

SECTION 531 - OFF-STREET PARKING AND LOADING

531.01 - OFF-STREET PARKING SPACE REQUIRED - Off-street parking facilities shall be provided for the use of occupants, employees, and patrons of all uses, and off-street loading and vehicle storage space shall be provided for the handling of materials and products of commercial and industrial uses.

531.11 Parking Facilities – The design and construction of all facilities shall be subject to approval by the Blendon Township Zoning Inspector. Such required facilities, additional space provided, and access drives thereto, including required curb-cuts, shall be:

- 1) Sloped and constructed to provide adequate drainage of the area.
- 2) Surfaced with a sealed surface pavement.
- 3) Maintained in such a manner that no dust will be produced by continuous use.

531.12 - Parking Space Size - A parking space for one (1) vehicle shall be a rectangular area having dimensions of not less than nine (9) feet by eighteen (18) feet plus adequate area for ingress and egress.

531.13 Location of Space - Required off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking space required of several uses may be provided contiguous and in common to the several structures and uses served.

CHURCHES - Churches may establish with public or commercial establishments joint parking facilities for fifty percent (50%) or less of their required spaces provided that a written agreement thereto is obtained and that all parking areas so designated lie within three hundred (300) feet of the main entrance of the church.

531.14 Parking Area Setback – Parking areas shall be permitted in required yards developed in Commercial and Industrial Zoning District to within fifteen (15) feet of a Residential Zoning District or a Planned Residential District as listed in SECTION 201, ARTICLE II.

531.02 - MINIMUM NUMBER OF PARKING SPACES REQUIRED - A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

531.21 - Schedule of Parking Spaces - The parking space requirements for a use not specifically named herein shall be the same as required for a listed use similar in nature.

USE

SPACES REQUIRED

Residential

Single-Family or Two-Family dwelling Two (2) parking spaces per dwelling unit

Multi-Family with three (3) or more dwelling units Two (2) parking spaces per dwelling unit

Town House Development	Two and a half (2½) parking spaces per dwelling unit
Apartment	One (1) parking space per dwelling unit
Boarding Home, Dormitory, Fraternity House having sleeping rooms, or Rooming House	One-third (1/3) parking space per occupant
Mobile Home	Three (3) parking spaces per dwelling unit
Party House, Tennis Court, Swimming Pool or other residentially shared structure	One (1) parking space for each one hundred (100) square feet of gross floor area
Commercial	
Amusement Arcade	One (1) parking space for each fifty (50) square feet of gross floor area
Auditorium, Stadium, Conference Center, or large place of assembly	One (1) parking space for each thirty (30) square feet of gross floor area
Automobile Car Wash (automatic)	Two (2) parking spaces per site
Automobile Car Wash (self-service)	No parking spaces are required, however, each washing space shall be able to accommodate one (1) vehicle
Automobile Repair Garage	Two (2) parking spaces per service bay; a service bay shall not be utilized as a parking space
Automobile Sales	One (1) parking space for each five thousand (5,000) square feet of lot area used for vehicle display in addition to one (1) parking space for each three hundred (300) square feet of gross floor area
Automobile Service Station	Two (2) parking spaces per automobile service station
Barber Shop, Beauty Shop or similar Personal Service	Two (2) parking spaces per barber or beautician
Child Day Care Center, Kindergarten Or Nursery School	Two (2) parking spaces per classroom but in no case shall less than six (6) parking spaces be required
Bowling Alley	Four (4) parking spaces per alley or lane
Funeral Parlor and/or Mortuary	One (1) parking space for each one hundred fifty (150) square feet of gross floor area
General Office	One (1) parking space for each three hundred (300) square feet

	of gross floor area
Golf Course	Seven (7) parking spaces per hole plus one (1) parking space per two (2) employees on the combined work shift
Miniature Golf Course	Two (2) parking spaces per hole plus one (1) parking space per two (2) employees on the combined work shift
Driving Range	Two (2) parking spaces per three (3) playing locations
Hotel or Motel	One (1) parking space per each guest room
Medical or Dental Office	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
All Outdoor Display and Sales	One (1) space per one thousand (1,000) square feet of display area
Restaurant, Tavern or Dining Room	One (1) parking space for each seventy-five (75) square feet of gross floor area
Retail Store	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
Skating Rink or Dance Floor	One (1) parking space for each one hundred (100) square feet of gross floor area
Swimming Pool (indoor or outdoor)	One (1) parking space 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
Tennis or Racquetball Facility	Two (2) parking spaces per court
Any other type of business	One (1) parking space for each two hundred fifty (250) square commercial use in a commercial feet of gross floor area district
Institutional	
Church or other place of Religious Assembly	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
Elementary School	Two (2) parking spaces per classroom and one (1) parking space for each sixty (60) square feet of gross floor area in the auditorium or assembly hall
High School, Business, Technical or Trade School, College or University	Two (2) parking spaces per classroom and one (1) parking space for every ten (10) students for which the facility is designed; or one (1) parking space for each sixty (60) square feet of gross floor area in the auditorium or assembly hall, whichever is

greater

Hospital	Two and a half (2½) parking spaces per bed
Housing for Elderly	Three fourths (3/4) parking space per dwelling unit
Library, Museum or Art Gallery	One (1) parking space for each four hundred (400) square feet of gross floor area
Sanatorium, Nursing Home, Children's Home or Asylum	One (1) parking space per two (2) beds

Industrial

Warehousing	One (1) parking space per motor vehicle used in the business; plus One (1) parking space per three thousand (3,000) square feet of gross floor area
Manufacturing	One (1) parking space per motor vehicle used in the business; plus One (1) parking space per three thousand (3,000) square feet of gross floor area

531.22 Computing Number of Spaces – Were two (2) or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements.

The parking spaces shall be to the next highest whole number where a fractional space results in computation.

531.03 - MINIMUM NUMBER OF LOADING SPACES REQUIRED – Structures having a gross floor area of 3,000 square feet or more and occupied by:

- Manufacturing
- storage and/or warehousing
- goods display
- retail and/or wholesale store
- hotel/motel
- hospital
- mortuary
- laundry and/or dry cleaning
- other uses requiring the receipt or distribution by vehicles of material and merchandise

Shall provide and maintain on the same lot of the structure in question at least one (1) off-street loading space and one (1) additional loading space for each ten thousand (10,000) square feet or fraction thereof of gross floor area in excess or three thousand (3,000) square feet.

531.31 Loading Space Dimensions – Each loading space shall have a minimum dimension not less than twelve (12) feet in width, sixty-five (65) feet in length and a vertical clearance of not less than fourteen (14) feet.

531.32 Loading Space Setbacks – Notwithstanding other provisions of this Resolution, off-street loading spaces may be located in the required rear or side yard of any commercial and/or industrial district provided that not more than ninety percent (90%) of the required rear or side yard is occupied, and no part of any loading space shall be permitted closer than fifty (50) feet to any Residential or Planned Residential District. A loading space(s) shall be setback a minimum of five (5) feet from the edge of an existing street or alley right-of-way.

531.33 Loading Space Access – All required off-street loading spaces shall have access from a public street or alley in such a manner that any vehicle entering or leaving the premises is traveling in a forward motion.

531.04 – COMMERCIAL AND INDUSTRIAL ACCESS DRIVES - Access drives (driveways) leading to and from a street shall be developed as follows:

531.41 - Width of Drive - An access drive shall not exceed thirty-six (36) feet in width, except at curb returns. All new curb cuts shall require approval from the Franklin County Engineer.

531.42 - Location of Drive - An access drive, exclusive of curb returns, shall be ten (10) feet or more from the side lot line and fifty (50) feet or more from another access drive.

531.05 - LIMITATION OF PARKING IN RESIDENTIAL ZONING DISTRICTS - The provision of parking space, either open or enclosed for the parking or storage of vehicles in a Residential Zoning District or Planned Residential Zoning District as listed in SECTION 201, ARTICLE II shall be subject to the following:

531.51 - Commercial Vehicles – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo or freight and shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.

The parking of commercial vehicles for longer than two hours on public streets or on properties within all residential districts is prohibited with the following exceptions:

- 1) Any vehicle owned or operated primarily by a resident of the household, which meets the following criteria:
 - a) Any vehicle is classified as a Class One or lass Two by the U.S. Department of Energy;
 - b) Vehicle does not exceed 10,000 pounds;
 - c) Vehicle does not contain more than four tires;
 - d) Vehicle does not contain and is not used to haul hazardous material as defined in the “Hazardous Materials Transportation Act”, 88 Stat. 2156 (1975), 49 U.S.C. 1801, as amended; and,
 - e) Vehicle is the only commercial vehicle operated and parked by a resident in the residential district of that resident.
- 2) Any vehicle being used for the purpose of delivery to our the receiving of foods or other articles from a residence, or in connection with the construction, repair, or other services performed, during the actual parking time.

531.52 Recreational Vehicles, Boats, Boat Trailers, Camping Trailers or Other Trailers Used for Household Related and Non-Commercial Activities – Recreational vehicles, boats, camping trailers or other trailers shall meet the following requirements:

- 1) No recreational vehicle, boat, camping trailer or other trailer shall be parked or otherwise stored or kept between a street and a principle structure unless enclosed within a permitted structure or accessory structure, and
- 2) Recreational vehicles parked or otherwise stored on residential properties shall comply with the following size requirements.
 - a.) Two (2) acres or less – A recreational vehicle shall not exceed twenty-two (22) feet in length.
 - b.) Over two (2) acres but less than four (4) acres – A recreational vehicle shall not exceed thirty-six (36) feet in length.
 - c.) Four (4) or more acres – There shall be no length requirement.

- 3) Parking of a recreational vehicles shall be limited to one (1) recreational vehicle, or boat, or camping trailer or other trailer per residential lot or contiguous residential parcels under one ownership, unless enclosed with a permitted structure or accessory structure or:
- a.) Two (2) recreational vehicles, or boats, or camping trailers or other trailers for parcels 1.00 to 1.99 acres.
 - b.) Three (3) recreational vehicles, or boats, or camping trailers or other trailers for parcels two (2) acres and above, but never to exceed three (3) recreational vehicles on one parcel or contiguous parcels under one ownership.

531.53 - Use of Recreational Vehicles, Camping Trailers or Other Trailers - Recreational vehicles, camping trailers and similar recreational vehicles and equipment, shall not be used as a dwelling unit or for living, sleeping or housekeeping purposes outside an approved recreational park/campground area.

531.54 - Inoperable Vehicles Including Motor Vehicles - Any permitted inoperable motor vehicle shall meet the requirements of Section 531.051 in terms of limiting commercial vehicles on residential lots. Not more than one (1) wrecked or otherwise inoperable motor vehicle shall be allowed per one (1) dwelling unit. Any permitted inoperable motor vehicle shall be parked or stored by completely enclosing

the same within a permitted or accessory structure, or by screening same with a one hundred percent (100%) opaque fence no less than six (6) feet and no more than eight (8) feet in height in such a manner so as not to be visible at ground level from any adjacent lot or street. For purposes of these regulations, storage of inoperable vehicles shall not be permitted between the principal structure and a street unless stored within an otherwise permitted accessory structure.

In addition, no such inoperable motor vehicle shall be parked or stored within a required side or rear yard unless the parking or storage space is completely enclosed by a permitted or accessory structure or screened by a totally opaque fence with a minimum height of six (6) feet and a maximum height limit of eight (8) feet.

An automobile or other vehicle is inoperable if it meets any one of the following subsections:

- 1) It does not meet Ohio Revised Code requirements for operating on a public street;
- 2) It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;
- 3) It is not operable on the public streets of because it is not currently licensed to so operate;
- 4) It is not capable of being operated on a public street due to missing or inoperable mechanical or electrical parts.

531.55 – Prohibitions – No vehicle, motor vehicle, recreational vehicle, boat, camping trailer or other trailer may be parked in a Residential District or Planned Residential District as listed in SECTION 201, ARTICLE II unless the vehicle, motor vehicle, recreational vehicle, boat, camping trailer or other trailer is legally parked in an on-street parking space in accordance with the Resolution, is parked in within a permitted driveway or is parked within a permitted structure or accessory structure