

CHAPTER 1282  
Off-Street Parking and Loading

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CROSS REFERENCES

- Municipal zoning - see Ohio R.C. 713.06 et seq.
- Zoning permits and fees - see ADM. 214.07
- Parking generally - see TRAF. Ch. 452
- Variances - see P. & Z. 1264.08 et seq.
- Parking facilities as accessory uses - see P. & Z. 1270.03(a)
- Nonconforming parking facilities - see P. & Z. 1286.09
- Concrete surfaces of parking lots - see B. & H. Ch. 1462

1282.01 INTENT.

Off-street parking and loading requirements and regulations are established in order to achieve, among others, the following purposes:

- (a) To relieve congestion so that streets can be utilized more fully for movement of vehicular traffic;
- (b) To promote the safety and convenience of pedestrians and shoppers by locating parking areas so as to lessen car movement in the vicinity of intensive pedestrian traffic;
- (c) To protect adjoining residential neighborhoods from on-street parking;
- (d) To promote the general convenience, welfare and prosperity of business, service, research, production and manufacturing developments which depend upon off-street parking facilities; and
- (e) To provide regulations and standards for the development of accessory off-street parking and loading facilities in accordance with the objectives of the Master Plan of the City of North Royalton.

1282.02 SCOPE.

Accessory off-street parking and loading facilities shall be provided as a condition precedent to occupancy of all residential, institutional, business, office, research, production, service and industrial uses in conformity with the provisions of this chapter:

- (a) Whenever a building is constructed or a new use established;
- (b) Whenever an existing building is altered and there is an increase in the number of dwelling units, seating capacity or floor area of the building; and
- (c) Whenever the use of an existing building is changed to a more intensive use which requires more off-street parking facilities, except that certain nonconforming uses may continue as provided in Section 1286.09;
- (d) Whenever a building is constructed or a new use established in Traditional Town Center District (TCD) as provided in Chapter 1281.11.

The design standards contained herein represent minimum requirements necessary for providing adequately developed parking facilities.

In designing the parking for a given zoning or use, this Chapter should be consulted to determine the number of parking spaces required.

1282.03 DEFINITIONS; MEASUREMENT STANDARDS.

As used in this chapter, for the purpose of determining the off-street parking and loading facilities required as accessory to a use, definitions and standards are established as follows:

- (a) "Employees" means, wherever the parking requirement is based on employees, the maximum number of employees on duty on the premises at one time or on any two successive shifts, whichever is greater.
- (b) "Floor area used in determining parking requirements" means the total area of all the floors of the building used by the principal activity, as specified in the schedule in Section 1282.05,

measured from the exterior faces of the building. The areas used for storage, or otherwise not occupied by people, may be excluded from the floor area calculation if approved by the Building Commissioner.

(c) "Gross floor area used in determining loading requirements" means the total floor area used for the main and accessory activities, and storage areas of the building served.

(d) "Off-street loading space" means an open space or enclosed area as part of a building, directly accessible to a public street and available whenever it is needed for the loading or unloading of goods and products to the main use.

(e) "Off-street parking space" means an open or enclosed area directly accessible from a public street for parking of automobiles of owners, occupants, employees, customers or tenants of the main use. Each space shall be directly accessible from a drive or aisle and of a size consistent with Section 1282.12, exclusive of all drives, aisles, ramps and turning space.

(f) "Seating capacity" means the number of seating units installed or indicated on plans for places of assembly. Where not indicated on plans, it shall be assumed that a seating unit will occupy six square feet of floor area exclusive of all aisles.

1282.04 APPLICATIONS FOR BUILDING PERMITS AND OCCUPANCY CERTIFICATES; SITE PLANS; DETERMINATION OF SPACE REQUIREMENTS; DESIGN STANDARDS.

(a) Applications; Site Plans. Any application for a permit to construct a building or parking area, or for a certificate of occupancy for a change in use of land or a building, shall include a site plan drawn to scale and fully dimensioned as set forth in Chapter 1262.05 showing the proposed design of the parking area and loading facilities to be provided in compliance with the provisions of this chapter.

(b) Determination of Required Parking Facilities. The minimum number of spaces required for accessory off-street parking shall be determined by applying the measurement standards set forth in Section 1282.03, the parking area design standards set forth in subsection (c) hereof, the schedule of parking requirements for the various uses set forth in Section 1282.05, and any other applicable provisions of this chapter. Where the computation results in a fractional space, it shall be counted as one additional space required.

(c) Parking Area Design Standards. The plan for parking spaces of a parking area included with an application to construct a building or parking area, or for a change in use, shall be designed and dimensioned in accordance with Loading Facilities Section 1282.13.

1282.05 SCHEDULE OF PARKING REQUIREMENTS.

Accessory off-street parking facilities shall be provided in quantities not less than as set forth in the following schedule:

Building and Use	Minimum Spaces Required
(a) <u>Residential.</u>	
(1) One-family dwellings R1-A and R1-B	2 per dwelling unit.
(2) Two-family dwellings R2-C	1-1/2 to 2 per dwelling unit.
(3) Townhouse	2-1/2 per dwelling unit with a minimum of 1 per dwelling unit in an enclosed, attached garage.
(4) Apartment RM-D	2-1/2 per dwelling unit. In RM-D Districts, 1 per dwelling unit in enclosed garages.
(5) Rented rooms	1 per rented room, plus 2 per resident family
(6) Hotels, motels	1 per guest room, plus one for each employee
(b) <u>Community Facilities.</u>	
(1) <u>Governmental.</u> Municipal, County, State and Federal buildings, with principally administrative functions	1 per 300 sq. ft of floor area used by the public, plus 1 for each 2 employees.
(2) <u>Civic.</u> Art galleries, libraries, museums, churches, clubs and community centers	1 per 500 sq. ft. (*)
(3) <u>Educational.</u> Primary and secondary public and private schools	1 per 1,000 sq. ft. (*)
(4) <u>Places of assembly.</u> Auditoriums, lodge halls, gymnasiums and stadiums.	1 per 4 seats.

(\*) For the assembly parts of the building, 1 space per each 4 seats or 1 space for each 6 sq. ft. of assembly floor area shall be added.

- (5) Health and welfare.
  - A. General and special hospitals 1 per 500 sq. ft.
  - B. Institutions for children and for the aged, nursing homes and Mental Health Facilities 1 per 1,000 sq. ft.
  - C. Medical clinics 1 per 200 sq. ft., plus 1 for each doctor and 1 for each employee.
  - D. Independent living facilities 1 per unit.
  - E. Assisted Living facilities 1 per 6 beds, plus 1 for each employee of the largest shift.
  - F. Nursing Homes 1 per 6 beds, plus one for each employee of the largest shift.
  
- (6) Recreation  
 Skating rinks and swimming pools 1 per 50 sq. ft. of area devoted to the activity and 1 per two members.
  
- (c) Business and Offices
  - (1) Retail stores, services and first floor offices:
    - A. Less than 4,000 sq. ft. per unit 10 per 1,000 sq. ft.
    - B. 4,000 to 10,000 sq. ft. per unit 8 per 1,000 sq. ft.
    - C. 10,001 sq. ft. or greater 7 per 1,000 sq. ft.
  - (2) Offices.
    - A. Medical and dental offices 1 per 200 sq. ft.
    - B. Other offices, first floor and above 1 per 250 sq. ft.
  - (3) Mortuaries. 40 plus 1 per 200 sq. ft.
  - (4) Places of assembly.  
 Theaters, halls, arenas 1 per 4 seats.
  - (5) Commercial recreation.
    - A. Open commercial amusement 1 per 500 sq. ft. of lot area
    - B. Bowling alleys 5 per lane
  - (6) Eating places.  
 Bars, taverns, restaurants, luncheonettes, cafeterias and other eating places. 1 for each employee, plus 1 for each 100 sq. ft. of floor area or 1 for each 4 seats based on maximum seating capacity, whichever is greater.
  
- (d) Service and Manufacturing.
  - (1) Wholesale, distribution, laboratories, general services, machine shops and similar establishments. 1 per employee on the two largest successive shifts.
  - (2) Manufacturing plants 1 per employee on the two largest successive shifts.
  - (3) Automotive Repair Services Two spaces for each service bay, plus one space per employee.
  - (4) Auto Service Station One space per pump, plus one space per employee.
  - (5) Car Wash Facilities Sufficient stacking spaces for four vehicles per bay and one space per employee.

- (e) Other Buildings or Uses. For specific buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed building or use.

#### 1282.06 MODIFICATIONS OF REQUIREMENTS.

(a) Public Facilities Available. The required spaces as determined by the schedule set forth in Section 1282.05 may be modified by the Planning Commission in the City's central business area where free parking areas or publicly-owned parking areas are readily accessible and where land is not available for development of accessory off-street parking, as required herein, and where public transportation is used extensively.

(b) Parking for Single and Mixed Uses. A building occupied by one use shall provide the off-street parking spaces as required for the specific use. A building or a group of buildings, occupied by two or more uses and operating normally during the same hours, shall provide spaces for not less than the sum of the spaces required for each use. For a large unit development of business uses, such as a shopping center, spaces shall be provided based on the total area of the building or buildings, as set forth in the schedule provided in Section 1282.05, instead of on the requirements for each separate use.

(c) Joint Use of Parking Facilities. Churches, civic clubs, community centers, auditoriums, lodge halls, gymnasiums and stadiums may make arrangements with business establishments which normally have different hours of operation for sharing up to, but not more than, fifty percent of their requirements in adjacent parking areas which are accessory to such business uses. However, where there is a sharing of facilities by different owners or tenants, there shall be an agreement covering a specific period of time as may be required by the Planning Commission. Should any of the uses be changed or the facilities discontinued, then the required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the continued use of said building or buildings.

#### 1282.07 CONTINUATION OF FACILITIES.

Off-street parking and loading facilities accessory to an existing use on the effective date of this Zoning Code, and those required as accessory to a use created or a building constructed or altered thereafter, shall be continued and maintained in operation, and shall not be used for automobile sales or service or repair of motor vehicles, and shall not be reduced below the requirements of this Zoning Code during the period that the main use is maintained, unless an equivalent number of spaces shall be provided for such use in another approved location.

Should any main use change whereby it remains within the same zoning district but, because of the change in use, the required number of off-street parking spaces increases, off-street parking shall be required so that the new use conforms to the schedule of parking requirements set forth in Section 1282.05 and the length and width requirements of Section 1282.12.

Wherever parking facilities are permitted on land other than the lot on which the building or use served is located, such facilities shall be in the same ownership as the lot occupied by the building or use to which the parking facilities are accessory. Such ownership shall be by deed or a long-term lease agreement, whereby the owner of the land on which the parking facilities are to be located shall be bound by a covenant filed and recorded in the office of the County Recorder, requiring each such owner, and his or her heirs or assigns, to maintain the required number of parking facilities for the duration of the use as a precedent to the continuation of such use.

#### 1282.08 LOCATION OF FACILITIES.

Accessory parking facilities shall be provided at locations as set forth herein, except as modified by Sections 1282.06 and 1282.07.

(a) Residential Districts and Uses. Accessory, enclosed or open parking facilities as required shall be provided on the same lot as the dwelling unit served. In RMD Districts, parking facilities shall be provided within a walking distance of 200 feet of the building entrance of the unit to be served, and at least one-half of the spaces required for each apartment building shall be provided in an enclosed garage. An enclosed surface shall contain no more than twelve parking spaces.

In one and two family residential districts, accessory and off-street parking facilities shall be provided in accordance with provisions of 1282.05. To preserve the intent of Residential Districts as prescribed in 1270.01(c), no vehicle or equipment used in commerce, including, but not limited to dump trucks, flatbed trucks, tow trucks, concrete trucks, tank trucks, semi-tractor trucks, stake body trucks, moving vans, buses, step vans, excavating equipment or other similar equipment or vehicles shall be permitted to be parked on any private property in residentially zoned districts unless they are in an enclosed structure.

However, the property owner or occupant may park one such vehicle outside of an enclosed structure if it meets all of the following criteria:

- (1) The vehicle must be parked behind the front building line;
- (2) The vehicle must be screened so it is not visible from any roadway; nor from any sidewalk; nor from any neighboring property;

- (3) The vehicle is used solely by the occupant of the premises;
- (4) Regular use of the vehicle customarily provides occupant transportation to and from place of employment and the vehicle is required as a condition of property owner's or occupant's employment.

Pick-up trucks and cargo vans required as a condition of employment which cannot be screened and/or enclosed must be parked in a designated driveway.

Whoever violates provisions of 1282.08(a) is guilty of a fourth degree misdemeanor and shall be subject to a fine of not more than \$250.00 and may be imprisoned for not more than thirty days. Every day of a continuing violation shall be considered a separate offense.

(b) Civic Uses and Places of Assembly. Where churches, civic clubs, community centers, auditoriums, lodge halls, gymnasiums and stadiums share parking facilities with adjacent business establishments, such parking facilities shall be located within a walking distance of not more than 250 feet from the entrance of the main building of such use.

Parking serving the uses covered in this subsection shall be further regulated in relation to any adjoining Residential District lines as set forth in Chapter 1274.

(c) Business and Office Uses. Accessory parking facilities shall be provided on the same lot as the main use served in a General Business District, except where modified by the Planning Commission in accordance with the provisions of Section 1282.06. In such cases, the nearest point of the parking lot shall be located within a walking distance of not more than 250 feet from the main entrance of the building.

A parking area serving the uses covered in this subsection shall be further regulated in relation to any adjoining Residential District lines as set forth in Chapter 1276.

#### 1282.09 PARKING LIMITATIONS FOR SERVICE STATIONS.

Vehicles awaiting service shall not remain so parked for a period exceeding seventy-two hours.

#### 1282.10 PARKING AREA IMPROVEMENTS.

Parking areas and access driveways shall be designed, graded, constructed, altered and maintained as follows:

(a) Grading and Pavement. Parking areas and access driveways shall be graded and drained so that surface water shall not be allowed to flow onto adjacent properties. Parking areas and driveways shall be improved with asphaltic concrete or Portland cement pavement, in accordance with the standards established in the Subdivision Regulations of the City.

(b) Design. Parking areas shall be arranged and marked to provide for orderly and safe parking and storage of vehicles in accordance with the aforesaid parking area design standards, and shall be improved with a poured concrete curb or precast concrete barrier to define parking bays or limits of paved areas, except at entrances and exits. The Planning Commission shall also require landscape features, such as a compact evergreen hedge, shrubs or screening by a substantially solid fence, between such parking areas and a side or rear lot line of a Residential District, in accordance with standards established in other sections of this Zoning Code.

(c) Traffic Circulation Signing and Markings. Directional signs and arrows and appropriate pavement marking shall be installed to control the direction of traffic flow, when deemed necessary by the Planning Commission.

(d) Maintenance of Parking Facilities and Equipment.

All paving, directional devices and protective equipment, landscaping, and other equipment furnished or required on the parking facility shall be maintained to insure safe pedestrian movement, vehicular operation, adequate protection of adjoining properties, and to present a neat and attractive appearance of the facility. Any parking facility found to be in need of maintenance and/or repair, shall be repaired by the owner.

(e) Delineation of Parking Spaces. All parking spaces shall be delineated by appropriate fixed curbing, painted lines (a minimum of 4" wide), or other fixed markers. Compact parking stalls or groups of parking stalls shall be individually signed or marked. Any curb painting or fixed markers used indicate specific use or time limits of parking spaces shall be expressly approved by the Planning Commission.

(f) Physical Barriers. Fixed physical barriers shall be installed to protect public and private property adjacent to the parking facility as well as buildings, landscaping and appurtenances within the development which could be damaged by vehicles using the parking facility. These barriers shall be designed and constructed to facilitate easy cleaning of the parking surface. A solid masonry wall shall be constructed when required by the zoning ordinance or the Planning Commission. When no masonry wall is required, wheel stops in the form of a 6" high concrete curb or other approved fixed barrier, placed a minimum distance of 5' from the property line, or the building to be protected, shall be installed. Landscaping shall be adequately protected to avoid damage by vehicles. The fixed

physical barrier will be placed 5 feet from the property line, or the building to be protected; however, this distance must be a minimum of 7 feet if the vehicles are permitted to back into the parking stalls.

(g) Landscaping. Landscaping shall be required for all off-street parking areas. Such landscaping shall be designed by a registered landscape architect, architect or professional design engineer. Such landscape plan shall be submitted for approval of the Planning Commission and Architectural Review Board.

(1) Landscape Irrigation. All landscaped areas shall be provided with mechanical irrigation systems, such systems shall be designed so as not to interfere with traffic on any public right of way.

1282.11 ILLUMINATION OF PARKING AREAS.

A lighting system shall be installed on all off-street parking areas. This lighting system shall be designed to produce a minimum maintained average light level of one-half foot-candle on the entire parking facility's horizontal surface, including the parking spaces, the loading spaces and the vehicular and pedestrian circulation areas. The system shall have a maximum brightness ratio of 6 to 1. The lighting fixtures shall be hooded and so arranged and controlled as not to cause a nuisance either to highway traffic or adjacent properties. When the parking facility is open to the public during darkness, this lighting system shall be operating sufficiently to produce the required minimum of one-half foot-candle. All lighting designs are subject to review and approval by the City Planning Commission and Architectural Review Board.

1282.12 CRITERIA TO DETERMINE BASIC STALL SIZE

(a) Passenger Vehicle Parking Space

There are two basic passenger vehicle parking space dimensions. 9' x 19' standard painted stalls and 8-1/2' x 16-1/2' small car (compact) painted stalls. Any parking lot or structure may install these basic stalls in accordance with criteria defined in this Section. Should a property owner wish to reduce the two basic stall sizes by designating exclusive employee parking area or by constructing continuous concrete curbs the two basic stall sizes may be reduced in size. The eight cases defined below reflect dimensions for standard and small car stalls, stalls with continuous concrete curbs, and stalls designated for exclusive employee parking areas. For handicapped parking space requirements, see 1282.13 (c) and (d).

<u>Case#</u>	<u>Length</u>	<u>Width</u>	<u>Requirements</u>
1	19'	9'	Standard painted stall.
2	18'	9'	Standard plus continuous concrete curbs.
3	19'	8-1/2'	Standard plus designated exclusive employee parking.
4	18'	8-1/2'	Standard plus continuous concrete curbs and designated exclusive employee parking.
5	16-1/2'	8-1/2'	Compact painted stall.
6	15-1/2'	8-1/2'	Compact plus continuous concrete curbs.
7	16-1/2'	8'	Compact plus designated exclusive employee parking.
8	15-1/2'	8'	Compact plus continuous concrete curbs and designated exclusive employee parking.

The conditions that must be met in order to define which basic stall size may be used are stated in Section 1282.05 of this Chapter.

(b) Any parking lot or structure may use Case #1 stall dimensions for design.

(c) In order to use Case #2 dimensions, a 6" high continuous concrete curb must be used. Concrete wheel stops are not an acceptable substitute. The allowable vehicle overhang is 3'.

(d) To use Case #3 dimensions, 90% of the parking area must be designated for the exclusive use of employees. The 10% of the parking area closest to the main building entrance must be reserved for customer/visitor parking. This 10% must be designed to Case #1 or #2 standards.

(e) Case #4 dimensions may be used as stated in Case #3 if a 6" high continuous concrete curb is constructed. Concrete wheel stops are not an acceptable substitute. The allowable front vehicle overhang is 3'.

(f) Case #5 reflects the basic size for small car spaces in lots or structures. 8-1/2' x 16-1/2' is the basic dimension. Up to twenty-five percent (25%) of the parking spaces in any given parking lot in the commercial, industrial, manufacturing, school, or hospital zone districts may be designated for small cars. Other long term parking areas may also be considered by the Building Commissioner.

Residential uses may not use small car standards Cases #5 through #8. Before any small car standards (Cases #5 through #8) are allowed 10 standard size stalls (Cases #1 through #4) must be provided. These 10 standard size stalls must be located on the site closest to the main building entrance. 50% of the standard size stalls excluding the required 10' minimum and the required handicap stalls must be located on the site closest to the main entrance (up to 25 spaces). On lots exceeding 70 stalls, 25 standard size and handicap stalls shall be located on the site closest to the main entrance.

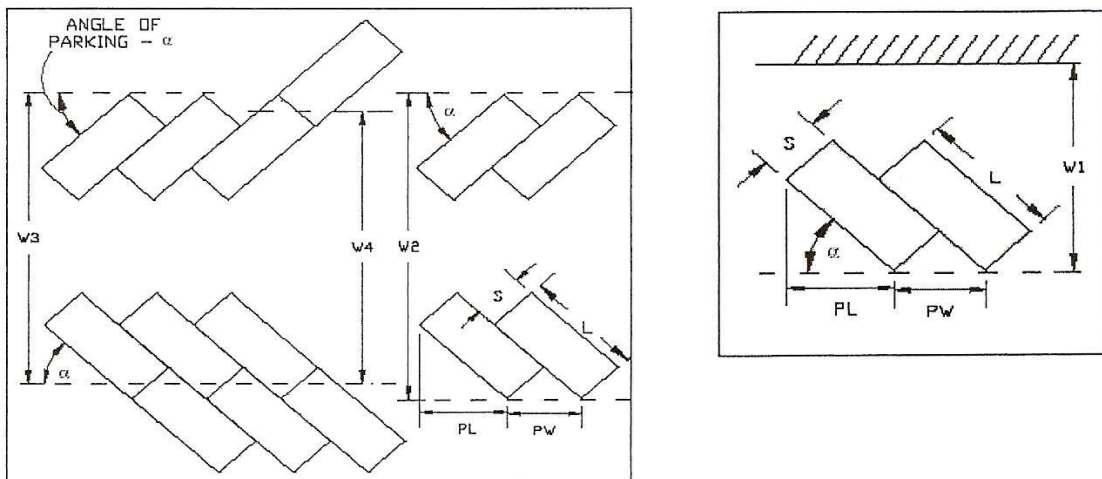
(g) Case #6 dimensions may be used with the same criteria stated in Case #5 with the addition of a 6" high continuous concrete curb. Concrete wheel stops are not an acceptable substitute. The allowable front vehicle overhang is 2'.

(h) Case #7 dimensions may be used if 90% of the parking area is designed for the exclusive use of employees. The 10% of parking area closest to the main building entrance must be reserved for customer/visitor parking. This 10% must be designed to Case #1 or #2 standards.

(i) Case #8 dimensions may be used as stated in Case #7 if a 6" high continuous concrete curb is constructed. Concrete wheel stops are not an acceptable substitute. The allowable front vehicle overhang is 2'. Access to all spaces shall conform to the parameters outlined in Section 1282.14(b) of this code. If a common space is to be provided serving both small cars and standard size cars, the minimum dimensions for standard cars shall apply.

1282.13 TABLE OF DESIGN DIMENSION FOR VARIOUS PARKING ANGLES See 1282.13(a) through (d)

1282.13(a)



For values of width S and length L refer to Case #1 through #8.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

Case -1

S = 9.0 ft. and L = 19.0 ft.

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSIONS	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	29.5	46.5	42.5	39.0	12.0	29.9	18.0
45.0	32.0	51.5	48.5	45.0	12.0	19.8	12.7
60.0	35.0	56.0	53.5	51.5	14.0	12.1	10.4
75.0	40.5	61.5	60.0	59.0	20.0	5.5	9.3
90.0	47.0	65.0	65.0	65.0	27.0	0.0	9.0

Case -2  
S = 9.0 ft. and L = 18.0 ft.

ANGLE OF DIMENSIONS PARKING	PARKING BY DIMENSIONS				WIDTH	AISLE P.L.	DESIGN LAYOUT P.W.
	W-1	W-2	W-3	W-4			
30.0	29.0	45.5	41.5	38.0	12.0	29.1	18.0
45.0	31.0	50.0	47.0	44.0	12.0	19.1	12.7
60.0	34.0	54.0	52.0	49.5	14.0	11.6	10.4
75.0	39.5	59.5	58.5	57.0	20.0	5.3	9.3
90.0	46.0	63.0	63.0	63.0	27.0	0.0	9.0

Case -3  
S = 8.5 ft. and L = 19.0 ft.

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT P.L.	DIMENSIONS P.W.
	W-1	W-2	W-3	W-4			
30.0	29.0	45.5	42.0	38.5	12.0	29.2	17.0
45.0	31.5	51.0	48.0	45.0	12.0	19.5	12.0
60.0	34.5	55.5	53.5	51.0	14.0	12.0	9.8
75.0	40.5	61.0	60.0	59.0	20.0	5.5	8.8
90.0	47.0	65.0	65.0	65.0	27.0	0.0	8.5

Case -4  
S = 8.5 ft. and L = 18.0 ft.

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT P.L.	DIMENSIONS P.W.
	W-1	W-2	W-3	W-4			
30.0	28.5	44.5	41.0	37.5	12.0	28.3	17.0
45.0	30.5	49.5	46.5	43.5	12.0	18.7	12.0
60.0	34.0	53.5	51.5	49.5	14.0	11.5	9.8
75.0	39.5	59.0	58.0	57.0	20.0	5.3	8.8
90.0	46.0	63.0	63.0	63.0	27.0	0.0	8.5

Case -5  
S = 8.5 ft. and L = 16.5 ft.

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT P.L.	DIMENSIONS P.W.
	W-1	W-2	W-3	W-4			
30.0	27.5	43.0	39.5	36.0	12.0	27.0	17.0
45.0	29.5	47.5	44.5	41.5	12.0	17.7	12.0
60.0	32.5	51.0	49.0	47.0	14.0	10.7	9.8
75.0	38.0	56.5	55.0	54.0	20.0	4.9	8.8
90.0	44.5	60.0	60.0	60.0	27.0	0.0	8.5

Case -6

S = 8.5 ft. and L = 15.5 ft.

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSIONS	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	27.0	42.0	38.5	35.0	12.0	26.2	17.0
45.0	29.0	46.0	43.0	40.0	12.0	17.0	12.0
60.0	31.5	49.5	47.0	45.0	14.0	10.2	9.8
75.0	37.0	54.5	53.0	52.0	20.0	4.6	8.8
90.0	43.5	58.0	58.0	58.0	27.0	0.0	8.5

Case -7

S = 8.0 ft. and L = 16.5 ft.

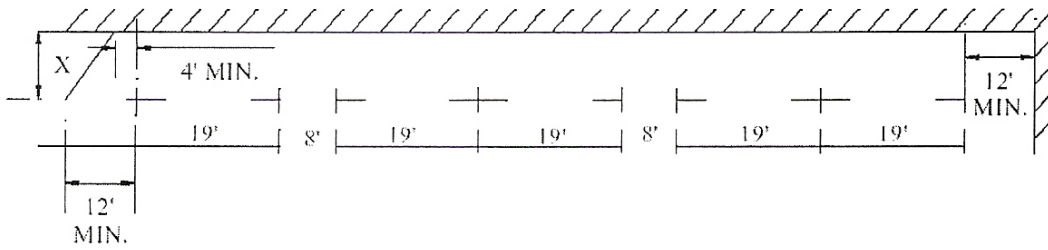
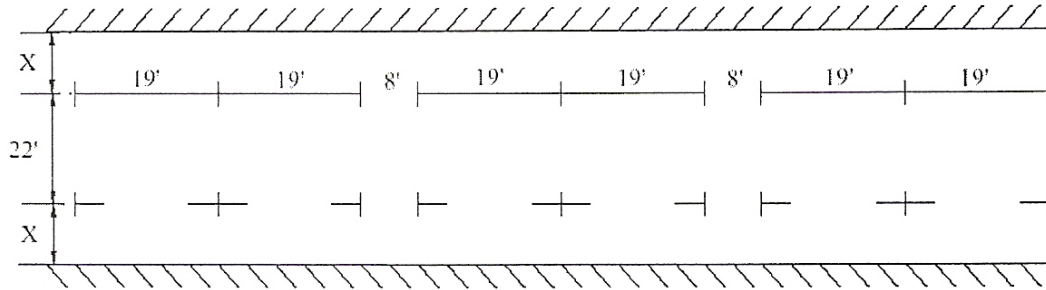
ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSIONS	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	27.0	42.5	39.0	35.5	12.0	26.3	16.0
45.0	29.5	46.5	44.0	41.0	12.0	17.3	11.3
60.0	32.5	50.5	48.5	46.5	14.0	10.6	9.2
75.0	38.0	56.0	55.0	54.0	20.0	4.8	8.3
90.0	44.5	60.0	60.0	60.0	27.0	0.0	8.0

Case -8

S = 8.0 ft. and L = 15.5 ft.

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSIONS	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	26.5	41.5	38.0	34.5	12.0	25.4	16.0
45.0	28.5	45.0	42.5	39.5	12.0	16.6	11.3
60.0	31.5	49.0	47.0	45.0	14.0	10.1	9.2
75.0	37.0	54.0	53.0	52.0	20.0	4.6	8.3
90.0	43.5	58.0	58.0	58.0	27.0	0.0	8.0

PARALLEL PARKING DESIGN DIMENSIONS (STANDARD STALLS)



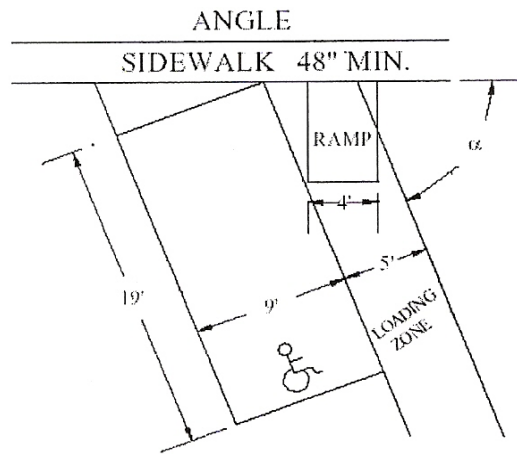
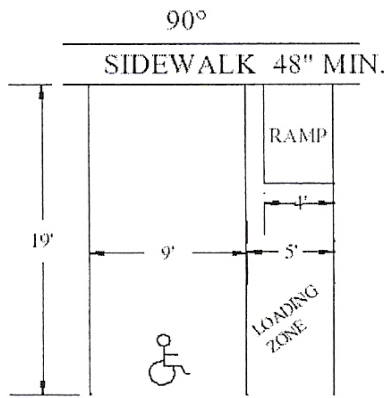
X = 10' IF ADJACENT TO AN OBSTRUCTION OVER 8" HIGH SUCH AS A WALL OR FENCE.

X = 8" IF ADJACENT TO A SIDEWALK OR SIMILAR BARRIER LESS THAN 8" HIGH AND AT LEAST 2' WIDE.

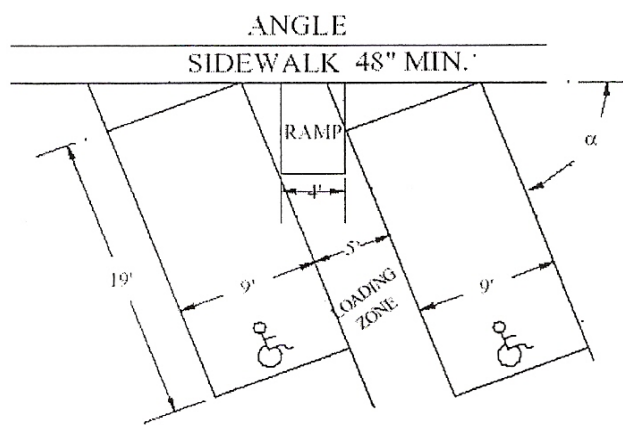
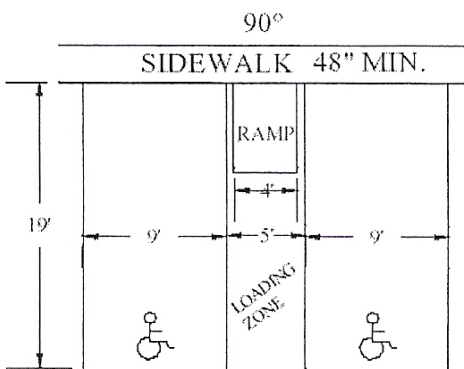
NOTE: MINIMUM ONE-WAY AISLE – 13'  
MINIMUM TWO-WAY AISLE – 22'

**HANDICAP PARKING STALLS – DESIGN DIMENSIONS**

**SINGLE STALL**

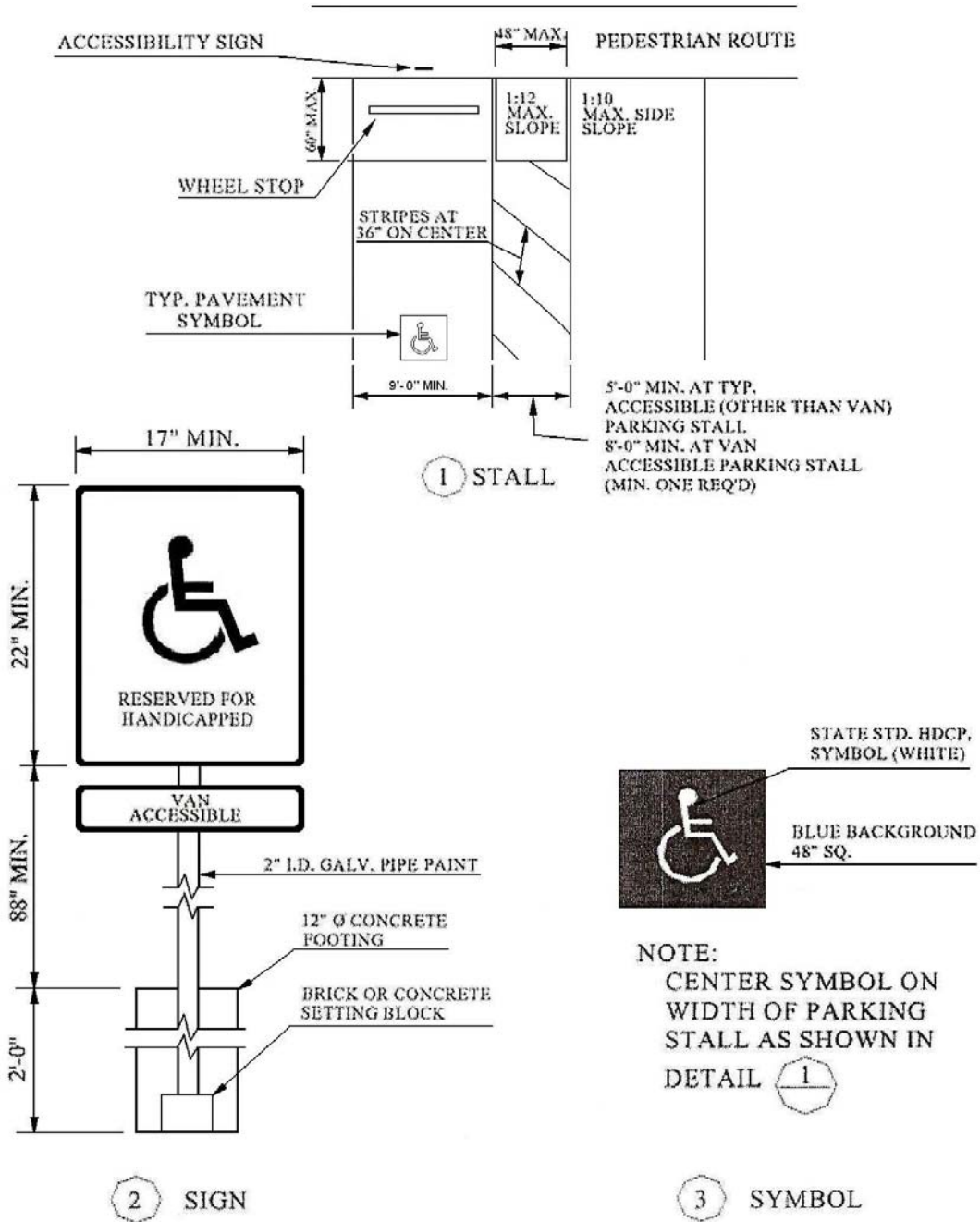


**DOUBLE STALLS**



**NOTES:**

1. DIMENSIONS SHOWN ARE THE ALLOWED MINIMUMS.
2. ANGLE – “ $\alpha$ ” IS VARIABLE. ALLOWED ANGLES ARE 30°, 45°, 60°, 75°
3. THE SLOPE OF THE RAMP SHALL NOT EXCEED A 1 TO 12 RATIO.
4. 4” WIDE STRIPES IN THE LOADING ZONE SHALL BE 3’ CENTER.
5. THE RAMP LOCATION MAY BE VARIED.
6. SIDEWALKS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48”.



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. DESIGNERS SHALL REFER TO THE OHIO BUILDING CODE AND AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDLINES (ADAAG) FOR CODE COMPLIANCE.

1282.14 LOADING FACILITIES.

Accessory loading and unloading facilities shall be provided as a condition precedent to occupancy of all business, service and industrial buildings hereafter erected and altered, and shall be maintained as long as such a building is occupied or unless equivalent facilities are provided in conformity with this chapter.

(a) Allocation of Use. Space required and allocated for any off-street loading facility shall not, while so allocated, be used to satisfy the space requirements for off-street parking. An off-street loading space shall not be used for repairing or servicing motor vehicles.

(b) Location of Facility. All required accessory loading facilities shall be related to the building and use to be served to provide for loading and unloading of delivery trucks and other service vehicles, and shall be so arranged that they may be used without blocking or otherwise interfering with the use of accessways, parking facilities, public streets or sidewalks. A required loading space shall not face or be visible from the frontage street and shall not be located in a required front yard, or in a required side or rear yard if adjoining a Residential District, unless entirely enclosed and approved by the Planning Commission.

(c) Access Driveways. Each required off-street loading space shall be designed for direct vehicular access by means of a driveway or driveways to a public street in a manner which will least interfere with adjacent traffic movements and interior circulation. The access drive of an off-street loading facility shall be located so that the driveway centerline shall be not less than fifty feet from the nearest intersecting street right-of-way line.

(d) Improvements. All accessory off-street loading spaces shall be improved as required for parking areas as set forth in Section 1282.10.

(e) Minimum Size Criteria. A required off-street loading space shall be at least twelve feet wide by at least forty feet in length. The above area shall be exclusive of the maneuvering space, and each loading facility shall have a vertical clearance of at least fifteen feet. Buildings of less than 5,000 square feet of floor area shall be provided with receiving platforms or other commensurate facilities.

(f) Truck Loading Spaces A truck loading space shall be an accessible rectangle having a width of 12 feet and a length of 40 feet. Any overhead obstruction shall have a vertical clearance of 15 feet.

(g) Schedule of Required Loading Facilities. Accessory off-street loading spaces shall be provided as required herein for the following uses:

Use	Gross Floor Area of Building (sq. ft.)	Required No. of Spaces
Retail stores, all types	Under 20,000	1
	20,000 to 50,000	2
	50,001 to 100,000	3
Printing and/or publishing warehouses or storage establishments	Under 40,000	1
	40,000 to 100,000	2
Servicing, cleaning, repairing, testing or manufacturing establishments	Under 40,000	1
	40,000 to 100,000	2
	Each additional 100,000	1 additional space

1282.15 DRIVEWAYS TO PARKING AREAS.

The location, width and number of entrance and exit driveways serving accessory parking facilities, drive-in businesses, fee parking lots and public parking lots, shall be planned in such a manner as to interfere as little as possible with the use of adjacent property and the flow of traffic on the streets to which they connect.

Parking areas of up to twenty spaces shall have at least one two-lane driveway located at least fifty feet from the right-of-way line of the nearest intersecting street.

Parking areas of more than twenty spaces should, if possible, have two two-lane driveways located not less than fifty feet from the right-of-way line of the nearest intersecting street.

Entrance or exit driveways shall not exceed three lanes in width and be designed so that all cars can be driven forward into the street. The width of such driveways, measured at the street right-of-way line, shall conform with the following schedule:

<u>Number of Lanes</u>	<u>Width of Driveway</u>	
	<u>Minimum (ft.)</u>	<u>Maximum (ft.)</u>
One	10	12
Two	18	24
Three	27	36

The angle of intersection between the driveway and the street shall be between seventy degrees and ninety degrees. The radii of the edge of the driveway apron shall be at least twenty feet.

(a) Design Criteria. Driveway approach designs shall be approved by the Planning Commission for developments for which all parking spaces are provided. Driveway approaches on public streets may not be used to furnish circulation from one row of parking to an adjacent row of parking. This traffic circulation must be provided on private property.

(b) Backing onto Public Rights-of-Way is Prohibited

Backing a vehicle onto or from public rights-of-way is prohibited in all areas except one and two family residential areas located on streets that are classified as local or collector streets. Parking spaces shall be designed and arranged so that all maneuvering movements are on the Private property.

(c) Access to Parking Spaces

All parking spaces must have convenient ingress and egress. Aisle lanes shall be clear and specifically delineated as necessary. All access to individual parking spaces shall be from aisle lanes within the parking facility or from a public alley. Final approval of aisle widths that are designated as fire lanes shall be determined by the North Royalton Fire Department and approved by the Planning Commission.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way, and where opposing directions are each provided in separate bays (two W-1 bays, see Section 1282.13(a)) or an opposing aisle is at least 13 feet wide in addition to W-1.

The parking space shall be designed so that the total process of entering and leaving a parking space shall be accomplished in no more movements than two forward and one reverse. No backing maneuver from a parking stall shall conflict or block the public street driveway approach. With the exception of parking facilities having attendant parking, designing of a parking space so as to require the movement of a vehicle to permit entry or exit from another parking space is not permitted.

1282.16 APPROVAL OF FACILITIES.

Detailed drawings of accessory off-street parking and loading facilities shall be submitted in accordance with all the provisions of this chapter for review by the Planning Commission.

The Planning Commission may require structural or landscape features such as bumper guards, curbs, walls, fences, shrubs, ground cover or hedges to further carry out the objectives of the Master Plan and of this Zoning Code before an application is approved and before a building permit or certificate of occupancy may be issued.