

1117.05 DIMENSIONAL REQUIREMENTS FOR PARKING SPACES AND DRIVE AISLES.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1117.05 DIMENSIONAL REQUIREMENTS FOR PARKING SPACES AND DRIVE AISLES.

CHAPTER 1117 Parking and Access Standards

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 and 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.)

1117.07 STACKING SPACE REQUIREMENTS.

(a) Drive-through facilities and other establishments which, by their nature, create lines of customers waiting to be served within automobiles, shall provide off-street stacking areas, on the same lot as the use, in addition to the required number of parking spaces specified in this chapter.

(b) The number of required stacking spaces shall be as provided for in Table 1117-3. See Figure 1117-D for illustration of stacking spaces:

TABLE 1117-3: STACKING SPACE REQUIREMENTS

Activity

Minimum Stacking Spaces
(Per Lane)

Measured From:

Financial Institution or Automated Teller Machine (ATM)

Teller or Window

Restaurant

6

First Drive-Through Window or Stall

Automatic Car/Truck Wash

5

Outside of Washing Bay

Self-Service Car/Truck Wash

2

Outside of Washing Bay

Retail Fuel Sales

2 per accessible side of the pump island

Fuel Pump

Other

As determined by the Zoning Inspector

Figure 1117-D: Illustrative example of stacking space requirements for a bank and a restaurant.

(c) Stacking lanes shall be provided for any use having a drive-through facility and shall comply with the following standards:

(1) Drive-through stacking lanes shall have a minimum width of eight (8) feet and a minimum length of eighteen (18) feet for each space required.

(2) When stacking lanes are separated from other stacking lanes, bypass lanes, or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, landscaping, or painted striping.

(3) The number of stacking spaces required by Table 1117-3 shall be required for each separate stacking lane. If two (2) or more stacking lanes converge into one lane (e.g., two (2) lane separate lanes to order at a restaurant converge to one lane after the drive-through sign), the stacking spaces shall be measured in accordance with Table 1117-3 with the spaces located after the convergence point counting toward both stacking lanes.

(4) Vehicles shall not be permitted to wait within the public right-of-way for service at such drive-in or drive-thru facilities.

(d) The Planning Commission may reduce the number of required stacking spaces when the

applicant provides credible documentation, such as studies from similar sites, that fewer than the required number of stacking spaces does not impede vehicular traffic flow on the site and ingress/egress to the site. (Ord. 26-22. Passed 4-26-22.)

1117.08 SIDEWALK CONNECTIONS TO A RIGHT-OF-WAY.

(a) Where a sidewalk exists in a public right-of-way adjacent to a site, a pedestrian connection is required to connect the sidewalk to the entrance of the building.

(b) The pedestrian connection shall have a minimum width of five (5) feet.

(c) All pedestrian walkways and connections located within a site (internal pedestrian circulation) shall be physically separated from the drive lanes and driveways. Additionally, all sidewalks and crosswalks shall be constructed of an impervious surface and shall be visually distinct from the driving surface by use of pavers, color, bricks, scored concrete, or other material approved by the Zoning Inspector. See Figure 1117-E.

Figure 1117-E: This photograph illustrates how a sidewalk connecting the public sidewalk to the business can be integrated into the required landscaping.
(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
- 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 than
- ordinance with Section 1105
- Ord. 26-22
- ordinance with the following minimum requirements
- 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
- ordinance with this section
- according to these regulations if the Zoning Inspector determines at any time that all or any portion of this parking is necessary
- orders
- order from the Zoning Inspector, identifying that such parking is determined to be necessary
- ordinance with the following specifications:
- order at a restaurant converge to one lane after the drive-through sign), the stacking spaces shall be measured in accordance with Table 1117-3 with the spaces located after the converge
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