

1117.02 APPLICABILITY.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1117.02 APPLICABILITY.

CHAPTER 1117 Parking and Access Standards

CHAPTER 1117

Parking and Access Standards

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1117.01 PURPOSE.

(a) The purpose of the requirements of this chapter are to protect the public health, safety, and general welfare, and to:

(1) Regulate the appropriate amount of land for parking, loading, stacking, and maneuvering;

(2) Relieve the congestion on the streets by requiring that parking and loading be provided on property in relation to the demand generated by the property user(s);

(3) Encourage alternative modes of transportation by providing facilities for pedestrians and bicyclists;

(4) Protect the light, air, visual amenities, and values of residential areas by the visual screening of large parking areas by limiting the parking and storage of recreational vehicles, boats, trailers and trucks in residential areas; and

(5) Reduce surface water run-off by considering the use of pervious surfaces, where applicable.

(b) These requirements are designed to provide for the minimum parking, loading, and stacking needs of occupants, customers, employees, visitors and others involved in the use or occupancy of any building or use.

(Ord. 26-22. Passed 4-26-22.)

1117.02 APPLICABILITY.

(a) Compliance with this section shall be reviewed as part of an application for a site plan review or zoning permit, whichever is reviewed first, unless otherwise stated in this code.

(b) Unless otherwise stated, the requirements of this chapter shall apply to all new development, where there is the construction of a new structure or establishment of a new use, or where there is an expansion, addition, or change of existing uses and structures.

(c) Accessory and temporary uses shall be exempt from the requirements of this chapter unless specifically required in Chapter 1111: Accessory and Temporary Use Regulations.

(d) All development in a PRD District shall be subject to the standards of this chapter unless otherwise modified through the PRD review and approval process.

(e) Change in Use, Additions, and Enlargement. Where a change in use occurs, an increase in square footage or seating, or an increase in the number of dwelling units occurs, the number of parking spaces, loading spaces, or vehicle stacking spaces shall comply with the requirements of this chapter and as identified in this subsection.

(1) Where a building or use constructed or established prior to the effective date of this code is changed or enlarged that creates an increase of less than ten percent (10%), no additional spaces are required.

(2) Where a building or use constructed or established prior to the effective date of this code is changed or enlarged that creates an increase of more than ten percent (10%), but less than twenty-five percent (25%), such required spaces shall be provided based on the enlargement or change.

(3) Where a building or use constructed or established prior to the effective date of this code is changed or enlarged that creates an increase of twenty-five percent (25%) or more the site shall comply with the parking requirements set forth herein.

(4) In cases where expansions or enlargements occur over a period of time after the effective date of this code, the site shall come into full compliance with the requirements of this chapter once the total expansion or enlargement of the floor area, number of dwelling units, seating capacity of other area exceed twenty-five percent (25%) of the original size at the time this code became effective.

(Ord. 26-22. Passed 4-26-22.)

1117.03 GENERAL REQUIREMENTS.

The following requirements shall apply to all vehicular use areas including off-street parking, stacking, and loading spaces.

(a) Location. Parking and loading spaces shall be provided on the same lot as the principal use they are intended to serve unless otherwise specifically allowed for in this code.

(b) Modification to Existing Vehicular Use Areas. The modification of any existing off-street parking area, including, but not limited to, reduction, enlargement, restriping or remarking of any vehicular use area in a manner that differs from the existing site plan, shall require a review of the modification in accordance with the following:

(1) Minor modifications related to maintenance and upkeep including, but not limited to, repaving, restriping, remarking, or other similar maintenance work are permitted without a zoning permit.

(2) All other modifications shall be reviewed by the Zoning Inspector who shall review the modification through the zoning permit process unless a site plan review is required.

(c) Prohibition in Residential Districts. No individual, business, corporation or other entity shall keep and/or store construction equipment or construction vehicles in any residence district within the City.

(d) Setback Requirements.

(1) Front Yards.

A. Unless otherwise stated, all parking, loading and stacking areas in any zoning district shall be set back a minimum of five (5) feet from any street or alley right-of-way. In the I-1 District, this setback shall be increased to twenty (20) feet.

B. This area shall be landscaped per Section 1115.06: Interior Landscaping of Parking Lots.

(2) Side and Rear Yards.

A. In all parking areas located in R-3, B-1, B-2, B-4, B-5, and P-1 District, no side yard setback requirements are required for parking areas, except when they are adjacent to a residential zoning district, in which case, the parking area shall set back a minimum of fifteen (15) feet from the lot line in the residential zoning district.

B. In all parking areas located in I-1 District, no side yard setback requirements are required for parking areas, except when they are adjacent to a residential zoning district, in which case, the parking area shall set back a minimum of twenty (20) feet from the lot line in the residential zoning district.

(e) Access.

(1) All ingress and egress to parking and loading areas shall be made through curb cuts as regulated by this subsection. All curb openings shall be constructed in accordance with the standard drawings of the City.

(2) Each lot shall be permitted a maximum of one curb cut per lot except that lots in the nonresidential districts, on corner or double frontage lots, may have one curb cut on each street frontage, with the exact location of the cut to be subject to the approval of the City.

(3) A driveway or access way serving a parking lot shall be designed so that vehicles entering and exiting will be traveling in a forward motion only, exclusive of lots containing single-family or two-family dwellings.

(f) Separation of Curb Cuts.

(1) There shall be a minimum of fifty (50) feet between each driveway accessing a vehicular use area.

(2) Each driveway shall be a minimum width of twenty-five (25) feet and a maximum of thirty-five (35) feet.

(3) The approach or exit apron shall not be less than five (5) feet wider than the entrance or exit to the vehicular use area.

(g) Striping, Marking, and Maintenance.

(1) All parking spaces, other than for single- and two-family dwellings, shall be striped and

maintained in good condition.

(2) Each parking space and aisle shall be clearly designated and marked to ensure approved utilization of the space, direction of traffic flow and general safety.

(3) When a parking space is designated for handicapped accessibility or small car use, it shall be clearly marked as such.

(4) The owner of property used for parking shall maintain such area in good condition without holes and free of all trash, abandoned or junk vehicles, and other rubbish.

(h) Surface. The surface of any parking area, aisle, driveway or maneuvering area shall be paved with a hard, durable, dust free surface such as asphalt or concrete (excluding compacted gravel) and approved by the Zoning Inspector.

(i) Wheel Stops and Curbing.

(1) Wheel stop devices consisting of parking blocks, permanent curbs or other suitable barrier shall be installed to prevent any part of a parked motor vehicle from extending beyond the required parking space area, overhanging a pedestrian circulation way or sidewalk or damaging any structure or landscaping.

(2) 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 ½) feet.

(3) Wheel stops shall be adequately anchored to the ground to prevent any movement.

(4) Continuous curbing is discouraged but if curbing is used, it should be cut curbing or scissor curbing to allow for the passage of stormwater. See Figure 1117-A.

Figure 1117-A: Cuts in the continuous curb allow for stormwater to be directed into landscaped areas.

(j) Lighting. Any lighting of vehicle use areas shall be subject to Section 1113.08: Exterior Lighting.

(k) Landscaping, Buffering and Screening. Landscape, buffering and screening shall be pursuant to Chapter 1115: Landscaping and Screening Standards.

(l) Prohibited Activities.

(1) The display for sale of all types of vehicles shall be prohibited within any required off-street parking area, except for a private individual selling one personal vehicle from a residence at any one time or at an approved car sales business.

(2) The display, sales, or storage of any goods, wares, or merchandise shall not be permitted within any areas designated for required off-street parking, circulation and loading.

(3) No part of any building, structure, or related improvements shall be temporarily or permanently located or stored in areas designated for off-street parking, circulation and loading unless as part of an approved accessory or temporary use, or if approved as part of a site plan.

(m) Bicycle and e-Scooter Parking. When bicycle or e-Scooter parking accommodations are provided on a site, they shall be located in an area adjacent to the primary building and separate from vehicular or pedestrian traffic circulation to prevent unnecessary conflicts and safety hazards between vehicles, people, bicycles and e-Scooters.

(Ord. 26-22. Passed 4-26-22.)

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 - ORDINANCES OF SHEFFIELD LAKE
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