

Ordinance # 11-14

AN ORDINANCE TO AMEND ARTICLE II AND XXVIII CONCERNING OFF-STREET PARKING REQUIREMENTS TO THE 2008 VILLAGE OF THORNVILLE ZONING ORDINANCE.

WHEREAS, on October 27, 2008, Council passed Ordinance Number 10-2, thereby adopting the 2008 Village of Thornville Zoning Ordinance ("2008 Zoning Ordinance")

WHEREAS, the Council of the Village of Thornville, Ohio has determined that it is necessary to update the Planning and Zoning Code of the Village in order to better protect the general health, safety, and welfare of the citizens of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THORNVILLE, OHIO, A MAJORITY OF ITS MEMBERS CONCURRING, THAT:

SECTION I. Existing Article II, SECTION 2.02 is hereby amended to include the following terms and definitions in alphabetical order among the existing terms and definitions:

"Access Drive(way)" means a way or means of approach to provide physical entrance to a property from public or private alley or street that conforms to the standards as specified in Article XXVIII, Section 28.03.

"Off-Street Parking Space" means a temporary storage area for a motor vehicle that is directly accessible from an access drive(way) and that is wholly located off any street, alley, or sidewalk, either in an enclosed building or an open lot and where each space conforms to the standards as specified in Article XXVIII, Section 28.03.

"On-Street Parking Space" means a temporary storage area for a motor vehicle that is located on a dedicated street or alley.

SECTION II. Existing Article II, SECTION 2.02 is hereby amended to delete the following:

"Parking space (off-street)" means any parking space located wholly off any street, alley, or sidewalk, either in an enclosed building or on an open lot and where each parking space conforms to the standards as specified in Article XXXI of this Ordinance."

SECTION III. Existing Article XXVIII, SECTION 28.01 is hereby amended to read as follows:

Section 28.01 Purpose

The purpose of these requirements is to encourage the orderly development of parking and loading areas within the Village and to promote safety of residents and visitors by insuring the efficient handling of vehicular traffic.

Section 28.02 Provision for Parking Required:

In all zoning districts, at the time any building, structure, or use is changed, established, erected, developed, or is enlarged or increased in capacity, there shall be provided off-street parking places in accordance with the provisions of this Article.

Section 28.03 General Requirements

A. Residential Access Drives. Access drives (any access from a public right of way onto private property intended for vehicular use) shall be a minimum 12 feet in width including all access entrances. All access drives shall not exceed 25 feet in width, except curb return. All access drives, exclusive of curb returns, shall be located no less than 3 feet from any side lot line. Access drive for any uses utilizing a common drive may be adjacent to and coterminous with a side lot line.

B. Commercial Access Drives.

1. Access drives shall have a minimum pavement width of 20 feet. All access drives, exclusive of curb returns, shall be located no less than 10 feet from the side lot lines. Access

drive for any uses utilizing a common drive may be adjacent to and coterminous with a side lot line.

2. An access drive serving a commercial property, which is expected to have a traffic frequency of more than 5 vehicles in a 24 hours period, shall be so designed to allow a maximum length semi-truck and trailer to make a right turn without crossing the centerline of the street being accessed.

- C. Quantity Permitted. The number of access drives shall be kept to a minimum to promote safe and reasonable access, improve the convenience and ease of movement of travelers and permit reasonable speeds and economy of travel while maintaining roadway capacity. For lots with less than 200 feet of frontage on public right(s)-of-way and less than 5 acres in total area, shall be limited to one access driveway.
- D. Surfacing. All access driveways shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, brick, or other Village approved durable and dustless surfaces. All driveway and apron designs shall be reviewed and approved by the Zoning Inspector prior to a permit being issued.
- E. Maintenance. Private access driveways serving residential or commercial developments shall be maintained reasonably free of potholes and surface irregularities.
- F. Location of Parking Spaces. Proximity to Street Right-of-Way
In all districts, a five (5) foot clear zone shall be maintained between the street right-of-way line and any parking space. Parking areas shall be so designed and arranged as to not allow protruding of any vehicle (or portion thereof) over the clear zone.
- G. Proximity to Use. In the Old Town Center (OTC) District, any required parking and loading spaces shall be provided either on the same lot or within 200 feet of the principal use they serve. In all other districts, required parking and loading spaces shall be provided on the same lot as the principal use which they serve.
- H. Joint Provision of Parking Facilities. Two or more buildings or uses located in the same area may meet parking and loading requirements by the joint provision of parking and loading facilities, provided those facilities are located so as to meet the requirements of Section 28.03(F) and the number of spaces as provided shall not be less than the sum of required spaces as per Section 28.04 of this Ordinance.
- I. Fire and Emergency Access. Off-street parking areas shall be designed so as to allow efficient and effective access by fire and emergency vehicles to buildings.
- J. Noncompliance. In the event the Zoning Inspector finds, upon investigation, that an access drive or parking area is not in compliance with this section, he/she shall issue the owner of the access drive or parking area a violation letter pursuant to Section 9.02 via certified mail. Such notice shall advise that repairs are to be completed within thirty (30) days from receipt of notice. In the event of continued noncompliance, the Zoning Inspector shall cause the issuance of a violation citation pursuant to Section 3.02.03.

Section 28.04 Required Number of Off-Street Parking Spaces


Parking spaces shall be provided according to the following Schedule which is hereby made a part of this Ordinance.

The Old Town Center (OTC) District is exempt from the minimum off-street parking spaces as dictated in Section 28.04 Schedule of Required Off-Street Parking Spaces as the district contains small lots and is served by on-street parking.

SECTION IV: This Ordinance shall be in force and effect from and after the earliest period allowed by law.

Passed this 24th day of October, 2011.

ATTEST:


Sandy Davis, Clerk of Council


Beth A. Patrick, Mayor

APPROVED AS TO FORM:

D. Michael Crites, Village Solicitor

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| 3. Business, trade, or technical school, college or university | One (1) for each two (2) students and one (1) for each faculty member. |
| 4. Nursery School/Day Care | One (1) for each fifteen (15) students |
| 5. Libraries, museums, community centers and similar facilities | One for each 400 S.F. of gross floor area |
| 6. Civic, social, and fraternal organizations | One (1) for each three (3) persons allowed in main meeting room at full capacity. |
| 7. Hospitals, nursing facilities | One (1) for each four (4) beds plus one (1) per employee on main shift. |

E. Recreational

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| 1. Baseball, softball, football, soccer, or similar organized sport playfield | Twenty (20) for each playfield, plus one for each six (6) seats in stands. |
| 2. Tennis, handball, or racquetball courts | Three (3) for each court |
| 3. Bowling alleys | Four (4) per lane, plus necessary spaces as required for auxiliary uses such as restaurants. |
| 4. Theatres, stadiums, sports arenas, auditoriums, or other assembly halls other than schools | One (1) for each four (4) seats |
| 5. Indoor recreational facilities in which seating is secondary to the principal use, e.g., roller rinks and similar venues. | One (1) for each three (3) persons allowed in main room/area at full capacity |

Section 28.04 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
A. Residential	
1. Single or multiple-family residences	Two (2) per dwelling unit
2. Institutional housing, other residential uses	One (1) per three (3) occupants plus two (2) for each main work shift
B. Commercial	
1. Professional, administrative and business	One (1) for each 400 square feet (S.F.) of gross floor area.
2. Food, department, general merchandise, hardware, drugs, or other retail sales	One (1) for each 300 S.F. of gross floor area
3. Eating or drinking establishments <i>without</i> drive-through facilities	One(1) for each 100 S.F. of gross floor area
4. Eating or drinking establishments <i>with</i> drive-through facilities.	One (1) for each 75 S.F. of gross floor area plus additional space in the drive-through lanes equal to twenty-five percent (25%) of the required number of parking spaces.
5. Personal services, including banks, savings and loans, and repair services <i>without</i> drive-through facilities.	One (1) for each 300 S.F. of gross floor area.
6. Personal services, including banks, savings and loans, and similar services <i>with</i> drive-through facilities	One (1) for each 300 S.F. of gross floor area. plus additional space in drive-through lanes equal to eighty percent (80%) of the required number of parking spaces.
7. Barber and beauty shops	Two (2) for each work station
8. Gasoline and service stations, automobile service	Two (2) for each service bay plus one (1) for each pump, plus one (1) for each employee during the main shift
9. Self-serve laundries	One (1) for each three(3) washers.
10. Medical and dental offices, human clinics	Four (4) for each doctor or dentist
11. Veterinary clinics, animal hospitals	Three (3) for each doctor.
12. Hotels, bed-and-breakfast establishments	One (1) for each sleeping room plus one (1) for each employee during the main shift
13. Funeral homes	One (1) for each 400 S.F. of gross floor area.

Section 28.04 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES (CONTINUED)

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
C. Industrial	
1. Any manufacturing, processing, packaging, warehousing, distribution or service industry	Two (2) for each three (3) employees during work shift having greatest number of employees, plus one (1) for each vehicle maintained on the premises.
D. Institutional	
1. Churches and places of public worship	One (1) for each four (4) seats in main sanctuary
2. Public or private elementary or secondary school	Four (4) for each classroom, or one (1) for each seat in main auditorium, whichever is greater.