

# 1117.04 OFF-STREET PARKING STANDARDS.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1117.04 OFF-STREET PARKING STANDARDS.

CHAPTER 1117 Parking and Access Standards

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.)

#### 1117.04 OFF-STREET PARKING STANDARDS.

(a) Number of Parking Spaces Required.

(1) Computation. In computing the number of parking spaces required by this code, the following shall apply:

A. Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross leasable horizontal area of all floors of a nonresidential building.

B. Where seating capacity is designated as the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated for, each twenty-four (24) lineal inches of seating facilities (bench, pew, etc.).

C. Fractional numbers shall be increased to the next highest whole number.

D. Parking spaces shall be provided according to the schedule of uses in this subsection. In residential use areas, garages or carports may be counted as a part of the required parking.

(2) Mixed Use Occupancy. In the case of mixed or multiple uses in one building or on one property, the total requirements for off-street parking may be reduced as follows:

A. The reduction shall be based on the sum of the minimum parking spaces required in the table in this subsection, computed separately, and reduced by not more than twenty-five percent (25%). Any reduction in spaces shall be reviewed and approved by the Zoning Inspector.

B. The remaining spaces shall not be reserved for any one use and shall be available to all patrons or residents of that development.

(b) Revision of Parking Lots. The revision of an approved parking lot, including, but not limited to, reduction, enlargement, restriping or remarking of any parking lot in a manner that differs from the existing site plan, shall require a new site plan approved by the Zoning Inspector prior to the changes being made.

(c) Number of Parking Spaces Required. The number of off-street parking spaces required shall be based on the requirements of Section 1117.04(c)(1) below or an alternative parking space plan may be provided in accordance with Section 1117.04(c)(2).

(1) Minimum Parking Spaces Table.

A. Table 1117-1 establishes the minimum number of parking spaces required for individual uses. For uses that are not specifically stated, the Zoning Inspector may identify a parking requirement that most closely reflects the land use and intensity of the proposed use or may require an alternative parking space plan as established in Section 1117.04(c)(2).

B. In order to prevent excessive lot coverage, the artificial increase in ambient air temperature, and an unnecessary increase in surface water run-off, no application shall propose more than twenty-five percent (25%) of the spaces required in Table 1117-1 below unless good cause can be shown by the applicant and approved by the BZBA through the variance process in Section 1105.08: Variances. Single-family dwellings and two-family dwellings shall be exempt from this provision.

C. An alternative parking space plan is not permitted for uses marked with an asterisk (\*) in Table 1117-1. An alternative parking space plan shall only be permitted when the applicant wants to propose less than the number required by Table 1117-1 below.

TABLE 1117-1: MINIMUM NUMBER OF SPACES

Use

Parking Spaces Required

Residential Uses

Bed and Breakfast Establishment

One space per guest room plus two spaces for owner occupant

Single-Family or Two-Family Dwellings \*

Two spaces per dwelling unit (enclosed)

All Other Multi-Family Dwellings \*

One and one-half spaces per dwelling unit

Residential Facilities

Two spaces per home if located in a single-family dwelling or four spaces for all other residential facilities

Skilled Nursing or Personal Care Facilities

One space per four beds at maximum capacity

#### TABLE 1117-1: MINIMUM NUMBER OF SPACES

Use

Parking Spaces Required

Commercial and Office Uses

Assembly Halls and Conference Centers

One space for each four persons at maximum building capacity

Automotive Service or Repair Uses

One space per service bay plus one space per 400 square feet of retail space

Banks and Financial Institutions

One space per 300 square feet of gross floor area

Commercial Entertainment or Recreation (Indoors)

One per 400 square feet of gross floor area; or  
One per five seats if stadium/arena seating provided

Commercial Entertainment and Recreation (Outdoors)

One per five seats if ballfield/stadium/arena seating provided; or  
one space per 8,000 square feet of outdoor area

Day Care Centers (Adult or Child)

One space for every 400 square feet of gross floor area plus one space for every classroom or activity room

#### Funeral Homes or Mortuaries

Six spaces for each parlor plus one space for each fleet vehicle or one space for each 50 square feet of floor area in assembly rooms used for services, whichever is greater.

#### Administrative, Business, or Professional Offices

One space per 400 square feet of gross floor area

#### Hotel or Motel

One space per guest room

#### Animal Boarding, Training, or Daycare Facilities, Animal Hospitals/Clinics, and Animal Grooming

One space per 400 square feet of gross floor area

#### Medical or Dental Clinics/Offices

One space per 300 square feet of gross floor area

#### Restaurant, Taverns or Bars, Microbrewery, Microdistillery, or Microwinery

One space per 150 square feet of gross floor area

#### Theaters

One space for each four persons at maximum building capacity

#### All Other Retail or Service Commercial Uses

Building footprint less than 5,000 square feet of gross floor area

One space per 300 square feet of gross floor area

Building footprint of 5,001 to 50,000 square feet of gross floor area

One space per 350 square feet of gross floor area

Building footprint of 50,001 square feet or more of gross floor area

One space per 400 square feet of gross floor area

#### TABLE 1117-1: MINIMUM NUMBER OF SPACES

Use

## Parking Spaces Required

### Public and Institutional Uses

#### Active Parks and Recreation

One space per 5,000 square feet of outdoor area or one space per five seats if stadium/arena seating provided

#### Cemeteries

One space per four seats in a chapel or place of assembly at maximum building capacity

#### Places of Worship

One space per four fixed seats in the main assembly room or one space per four persons at maximum capacity, whichever is greater

#### Educational Facilities (Preschool and K-12)

One space for every four seats in the largest auditorium, stadium, or assembly room, whichever is greater plus six spaces per classroom

#### Educational Facilities, Higher

One space for every four seats in the largest auditorium, stadium, or assembly room, whichever is greater plus one space per five seats for every classroom

#### Government Offices and Buildings

One space per 500 square feet of gross floor area

#### Hospitals

One space for every two patient beds plus one space for every 300 square feet of outpatient clinics, laboratories, pharmacies and other similar uses

#### All Other Public and Institutional Uses

One space per 500 square feet of gross floor area or one space per five permanent seat seats at maximum capacity, whichever is greater

Industrial Uses - The total number of required spaces for uses in the industrial use classification shall be cumulative based on the variety of different functions present in a single use as established below



## Offices or Administrative Areas

One space per 300 square feet of gross floor area

## Indoor Sales Area and Displays of Goods Manufactured on Site

One space per 400 square feet of indoor gross floor area

## Indoor Areas Used for Storage, Warehousing, Assembly, Vehicular Service, or General Manufacturing Activities

1-3,000 square feet of floor area

One space per 300 square feet of gross floor area

3,001-5,000 square feet of floor area

One space per 500 square feet of gross floor area

5,001-10,000 square feet of floor area

One space per 1,000 square feet of gross floor area

10,001 or more square feet of floor area

One space per 1,500 square feet of gross floor area

## Outdoor Storage Area (3,000 square feet or less)

1 space per 1,500 square feet of gross outdoor area

## Outdoor Storage Area (more than 3,000 square feet)

1 space per 2,500 square feet of gross outdoor area

## (2) Alternative Parking Space Requirements.

A. An applicant may choose to provide an alternative parking space plan based on the proposed uses. The applicant shall be required to demonstrate that the proposed number of off-street parking spaces provided in the alternative plan is sufficient to serve the proposed use or activity through the submission and review of a parking plan. As part of the alternative parking space plan, the applicant shall provide a written analysis of parking requirements based on the following information:

- i. Availability of on-street parking near the use and the distances to those spaces;
- ii. Building square footage for each specific use to be served by off-street parking;
- iii. Intensity of the proposed use;
- iv. Hours of operation;
- v. Estimated number of patrons/customers at peak hours of operation;

- vi. Maximum numbers of employees present on one shift;
- vii. Availability of joint parking areas;
- viii. Building occupancy loads;
- ix. Proposed number of spaces and their locations on the lot; and
- x. Any additional information as requested by the Zoning Inspector.

B. The Planning Commission shall have the authority to approve or deny the application. The Planning Commission may refer to the estimates of parking demand based on recommendations of the American Planning Association (APA), the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or similar resources in making their determination. If the Planning Commission denies the alternative parking space plan, the applicant shall be required to meet the minimum number of spaces required by Section 1117.04(c)(1), above or seek approval of a variance in accordance with Section 1105.08: Variances.

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

1117.05 DIMENSIONAL REQUIREMENTS FOR PARKING SPACES AND DRIVE AISLES.

Areas for off-street parking facilities shall be in accordance with the following minimum requirements. Parking area length includes paved area only.

(a) Parking Space Area Table.

TABLE 1117-2: PARKING SPACE DIMENSIONS

Drive Aisle Width

Angle

Parking Space  
Width

Parking Space  
Length

One-Way

Two-Way

A

B

C

D

Parallel (0°)

9 feet

22 feet

12 feet

20 feet

30°

9 feet

20 feet

12 feet

24 feet

45°

9 feet

20 feet

12 feet

24 feet

60°

9 feet

18 feet

18 feet

24 feet

Perpendicular (90°)

9 feet

18 feet

20 feet

24 feet

Figure 1117-B: Parking area dimensions

(b) Parking for Handicapped Persons.

(1) Parking spaces for handicapped and elderly persons shall meet the requirements of the Accessible Parking Guide published by the Secretary of State of Ohio, which outlines requirements

of the most recent ADA Standards for Accessible Design.

(2) Each handicap space may be included in the computation of spaces required by this chapter.

(c) Alternative Parking Solutions.

(1) Shared or Off-Site Parking. A portion of the required parking spaces may be located on an adjacent or nearby property if the parking area complies with the following standards.

A. Shared parking is encouraged and permitted if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.

B. Off-site parking shall not be used to satisfy the off-street parking standards for residential uses.

C. Required parking spaces reserved for persons with disabilities shall not be located in an off-site parking area.

D. Shared or off-site parking shall not be permitted on a vacant lot in a residential zoning district unless permitted by the BZBA as part of a conditional use review.

E. Shared or off-site parking areas shall adhere to the regulations of the same or a more intensive zoning classification than that required for the use served.

F. In the event that a shared or off-site parking area is located on multiple parcels, a written parking agreement shall be required and must be approved by the Sheffield Lake Law Director.

G. No shared or off-site parking space shall be located more than 500 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This route may include crossing a right-of-way provided it uses a legal crosswalk.

H. The applicant shall have the burden of proof for reduction of the total number of parking spaces and shall document and submit information substantiating their request. Shared or off-site parking may be approved if it complies with the following standards:

i. A sufficient number of spaces shall be provided to meet the highest demand of the participating uses.

ii. Evidence shall be submitted by the parties operating the shared parking area, to the satisfaction of the Zoning Inspector, documenting the nature of uses and the times when the individual uses will operate so as to demonstrate the lack of potential conflict between the users of the parking spaces.

iii. Shared or off-site parking shall not account for more than fifty percent (50%) of the required parking spaces as established in Section 1117.04(c)(1).

iv. Any change in use of the activities served by a shared or off-site parking area will be deemed an amendment to the shared or off-site parking area plan and will require BZBA review and approval.

v. All shared or off-site parking plans and agreements shall be recorded in the office of the Lorain County Recorder and a copy of the recorded document shall be provided to Sheffield Lake prior to any zoning permit being issued.

(2) Land Banked Parking.

A. In nonresidential districts only, up to fifty percent (50%) of the required parking spaces may remain landscaped and unpaved, or paved with pervious pavement, provided that the parking and unpaved areas complies with the following standards and is authorized in accordance with this section. See Figure 1117-C below.

Figure 1117-C: The parking lot shown on the left is a traditional parking lot with interior parking islands while the parking lot on the right illustrates where an area

is unimproved but is designated for future parking spaces if the demand arises.

B. The parking plan submitted with the site plan application shall denote the location and layout of that portion of the parking area that currently is deemed not required. The plan shall indicate that the "land banked" parking spaces will be constructed according to these regulations if the Zoning Inspector determines at any time that all or any portion of this parking is necessary.

C. The applicant shall be required to design the site for full compliance with the applicable stormwater regulations, lighting regulations, and landscaping regulations even though a portion of the parking area may not be developed initially.

D. Any conditions required by the City, and the design for the site as established above, shall be illustrated on a final site plan, approved as part of the zoning permit application and maintained as part of the City's official records.

E. At no time shall any portion of the land banked parking area that is designated for future development be used for the construction of any structure or paved surface with the exception that pervious pavement may be used to provide temporary parking provided that the pavers allow for grass and other vegetation to grow through the material.

F. At no time shall any portion of the land banked parking or loading area that is so designated for future construction as provided herein be counted as open space or other non-paved areas required by other provisions of this code.

G. The owner shall initiate construction of the approved land banked parking area(s), as identified on the approved parking plan, within three months of the receipt of a certified letter or a letter through normal postal service (if the certified letter is not accepted) sent to the owner of record from the Zoning Inspector, identifying that such parking is determined to be necessary. Such determination may be made when the Zoning Inspector:

- i. Is reviewing an application related to a change of use or activity; or
- ii. Documents that vehicles related to the use are consistently parked on the grass, landscaping area, or on the street.

(3) Off-site or shared parking alternatives shall not be permitted where land bank parking is utilized.

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

#### 1117.06 OFF-STREET LOADING.

A permanently paved and maintained area for standing, loading and unloading of delivery vehicles shall be provided for principal uses in the nonresidential districts. These off-street loading facilities shall be in accordance with the following specifications:

(a) Number of Spaces. This code does not require a minimum number of off-street loading spaces. However, uses which receive frequent deliveries are required to provide adequate space, built to the standards as identified in this subsection. The Planning Commission may require loading spaces based on the proposed uses as part of site plan review.

(b) Size. Loading spaces shall conform to the following minimum dimensions. Unless otherwise noted, all dimensions are exclusive of any driveway, aisle or other circulation area:

- (1) Clearance height: fifteen (15) feet
- (2) Minimum width: twelve (12) feet
- (3) Minimum length: twenty-five (25) feet

(c) Location.

(1) All loading spaces and maneuvering areas shall be located on the same lot as the use they are intended to serve.

(2) Off-street loading spaces may occupy any part of a required rear or side yard but shall not

project into any front yard or into a public right-of-way.

(3) Off-street loading spaces shall not obstruct or occupy any parking space, circulation or vehicle stacking space for drive through lanes.

(4) No loading ramp, dock, door or space, or any portion thereof, shall be located closer than fifty (50) feet from any lot line in a residential zoning district unless located completely within an enclosed building.

(d) Access.

(1) All required off-street loading spaces shall have access to a public street or alley in such a manner that any vehicle entering or exiting the premises shall be traveling in a forward motion onto such street or alley.

(2) Driveway access for loading spaces shall be located so any vehicle entering or leaving the lot shall be clearly visible to any pedestrian or motorist approaching the access or driveway from a public or private street. Nothing shall project more than three feet above the driveway grade within two ten (10)-foot triangles formed by the intersection of the driveway pavement edge and street right-of-way line.

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

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- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- ordinance with the following:
- ordinance with the standard drawings of the City

- Ord. 26-22
- ording to the schedule of uses in this subsection
- ordance with Section 1117
- order to prevent excessive lot coverage, the artificial increase in ambient air temperature, and an unnecessary increase in surface water run-off, no application shall propose more th
- ordance with Section 1105
- ordance with the following minimum requirements
- orded in the office of the Lorain County Recorder and a copy of the recorded document shall be provided to Sheffield Lake prior to any zoning permit being issued
- ordance with this section
- ording to these regulations if the Zoning Inspector determines at any time that all or any portion of this parking is necessary
- ords
- ord from the Zoning Inspector, identifying that such parking is determined to be necessary
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