

Ordinance 03-13

AN ORDINANCE AMENDING SECTIONS 1175 OFF STREET PARKING AND LOADING FACILITIES TO UPDATE PARKING REQUIREMENTS

WHEREAS, the Planning and Zoning Commission continues to review and draft new recommendations to the Village Council to help ensure quality development and redevelopment; and

WHEREAS, a deficiency in our zoning ordinance includes no specification for acceptable material for parking lots and loading facilities, parking in front and sideyards without durable surface, and number of spaces required; and

WHEREAS, in order to promote the orderly, safe and convenient development of property within the Village, the Planning & Zoning Commission voted unanimously to recommend to Village Council the changes to the Zoning Ordinance; and

NOW THEREFORE BE IT RESOLVED by the Council of the Village of Johnstown, Licking County, Ohio as follows:

Section One

That the amendments to the Zoning Ordinance reflected in Exhibit A, which is attached hereto and incorporated as if fully rewritten herein, are approved and adopted

Section Two

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action were meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter of the VILLAGE OF JOHNSTOWN.

Introduction: March 19th, 2013

2nd Reading: April 2nd, 2013

Final Reading: April 16th, 2013

By: David Keck

Date Passed: 4-16-2013

Sean Stanart
Sean Stanart, Mayor



ATTEST TO:

Teresa Monroe
Teresa Monroe, Clerk of Council

APPROVED AS TO FORM:

David Wigginton
David Wigginton, Law Director

Exhibit "A"

CHAPTER 1175 Off-Street Parking and Loading Facilities

- 1175.01 General requirements.
- 1175.02 Paving.
- 1175.03 Drainage.
- 1175.04 Maintenance.
- 1175.05 Lighting.
- 1175.06 Location of parking spaces.
- 1175.07 Disabled vehicles.

- 1175.08 Access.
- 1175.09 Size requirements.
- 1175.10 Parking space requirements.
- 1175.11 Parking of trailers and recreational vehicles on residential property.

CROSS REFERENCES

- Loading space defined - see P. & Z. 1121.02(a)(39)
- Parking space defined - see P. & Z. 1121.02(a)(51)
- Location of facilities in GCC-1 and GCC-2 Districts - see P. & Z. 1171.24

1175.01 GENERAL REQUIREMENTS.

No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Zoning Ordinance.

1175.02 PAVING.

The required number of parking and loading spaces as required in Section 1175.10 together with driveways, aisles and other circulation areas, shall be improved with ~~six inches of asphalt or 4 inches of reinforced fiber concrete~~ to provide a durable and dust free surface.

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1175.03 DRAINAGE.

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

1175.04 MAINTENANCE.

The owner of all property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash and other debris.

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1175.05 LIGHTING.

Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking area shall be so arranged as to reflect the light away from the adjoining property.

1175.06 LOCATION OF PARKING SPACES.

The following regulations shall govern the location of off-street parking spaces and areas:

(a) ~~For single- and two-family residential uses, no off-street parking space (or portion thereof) shall be located closer than five (5) feet to any established street right-of-way line.~~

(b) ~~For all residential districts, parking in front or side yards is prohibited unless on asphalt or concrete driveway (see Section 11.75.02).~~

(c) Parking spaces for commercial or industrial uses shall be located not more than 300 feet from the principal use.

(d) ~~Parking for commercial structures should be primarily at the rear and side of the site, behind the buildings.~~

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1175.07 DISABLED VEHICLES.

The parking of a disabled vehicle within a residential or commercial district for a period of more than forty-eight hours shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building.

1175.08 ACCESS.

Any nonresidential and multiple-family use parking area shall be designed in such a manner that any vehicle entering or leaving the parking area from or onto a public or private street shall be traveling in a forward motion. Access of driveways for parking or loading areas shall be located in such a way that any vehicle entering or leaving such lot shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public or private street.

1175.09 SIZE REQUIREMENTS.

For the purposes of this Zoning Ordinance the following size requirements shall apply:

	Minimum Width	Feet Minimum Length
(a) Parking Spaces.		
(1) Ninety degree parking	9	19
(2) Parallel parking	9	23
(3) Sixty degree angle parking	10	20
(4) Forty-five degree angle parking	13	20

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		Minimum Width	Feet Minimum Length
(b)	Access Drives.		
(1)	Single-family driveways	10	**
(2)	Two-family combined driveways	16	**
(3)	All other uses	20	**
(c)	Parking Aisles.		
(1)	Ninety degree parking	20	**
(2)	Angle parking	18	**
(3)	Parallel parking on one-way drive	14	**

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1175.10 PARKING SPACE REQUIREMENTS.

For the purposes of this Zoning Ordinance the following parking space requirements shall apply:

(a) Residential.

- (1) Single-family or two-family dwelling: Two for each unit.
- (2) Apartment hotels, apartments or multi-family dwellings: Two for each unit.
- (3) Mobile homes: Two for each unit.

(b) Commercial.

(1) Hotels, Motels: One per each sleeping room plus one space for each employee.

(2) Funeral parlors, mortuaries and similar type uses: One for each 100 square feet of floor area in slumber rooms, parlors or service rooms.

(3) Eating and drinking establishments without drive-through facilities. One (1) for each 75 square feet of gross floor area plus one for each employee during main work shift.

(4) Restaurants with drive-through facilities. One (1) for each 75 square feet of gross floor area, plus additional spaces in the drive-through lanes equal to 25 percent (25%) of the required number of parking spaces.

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(5) Bowling alleys: Five for each alley or lane plus one additional space for each 100 square feet of the area used for restaurant, cocktail lounge or similar use.

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(6) Dance floors, skating rinks: One for each 100 square feet floor area used for the activity.

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(7) Outdoor swimming pools, public or community or club: One for each five persons capacity plus one for each five seats or one for each thirty square feet floor area used for seating purposes whichever is greater.

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(8) Auditoriums, sport arenas, theaters, and similar uses: One for each three seats.

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(9) Retail stores: One for each 200 square feet of gross floor area.

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(10) Banks, financial institutions and similar uses: One for each 200 square feet of gross floor area.

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(11) Offices, public or professional administration or service building: One for each 250 square feet of gross floor area.

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(12) Vehicle Repair: 1 per 100 sq. ft. or 3 per each service bay, whichever is greater plus one per employee on the largest shift

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(13) Vehicle service station: 2 per vehicle service station plus requirements for vehicle repair

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(14) Vehicle Fueling station: One for each 200 square feet of gross floor area.

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(c) Institutional.

(1) Churches and other places of religious assembly: One for each three seats.

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(2) Hospitals: One for each four beds plus one per employee on the largest shift.

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(3) Sanitariums, homes for the aged, nursing homes, children's homes, asylums and similar uses: One for each four beds plus one for each other employee during main work shift.

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(4) Medical and dental clinics: One for each 75 square feet of gross floor area plus one per each employee during main work shift.

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(5) Libraries, museums and art galleries: One for each 400 square feet floor area.

(6) Public or private school. Three (3) for each classroom or one (1) for each five (5) seats in main auditorium, whichever is greater.

(7) Nursery School/Day Care. One (1) for each 15 students of proposed capacity.

(8) Libraries, museums, community centers. One (1) for each 400 square feet of gross floor area.

(9) Civic, social, fraternal organizations. One (1) for each three (3) persons allowed under occupancy of maximum main meeting room.

(d) Industrial.

(1) All types of manufacturing, storage and wholesale uses permitted in any industrial district: One for every two employees on the largest shift for which the building is designed, plus for each motor vehicle used in the business.

(2) Cartage, express, parcel and freight terminals: One for every two employees on the largest shift for which the building is designed, and one for each motor vehicle maintained on the premises.

(f) Other Uses: The Planning & Zoning Commission shall determine the number of parking spaces required for any use not mentioned in this section.

1175.11 PARKING OF TRAILERS AND RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTY.

Parking of trailers and recreational vehicles shall be permitted in the residential areas of the Village if the following apply:

(a) Said parking shall be at said residence on the driveway, side or rear yards;

(b) The trailer or recreational vehicle shall be at least eleven feet from the face of the curb;

(c) No part of the trailer or recreational vehicle shall extend over the public sidewalk;

(d) Said trailer or recreational vehicle shall not be used for dwelling purposes, except one recreational vehicle may be used for dwelling purposes for a maximum of fourteen days in any calendar year. Cooking and the use of butane and propane fuel shall not be permitted at any time;

(e) Said trailer or recreational vehicle shall not be permanently connected to sewer lines, water lines, or electricity lines. Said trailer or recreational vehicle may be connected to electricity temporarily for charging batteries and other purposes;

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(f) Said trailer or recreational vehicle shall not be used for the storage of goods, materials or equipment other than those items considered to be part of the unit or essential for its immediate use;

(g) Notwithstanding the above-noted provisions, a trailer or recreational vehicle may be parked anywhere at the residence during active loading and unloading not to exceed three hours, and the use of electricity or propane fuel is permitted when necessary to prepare a trailer or recreational vehicle for use;

(h) Trailers with noncommercial cargo shall be permitted to park only in side or rear yards and provided that the total weight of the trailer and cargo is less than 5,000 pounds;

(i) Construction trailers shall be permitted to be parked at the residence for a period not to exceed one year. Said construction trailer shall not be permitted on residential property until a building permit is issued and the body of the trailer shall be set back at least five feet from any lot line and eight feet from the dwelling unit under construction.

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