined herein may be parked within an actual front or corner side yard. Additional such vehicles may be so parked provided that coverage of the actual front yard by parking shall not exceed 25 percent of front yard area. All such vehicles not enclosed within a building or carport shall be parked entirely upon a driveway or comparably surfaced widening thereof and shall not encroach upon any public sidewalk.

Any additional motor vehicles shall be parked outside of such yards, provided that coverage of the actual rear yard by parking shall not exceed 50 percent of yard area. Except that where the dimensions of actual side yards and the absence of an alley preclude vehicular access to the side and rear yards, this restriction shall not apply.

B. Other Uses

Open off-street parking for other uses, including multi-family residential, may be located in required side and rear yards, but not in required front yards.

No off-street parking for any such use is permitted within any required yard abutting or across an alley from property in a Single-Family Residential District. No parking for any non-residential use is permitted within any required yard abutting or across an alley from property in any Residential District.

(j) PARKING FOR SINGLE-FAMILY CONVERSIONS

Parking requirements for rooming houses, multiple-family dwellings, and other uses to which single-family dwellings have been lawfully converted may be satisfied by, among other measures, any of the following:

1. widening of an existing driveway surface, subject to location

and maximum coverage provisions in Location of Parking Spaces herein

2. establishment of a parking pad in a side yard
3. written agreement with the owner thereof that allows use of an available parking space on a nearby property and that is approved as legally sufficient by the City Solicitor.

(k) PARKING OF RECREATIONAL VEHICLES

1. In Residential Districts

A single recreational vehicle as defined herein per dwelling unit may be parked or stored in a Residential District provided that:

- A. it is not occupied for living or sleeping purposes for more than 7 consecutive nights or for more than 30 days per calendar year
- B. it is not parked on a public street for more than 72 consecutive hours
- C. it is stored in its collapsed position if it is a vehicle of the collapsible type not stored in a garage
- D. it is parked or stored in a location determined by the following:
 1. The vehicle shall be parked in a garage, carport, or covered parking space, where one is available on the premises large enough to accommodate the vehicle.
 2. Otherwise, the vehicle shall be parked in the driveway or widening thereof outside of an actual front or corner side yard.
 3. Otherwise, where the dimensions of actual side yards and the absence of an alley make compliance with (2) impossible, the vehicle may be parked for a maximum of 7 consecutive days in the driveway ahead of said building line but not encroaching upon any public sidewalk.
 4. Otherwise, where the dwelling unit does not have its own driveway (as in the case of some multi-family units), the vehicle shall be parked in an open off-street parking space on the premises outside of an actual front or corner side yard or in an off-street space off the premises.

2. In Other Districts

There shall be no restrictions on parking of recreational vehicles in non-residential districts, other than those concerning outdoor storage.

(1) PARKING OF COMMERCIAL VEHICLES

1. In Residential Districts

No commercial vehicle as defined herein weighing more than 8,000 pounds unloaded may be parked or stored in a Residential District other than in a completely enclosed garage except for loading or unloading of household belongings between 6:00 AM and midnight for the purpose of moving a personal residence or for deliveries, repairs, construction, maintenance, or service calls.

2. In Commercial Districts

No commercial vehicle as defined herein may be parked or stored in a Commercial District other than in a completely enclosed garage or in a public off-street parking facility unless it is used in a business located on the same premises or is being parked temporarily by a customer, supplier, contractor, or visitor or for loading, unloading, moving, or construction, maintenance, or repair of the premises.

(m) HANDICAPPED PARKING

All uses providing over 25 parking spaces shall mark at least one space as reserved for the handicapped. One space shall be so marked for the first 50 spaces and one additional space shall be marked for every 100 spaces thereafter.

All such spaces shall be as close as possible to a building entrance accessible to the handicapped and shall offer barrier-free access thereto. Such spaces shall have sufficient width to allow for wheelchair access to a passenger car or passenger van parked therein.

1349.03 OFF-STREET LOADING PROVISIONS

(a) LOCATION OF LOADING SPACES

All required loading spaces shall have adequate ingress from and egress to a public street or alley and shall be located:

1. on the same lot as the use to be served, except when collectively provided as central loading facilities in conformance with the requirements herein, and
2. outside of required front and side yards, and
3. in such a manner that no portion of a vehicle shall project across a public sidewalk or into a street.

(b) SURFACING OF LOADING AREAS

All open off-street loading spaces and related vehicular access drives and aisles shall be surfaced with a hard-surfaced all-weather pavement with a load bearing capability approved by the Director of Public Works.

(c) COLLECTIVE PROVISION

Loading spaces required for individual lots may be collectively provided in central facilities provided that all of the following requirements are met:

1. The number of spaces provided is not less than that required by the total floor space for each category of use served.
2. Each lot served has direct access to the central facilities without crossing streets at grade.
3. The central facilities are not more than 500 feet from any lot they serve.
4. Any tunnel or ramp between the central facilities and any lot served is at least 9 feet wide and has a vertical clearance of at least 7 feet.
5. Written covenants and easements approved as legally sufficient by the City Solicitor and recorded with Lorain County provide for the retention, maintenance, and use of such facilities.

TABLE 1: PARKING AND LOADING DIMENSIONS

	<u>Parking Space</u>		<u>Loading Space [g]</u>	
	<u>For Small Cars [a]</u>	<u>For Other Cars</u>	<u>For Tractor-Trailers</u>	<u>For Other Trucks [c]</u>
Minimum DEPTH in feet	15 [b]	18 [b]	60	25
Minimum WIDTH in feet	7.5	9	14	10
Minimum Vertical CLEARANCE in feet	7	7	14	14
Minimum AISLE width in feet:				
Angle of spaces: 0 degrees [d]	13	13	-	-
30 degrees	12	12	-	-
45 degrees	13	13	-	-
60 degrees	18	18	-	-
90 degrees [e]	24	24	-	-

DRIVEWAY WIDTH [f] in feet:

	<u>Residential Districts</u>	<u>Other Districts</u>
Minimum		
One-way traffic	12	12
Two-way traffic	24	24
Maximum		
At curb line	24	50
At right-of-way line	24	24

Minimum Driveway DISTANCE to Street Intersection in Feet: 50

- [a] Up to 25 percent of required spaces may be for small cars.
- [b] Parallel parking spaces shall be 22 feet deep.
- [c] Permitted for uses not normally serviced by tractor-trailers.
- [d] Zero degree parking refers to parallel parking.
- [e] Aisle width for 90 degree parking allows for two-way traffic.
- [f] Radii shall be approved by the Code Administrator in compliance with standards established by the Director of Public Works.
- [g] Requirements apply to uses required to provide one or more loading spaces by Table 2.

TABLE 2: REQUIRED NUMBER OF OFF-STREET LOADING SPACES

<u>Type of Use</u>		<u>Bldg. Size in Sq. Ft. *</u>	<u>No. of Spaces **</u>
Offices	!		
Public Uses	!	10,000 - 100,000	1
Institutional Uses	!		
Manufacturing	!		
Warehousing & Storage	!	5,000 - 40,000	1
Cartage & Express	!	40,001 - 100,000	2
Retail & Service	!	5,000 - 10,000	1
	!	10,001 - 25,000	2
	!	25,001 - 40,000	3
	!	40,001 - 100,000	4

* Building size measured by Net Floor Area, as defined herein.

** One additional space shall be provided for every 100,000 square feet over 100,000 square feet, with fractional spaces rounded to the nearest integer.

No space shall at the same time fully or partially serve to meet the requirement for both off-street parking and loading facilities.

Uses smaller than the smallest values given for each category, shall be provided with other receiving facilities for motor vehicles judged adequate by the Code Administrator.

Requirements of this table shall not apply to C-1 Commercial District as provided under Exception for C-1 Commercial District herein.

TABLE 3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES
FOR RESIDENTIAL AND LODGING USES

	<u>Minimum Number of Spaces Required Per Dwelling or Lodging Unit</u>
<u>RESIDENTIAL [a]</u>	
Efficiency Units	1.25
1-Bedroom Units	1.5
All Other Units	2.0
Small Existing Lots [e]	0
<u>LODGING [b] [d]</u>	
Hotel	1 [c]
Motel	1 [c]
Apartment Hotel	1
Rooming House	0.5
Dormitories [f]	
For Students Allowed to Park Cars at Dormitories	0.5
For All Other Students	0

See also Table 4 for required spaces for other uses.

Fractional spaces shall be rounded to the nearest integer.

Requirements of this table shall not apply to C-1 Commercial District as provided under Exception for C-1 Commercial District herein.

[a] Includes single-family detached or attached, townhouses, duplexes, apartments, and manufactured homes. Required spaces include .25 spaces per unit for visitor parking but shall be increased by 1 space for each roomer or lodger. No more than 4 spaces shall be provided per dwelling or lodging unit.

[b] Plus 1 parking space per owner, manager, or employee on largest shift.

[c] Plus spaces for restaurant, retail, and meeting rooms, if any, as provided in Table 4.

[d] One space for each truck or business vehicle employed by an establishment on the premises shall be provided in addition to the number of spaces indicated in this table.

[e] Single-family detached dwelling units of any size on existing lots of record as of the effective date of these regulations having a lot width of 40 feet or less and lacking access to an alley.

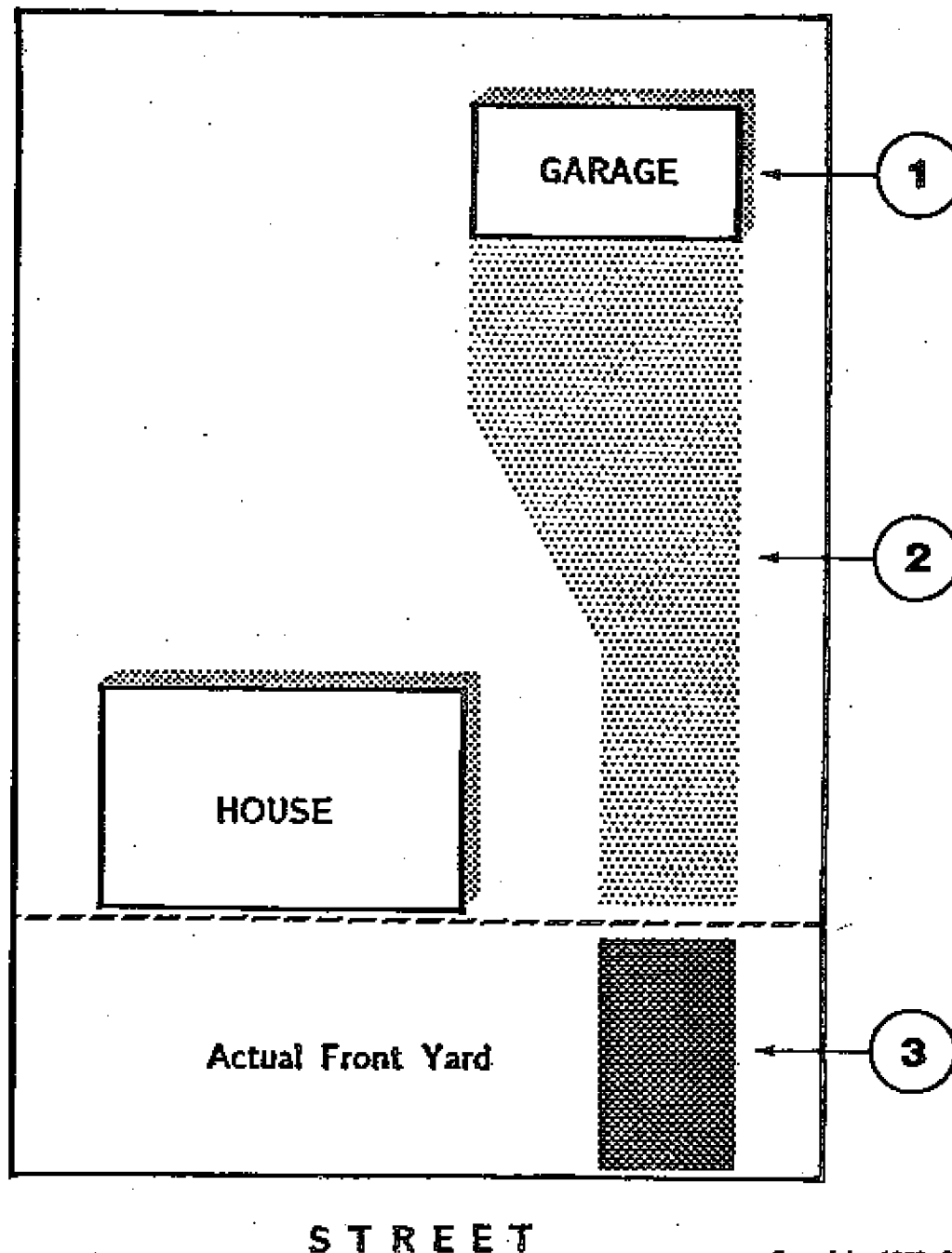
[f] Requirement is number of spaces per bed, not per unit.

**TABLE 4: REQUIRED NUMBER OF OFF-STREET PARKING SPACES
FOR NON-RESIDENTIAL AND NON-LODGING USES**

<u>Minimum Number of Spaces Required (a)</u>			
	<u>Per Employee (b)</u>	<u>Per 1,000 Square Feet Floor Area</u>	<u>Per Person Design Capacity (c)</u>
<u>SCHOOLS</u>			
Elementary	1	--	--
Junior High	1	--	--
High School	1	--	.25 (d)
College or University	1	--	[m]
Commercial	1	--	.25 (d)
<u>RECREATIONAL</u>			
Indoor Theatre	--	--	.25
Bowling Alley			
Per Lane	--	--	-- (h)
Restaurant/Bar	--	3	--
Arena or Stadium	--	--	.25
Auditorium (non-school)	--	--	.25
Health Club	--	5.0	--
Skating Rink	--	5.0	--
Swimming Pool	--	--	.25
Dance or Meeting Hall	--	--	.25
Community Center	--	--	.25
Club or Lodge	--	5.0	--
<u>INSTITUTIONAL</u>			
Church	--	--	.25
Public Utility & Service	1	--	--
Institution Office or Mtg Hall	--	1	--
Library, Museum, or Gallery	--	2.5	--
Nursing Home	1	--	-- (f)
Child Day Care Center	--	2	--
Government Offices	--	3.5	--
<u>MEDICAL</u>			
Hospital	1	--	-- (e)
Clinic	--	4.0	--
Animal Hospital	--	2.5	--
<u>AUTOMOTIVE</u>			
Auto Laundry	1	--	-- (i)
Service Station	1	--	-- (k)
Vehicle Sales	--	2.5	--

Recreational Vehicle Parking

See 1349.02(k)(1)



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Locations established in the regulations for recreational vehicle parking on residential lots are, in order of preference:

- 1. In a garage*
- 2. On the driveway behind the actual building line*
- 3. On a driveway forward of the building line*

	<u>Per Employee [b]</u>	<u>Per 1,000 Square Feet Floor Area</u>	<u>Per Person Design Capacity [c]</u>
<u>OFFICE BUILDING [1]</u>	--	3.5	--
<u>SHOPPING CENTER:</u>			
Under 400,000 Square Feet	--	4	--
400-600,000 Square Feet	--	4.5	--
Over 600,000 Square Feet	--	5	--
<u>DEPARTMENT STORE</u>	--	4	--
<u>SUPERMARKET</u> or Food Store	--	4	--
<u>HARDWARE</u> Store	--	3.5	--
<u>BANK</u> or Financial Institution	--	5	-- [g]
<u>RESTAURANT:</u>			
Carry Out Only	--	16	--
Drive In and Eat In	--	20	-- [g]
Eat In, No Drive In	--	20	--
<u>TAVERN</u>	--	10	--
<u>MORTUARY</u>	1	10	--
<u>CONTRACTOR</u> or Construction Office	1	--	--
<u>FURNITURE & APPLIANCE</u> Sales or Repair Store	--	1.5	--
<u>OTHER RETAIL</u> and Personal Service	--	4.5	-- [g]
<u>INDUSTRIAL</u>			
Cartage & Express Firms	1	--	--
Warehousing & Wholesaling	1	.5	-- [j]
Radio or TV Station or Studio	1	--	--
Manufacturing, Research, Testing	1	1.5	-- [j]

NOTES FOR TABLE 4

Unless otherwise provided herein, required parking is the sum of the requirements in all columns of this Table.

See also Table 3 for required spaces for residential and lodging uses.

Parking for uses not listed shall be as provided for the most similar listed use as determined by the Planning Commission.

Requirements of this table shall not apply to the C-1 Commercial District as provided under Exception for C-1 Commercial District herein.

Floor area shall be Net Floor Area, as defined herein. All required space figures shall be prorated for each establishment. Fractional spaces shall be rounded to the nearest integer.

[a] One space for each truck or business vehicle employed by an establishment on the premises shall be provided in addition to the number of spaces specified.

[b] Maximum number of full- and part-time employees on duty on the premises at any one time.

[c] Per seat in main auditorium or meeting room or per person of design capacity of the facility. Eighteen inches of seating space shall be considered a seat for purposes of this requirement where individual seats are not discernable.

[d] Capacity in full-time students attending classes at any one time

[e] Plus 0.5 spaces per bed, excluding bassinets

[f] Plus 0.25 spaces per bed

[g] Plus 5 stacking spaces per drive-in window

[h] 5 spaces per bowling lane

[i] Plus stacking spaces equal to 5 times the capacity of the car wash. The capacity shall be calculated as the number of vehicles that can be accommodated at any one time in any phase of the washing or waxing process.

[j] Employment standard or floor space standard, whichever is greater, shall be used. If employment is not known when plans are drawn, floor space standard may be used. If upon occupancy the employment standard yields a greater number of required spaces, the Code Administrator may require the provision of additional parking before granting a Certificate of Occupancy.

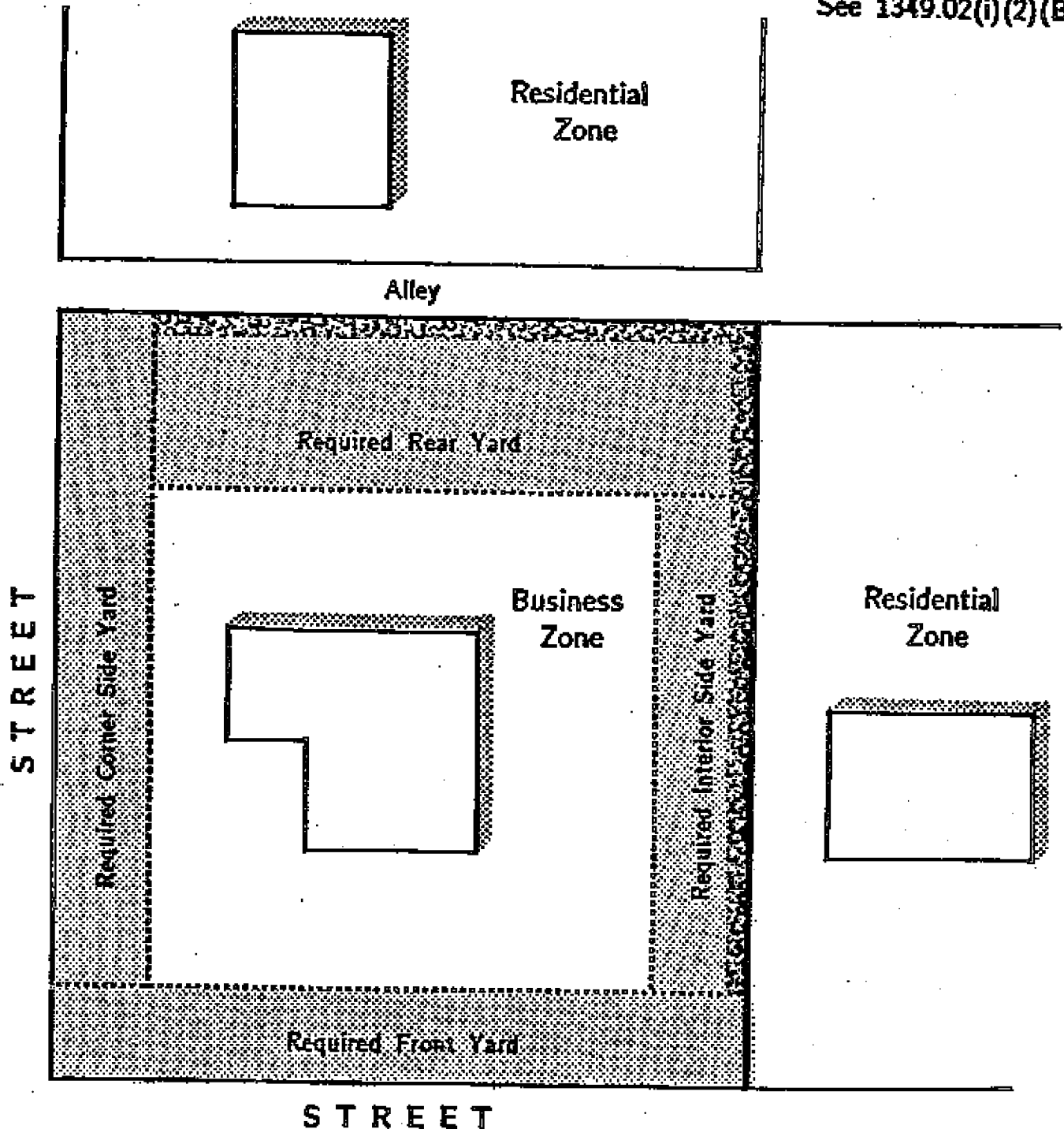
[k] Plus 2 spaces per service bay.

[l] Applies to offices generally attracting employees but not customers. Offices that regularly attract customers such as real estate, insurance, tax preparation, and the like shall meet the standard for Other Retail and Personal Service uses.

[m] Planning Commission shall determine parking requirements.

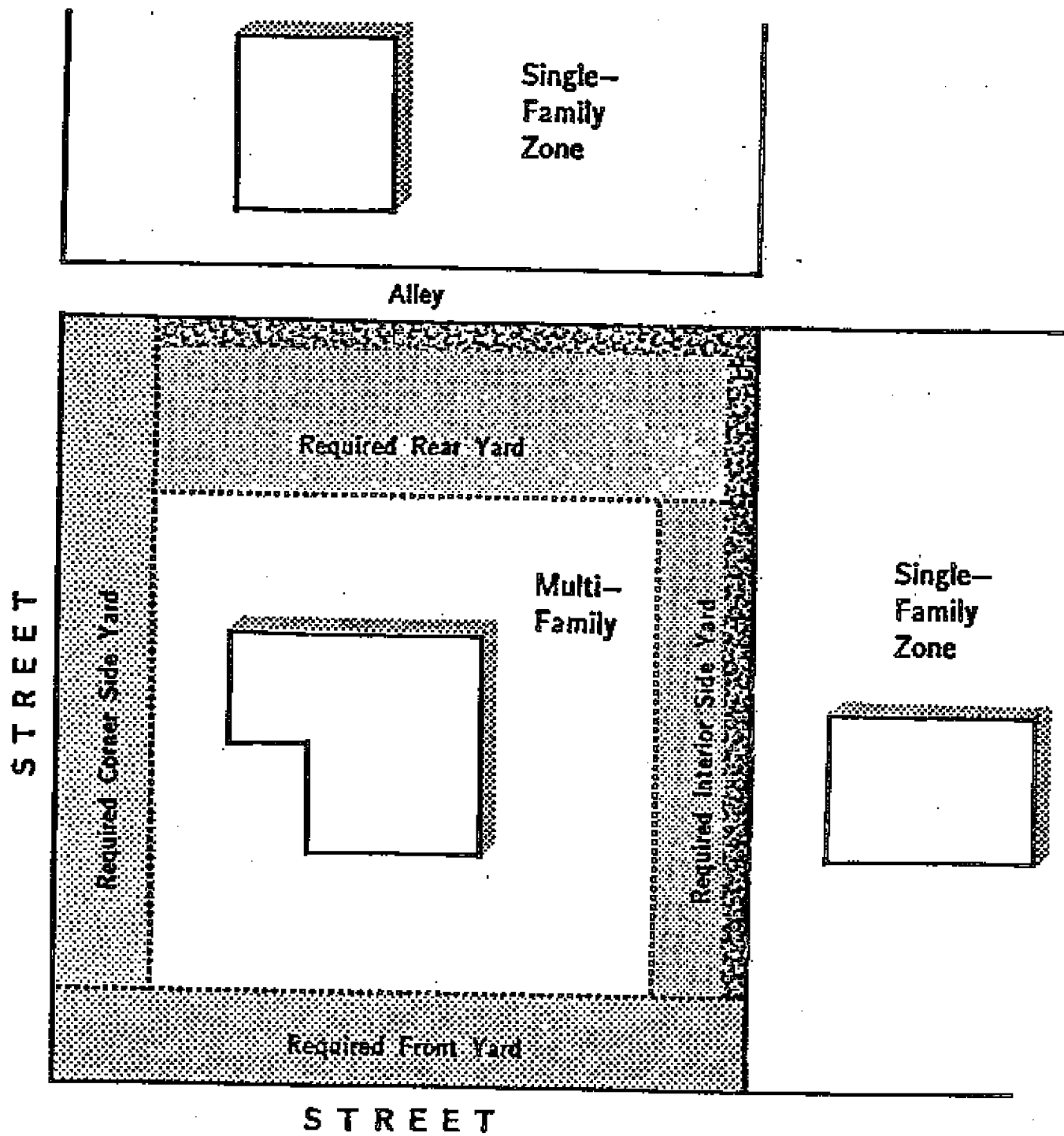
Parking in Yards

See 1349.02(i)(2)(B)



 Off-street parking prohibited here

 Screening required

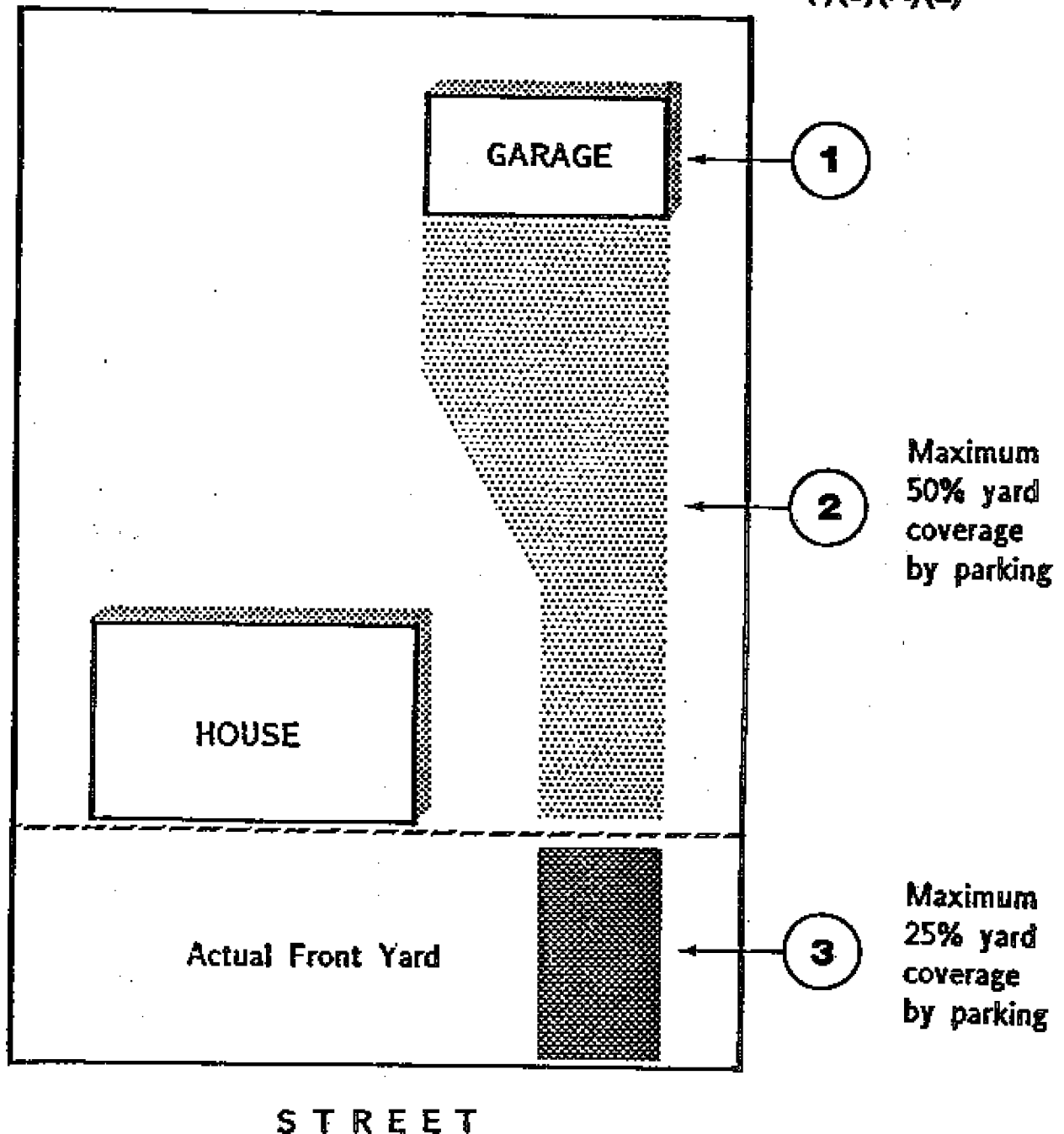


 Off-street parking prohibited here

 Screening required

Single-Family Parking

See 1349.02(i)(2)(A)(2)



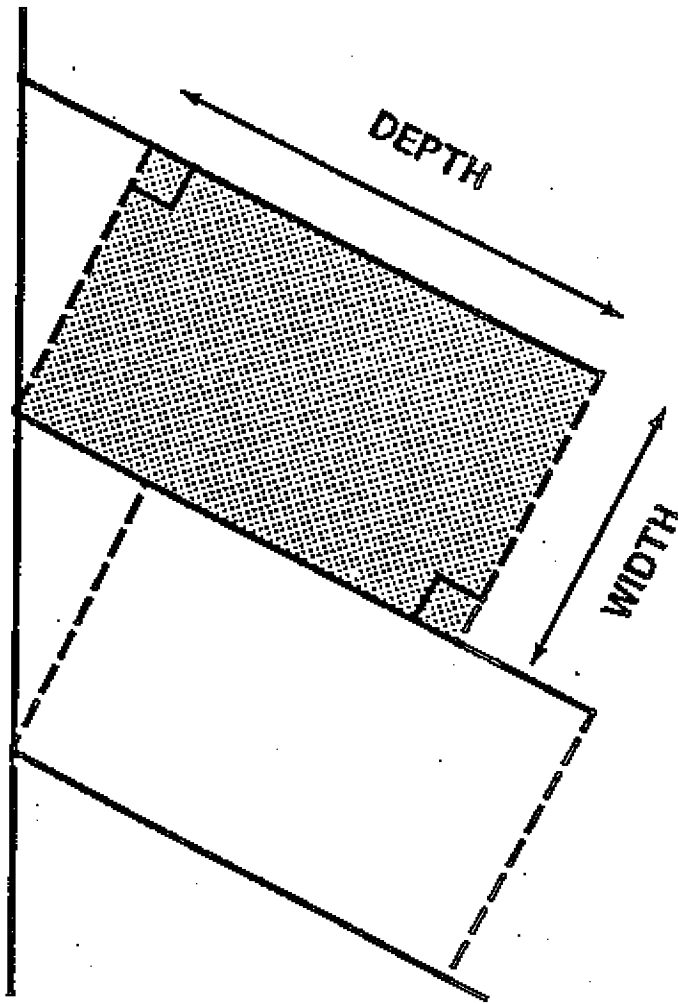
Shaded area represents driveway

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Homes converted to apartments or rooming houses--and unconverted homes with several drivers--often have parking problems. This shows where the multiple vehicles such properties have must be parked.

Parking Space Dimensions

See 1321.39 and 1321.39(b)



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City of Oberlin

Off-Street Parking Regulations

PROPOSED ORDINANCE AMENDMENTS

The following amendments to the City of Oberlin Planning and Zoning Code are proposed:

CHAPTER 1321
DEFINITIONS

1. Delete paragraph 1321.39.

2. Add new paragraphs to Chapter 1321 of the Oberlin Planning and Zoning Code as follows:

1321.13(a) COMMERCIAL VEHICLE:

A motorized vehicle other than a passenger car, passenger van, or recreational vehicle used by a household for non-commercial personal or family transportation, for recreation, or for van pooling or ride-sharing use. Commercial vehicles include commercial trucks, buses, commercial vans, tractors, semi-trailers, motorized farm vehicles, and earth-moving equipment.

1321.15(a) DRIVE-IN ESTABLISHMENT:

An establishment at which patrons may be served without leaving their motor vehicle. Any restaurant, bank, dry cleaning establishment, or other business having drive-up, drive-through, or curb service facilities shall be considered a drive-in establishment.

1321.19(a) DWELLING UNIT:

Space within a building designed or used exclusively as living quarters for one family, its household employees, and not more than two boarders or roomers, and which includes cooking, bathing, and toilet facilities.

1321.20(a) FENCE:

An artificially constructed barrier of any material or materials erected to enclose, screen, or decorate areas of land. Fences include walls, hedges, and earth berms meeting this definition.

1321.20(b) FENCE HEIGHT:

The height of a fence, hedge, or wall measured from the ground level at the lowest grade level within three feet of either side thereof.

1321.20(c) FENCE, SOLID:

A fence, including entrance and exit gates, designed and constructed so that the surface area of any segment thereof contains less than 70 percent open spaces and more than 30 percent solid materials.

1321.20(e) FLOOR AREA, NET:

A measure of floor area used for purposes of calculating off-street parking and off-street loading requirements. Net floor area is the sum of the gross horizontal area of space contained on all floors measured in square feet from the exterior faces of the exterior walls of each building or from the center line of party walls separating two buildings. Net floor area includes floor area in cellars, basements, attics, and accessory buildings and excludes only:

1. areas devoted to off-street parking or off-street loading, including aisles, ramps, and maneuvering space
2. areas devoted primarily to storage and not located within selling or working spaces, except for facilities such as warehouses where the principal use is storage
3. basement or cellar areas not devoted to retailing activities, offices, or production or processing of goods
4. elevator shafts, stairs, and stairwells
5. maintenance shafts and rooms
6. washrooms
7. display windows
8. fitting rooms.

For structures devoted to bulk storage of materials, every 10 feet of building height shall be considered as one floor for purposes of this definition.

1321.28(a) HOTEL, APARTMENT

An establishment having the character of a hotel but in which at least 50 percent of the accommodations are for occupancy by guests staying 30 consecutive days or more.

1321.31(a) LOADING SPACE, OFF-STREET:

A completely off-street space or berth, located on the same lot except as otherwise permitted herein, for the loading or unloading of freight carriers.

1321.39 PARKING SPACE DEPTH:

The longer of the two dimensions of a rectangular parking space. In the case of a space that is not rectangular, the depth shall be the length of the largest imaginary rectangle that can fit within the space.

1321.39(a) PARKING SPACE, OFF-STREET:

An area outside of any public street or alley right-of-way that is adequate for parking an automobile with room for opening doors on both sides together with maneuvering room and properly related access to a public street or alley.

1321.39(b) PARKING SPACE WIDTH:

The shorter of the two dimensions of a rectangular parking space. In the case of a space that is not rectangular, the width shall be the width of the largest imaginary rectangle that can fit within the space.

1321.40(a) RECREATIONAL VEHICLE:

A vehicle primarily designed as temporary living quarters in conjunction with recreation, camping, or travel use which either has its own motive power or is drawn by another vehicle. Recreational vehicles include travel trailers, camping trailers, truck campers, boats on or off trailer, motor homes, and similar vehicles.

1321.44(a) SCREENING:

A structure erected or vegetation planted to wholly or partially conceal the area behind it.

1321.44(b) SETBACK:

The shortest horizontal distance between a lot line and the closest part or projection thereof of any structure or area. If no lot line is specified, the applicable lot line shall be the street line(s).

1321.45(a) SHOPPING CENTER:

A group of three or more retail or service commercial uses characterized by any one or more of the following:

1. Uses are designed as a single commercial group, whether or not located on the same lot.
2. Contiguous uses occupy premises that are under common ownership or management.
3. Uses are connected by party walls, partitions, canopies, or other structural members to form one continuous structure.
4. Uses are located in separate buildings but are interconnected by walkways or access ways designed to facilitate customer interchange between the uses.
5. Uses share a common parking area.
6. Uses otherwise present the appearance of a single continuous commercial development.

1321.52(a) USE:

The purpose or activity for which land or structures thereon are designed, arranged, or intended or for which they are occupied and maintained.

1321.54(a) YARD:

An open space on a lot other than a court that either is ("Actual Yard") or is required hereunder to be ("Required Yard") unoccupied and unobstructed above ground level by any structure or part or projection thereof other than those permitted in yards herein. An Actual Yard may be larger than the corresponding Required Yard. Where a yard is not specified herein to be a Required Yard or an Actual Yard, it shall be construed to be a Required Yard.

~~3. Delete Chapter 1349 and replace it with the draft Chapter 1349 on the pages to follow.~~