

Lakewood, Ohio Zoning Code
CHAPTER 1143
Parking

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<u>1143.02</u>	General provisions.	<u>1143.09</u>	Parking plan review; Planning Commission.
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CROSS REFERENCES

State regulations - see Ohio R.C. 4501.01
Wireless Telecommunication facilities - see P.& Z. 1159.05(l)
Sexually oriented businesses - see P.& Z. 1163.06
Mixed Use Overlay District - see P.& Z. Ch. 1135
Planned Development - see P.& Z. Ch. 1156
Parking design - see BLDG. 1325.08

1143.01 PURPOSE.

The purpose of this chapter is to establish flexible vehicle parking requirements that support the Vision to provide safe, convenient, and integrated transportation options throughout the City. Parking requirements are based on the needs of the community and consider the context of the neighborhood, transit availability, on-street parking, density, mix of uses, walkability, and the use of alternative modes of transportation. Parking requirements are designed to accommodate average day-to-day demand, as opposed to peak demand, in order to reduce excessive off-street parking and free up land for more economically productive or environmentally conscious uses. (Ord. 36-14. Passed 1-20-2015.)

1143.02 GENERAL PROVISIONS.

(a) For every building hereafter erected or expanded, or where the use is changed or enlarged, there shall be provided parking as set forth in this chapter.

(b) No permits shall be issued for any building, improvement or use of land, including, but not limited to, building permits and certificates of occupancy, until a parking plan is submitted to the Director showing such parking spaces, as defined in Section **1103.02** of this Zoning Code, as is hereunder required. Such plan shall be prepared at a reasonable scale, showing property lines, the dimensions of the property, the size and arrangement of all parking spaces, the means of ingress and egress to such parking spaces from the street and interior circulation within the property, the extent of any change required in existing site conditions to provide required parking spaces and such other conditions as may be necessary to permit review and approval of the proposed parking spaces.

(c) Off-street, on-site parking spaces for all uses as required by this chapter shall be designed and maintained in accordance with applicable sections of the Code so as to be safe, attractive and free of hazard, nuisance or other unsafe condition.

(d) Unenclosed parking spaces shall not be used for repair of a motor vehicle.

(e) Parking for all motor vehicles shall be on an improved surface of concrete, asphalt or other materials approved by the Commissioner.

(Ord. 36-14. Passed 1-20-2015.)

1143.03 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES.

(a) Where floor area is designed as the standard for determining parking space requirements, floor area shall be computed on the gross floor area (GFA), in square feet, of all floors of the building, including the exterior walls.

(b) Where number of employees is the standard for determining parking space requirements, employees shall mean the regular working staff (paid, volunteer or otherwise) at maximum strength per shift and in full-time-equivalent numbers necessary to operate, maintain or service any given facility or use under normal levels of service.

(c) The number of parking spaces required will be computed to the next largest number.

(d) In the case of mixed uses or more uses as listed in Section **1143.04**, the total parking spaces shall be equal to the requirements of various uses computed separately.

(e) Cumulative parking requirements for mixed-use occupancies may be reduced upon review and approval by the Commission where it can be determined that the peak requirement of the several occupancies occurs at different times (either daily or seasonally).

(Ord. 36-14. Passed 1-20-2015.)

1143.04 USE CATEGORIES.

For the sole purpose of calculating parking requirements, uses are defined as follows:

(a) Commercial.

(1) Car wash: includes facilities for washing, waxing and cleaning of vehicles and vehicle components but expressly prohibiting facilities or equipment for the repair, overhaul or storage of motor vehicles or vehicle components.

(2) Commercial lodging: includes hotels, motels, motor lodges and motor courts.

(3) Office: includes buildings for business, professional, administrative or medical office use. A general office is characterized by a low proportion of vehicle trips attributable to visitors or clients in relationship to employees.

(4) Retail: includes sale or service to the final consumer for direct consumption or an establishment providing retail sale of products or services to the public.

(5) Storage/warehouse: includes storage facilities and mini warehouse facilities with secured, individual storage units, which are leased for a fee to individual companies or persons.

(b) Industrial: includes manufacturing, distribution, processing, assembly and packaging facilities of all types.

(c) Institutional: includes buildings of all types and facilities used by public, quasi-public or nonprofit agencies that serve or assist the public or provide an accepted public purpose, including hospitals and health centers.

(d) Residential.

(1) Single-family structures: includes detached houses and duplexes, townhouses, and clustered dwelling units that may be attached but have separate entrances.

(2) Multi-family structures: includes condominium and apartment buildings with common entranceways and/or parking areas for two or more dwelling units.

(3) Senior housing: includes any multifamily dwelling occupied 90 percent or more by elderly persons, as defined by U.S. Department of Housing and Urban Development.

(4) Sleeping rooms: includes boarding houses, lodging houses, rectories and convents, and rooms that are rented or used on an individual basis by non-family members.

(5) Group, convalescent or nursing homes and assisted living: includes residences where unrelated persons reside under supervision for special care, treatment, training or other purposes on a temporary or permanent basis.

(6) Day-care centers: includes facilities where unrelated persons are cared for during limited periods each day in a supervised facility.

(e) Public Assembly: includes all buildings or portions of buildings, used for gathering together 100 or more persons for such purposes as deliberation, worship, entertainment, eating, drinking or amusement. Examples of assembly include, but are not limited to, large meeting rooms and classrooms, auditoriums with fixed or loose chair seating, multi-purpose rooms, concert halls, and theaters. Restaurants, or other rooms used primarily for the service of food are not places of public assembly.

(f) Wireless Telecommunication Facilities: includes facilities defined pursuant to Section **1159.05**(1).

(g) Sexually Oriented Businesses: includes businesses defined pursuant to Section **1163.06**.

(h) Mixed Use Overlay District: includes uses defined pursuant to Section **1135.03**(b).

(i) Planned Development: includes uses defined pursuant to Section **1156.05**(e).

(j) Drive-through facilities: includes fast-food restaurants, financial institutions, car washes and drug stores.

(Ord. 36-14. Passed 1-20-2015.)

1143.05 SCHEDULE OF USES AND SPACE REQUIREMENTS.

The required number of off-street parking spaces for a use category described in Section **1143.04** shall be as set forth in Schedule **1143.05** following this chapter. Parking in accordance with the schedule is required.

The Director is hereby authorized to determine the off-street parking requirements for uses not specifically listed in Schedule **1143.05**, based on the most similar use or uses that is or are listed. Such determination by the Director shall be in writing and shall be appealable per Section **1173.03**.

SCHEDULE OF USES AND SPACE REQUIREMENTS	
<u>Uses</u>	<u>Parking Space Requirement</u>
<u>Residential</u>	
Single-, Two-, Three-Family	Min. 1/dwelling unit; no max; 1 required space shall be in a garage. The front yard shall not be used for off-street parking except in the Lagoon District.
Type B Home Occupation	Minimum is same for residential use; max. of 3, in addition to requirement for residential use.
Bed & Breakfast	Minimum is same for residential use; max. 1/guest room, in addition to requirement for residential use.
Multi-Family, Studio, 1 Bedroom, 2+ Bedroom	Min. of 1/dwelling unit; max. of 2/dwelling unit. The front yard shall not be used for off-street parking except in the Lagoon District.
Sleeping Rooms	Min. of .5/roomer; max. of 1/roomer
Senior Housing	Min. of .5/employee; max. of 1/employee or .25/dwelling unit
Group/Nursing/Convalescent/Assisted Living Home	Min. of .5/employee; max. of 1/employee or 1 space/bed
Day Care	Min. of .5/employee plus 4 drop off spaces; Max. of 1/employee plus 8 drop off spaces.
<u>Commercial</u>	
Retail*	Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA
Office*	Min. 2 for each 1,000 sq. ft. GFA; max. 3.5 for each 1,000 sq. ft. GFA
Car Wash	No min.; max. of 1/employee
Storage/Warehouse	Min. of 1/employee; max. of 1.5/employee
Commercial Lodging	Min. of .5/room; max. of 1/room
*Businesses occupying existing building or tenant spaces under 2,500 sq. ft. are not required to provide off-street parking.	
<u>Industrial</u>	
Any use described in Section 1131.02	Min. of .25/employee; max. 1.5/employee.
Wireless Telecommunication Facilities - Any use described in Section 1159.05(l)	No min.; max. 1/facility
<u>Institutional</u>	
Elementary, Secondary and High Schools, College, Trade School	As required by the Commission per Section 1143.09
Church	As required by the Commission per Section 1143.09
Hospital	As required by the Commission per Section 1143.09
Public Recreation	As required by the Commission per Section 1143.09

<u>Uses</u>	<u>Parking Spaces Requirement</u>
<u>Other</u>	
Public Assembly	As required by the Commission per Chapter 1143
Wireless Telecommunication Facilities	Pursuant to Section 1159.05(l)
Sexually Oriented Businesses	Pursuant to Section 1163.06
Mixed Use Overlay District	Pursuant to Section 1135.03(b)
Planned Development	Pursuant to Section 1156.05(e)

(Ord. 16-16. Passed 3-7-16.)

1143.06 UNLICENSED, IMMOBILIZED VEHICLES.

No person shall store or permit to be stored, for a period of more than three consecutive days, and motor vehicles not having current year license plates or damaged or immobilized so as to render it incapable of being moved under its own power, upon any lot or land designated as within any district, unless the same shall be in a completely enclosed building or garage. "Motor Vehicle" shall have the same meaning as in Ohio R.C. 4501.01. This section shall not apply to motor vehicle sales lots. (Ord. 36-14. Passed 1-20-2015.)

1143.07 APPLICABILITY.

The Director shall enforce the provisions of Chapter **1143**, or such other persons as the Director may designate, and may ask for advisement from the Commission on manners related to parking. (Ord. 36-14. Passed 1-20-2015.)

1143.08 PARKING LOT DESIGN.

Parking lots, as defined in Section **1103.02** of this Zoning Code, in the Multiple-Family, Low Density Districts (ML), and Multiple-Family High Density Districts (MH) Commercial Districts, C1 Office, C2 Retail, C3 General Business, C4 Public School, and the Industrial (I) District, are regulated pursuant to Section **1325.08** of the Building Code. (Ord. 36-14. Passed 1-20-2015.)

1143.09 PARKING PLAN REVIEW: PLANNING COMMISSION.

The Commission shall review applications for parking plans that do not meet the set schedule in **1143.05**. In addition to Section **1143.09** and Section **1143.10**, the Commission may consider the following when reviewing an application:

- (a) Impact on central character of residential neighborhoods taking on overflow parking;
- (b) Available surface parking lots in the neighborhood that could be used for shared parking;
- (c) Similarly scaled projects throughout the City to compare parking footprint;
- (d) When a restaurant use is proposed, the total number of tables to parking spaces;
- (e) Total number of employees;
- (f) Alternative forms of transportation available in the neighborhood;
- (g) Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;
- (h) Peak demand for parking spaces from all uses compared to the total supply of spaces;
- (i) Traffic impact analysis and/or a traffic demand study;

(j) For uses defined as Institutional or Public Assembly in Schedule **1143.05**, the following guidelines:

- (1) One space for each 80 square feet of all auditoria and public assembly rooms: and
 - (2) One space for each employee.
- (Ord. 36-14. Passed 1-20-2015.)

1143.10 EXCEPTIONS TO REQUIRED MINIMUMS.

The number of parking spaces required may be reduced in accordance with the following credits as determined by the Commission when reviewing an application for a reduction to the minimum number of parking spaces required per Schedule **1143.05**.

(a) For uses defined as Commercial in Section **1143.04**, the Commission may consider the following:

(1) One space credit for each off-site parking space which is owned or rented by the property or business owner for the purpose of providing parking to the subject property. Such off-site spaces shall be located within 1,000 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking space or lot to the main public entrance of the use served.

(2) One space credit for each off-site parking space provided by valet parking service. The property or business owner shall submit to the department written documentation of permission to use an off-site parking for valet parking. The Director may request a review of the agreement as often as annually to ensure compliance.

(3) One space credit for each space in a parking lot or parking structure provided for public use located within 1,000 feet, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served.

(4) A determination by the Director is made that there is no change in use and the same parking facilities are in place.

(b) For uses defined as Residential in Section **1143.04**, the Commission may consider the applicant's implementation of an improvement to the property that aligns with the general goals and objectives as described in the Vision including, but not limited to, the following:

(1) Improvements to the property that may reduce carbon emissions and improve energy efficiency using environmental best management practices (BMPs) promulgated by the Environmental Protection Agency;

(2) Storm water management techniques such as bio-swales, rain gardens, and pervious pavements:

(3) A shed or storage building on site for landscaping equipment and additional storage:

(4) An innovative landscaping plan, considered to be over and above the landscaping requirements as typically required by the Architectural Board of Review, which may include plant, flower and tree type, size, design, location and irrigation;

(5) For properties not connected properly to the City's sanitary and storm system per Section **913.05**, necessary improvements made by the applicant to connect correctly.

(Ord. 36-14. Passed 1-20-2015.)

1143.11 EXCEPTIONS TO REQUIRED MAXIMUMS.

The number of parking spaces provided may exceed the maximum specified per the following options as determined by the Commission when reviewing an application to exceed the maximum number of parking spaces allowed per Section **1143.05**.

- (a) One space increase for each space located in a parking structure.
 - (b) Implementation of additional measures that control the flow of stormwater runoff on the project site pursuant to BMPs by:
 - (1) Providing and treating or controlling an additional volume above the computed Water Quality Volume (WQv) as determined by Chapter **1339**. Post-Construction BMP exemptions mentioned in Chapter **1339** shall not apply to this section.
 - (2) Projects that disturb an area less than 8,000 square feet may use this exception.
 - (c) Installation of a streetscape improvement for public use, which streetscape improvement shall require approval by the Architectural Board of Review, including, but not limited to:
 - (1) A transit waiting environment along an existing bus route:
 - A. The transit waiting environment shall take into consideration design guidelines for transit waiting environments produced by the local transit authority, and any other design guidelines or standards as recommended by the administration or City Council;
 - B. The location of the transit waiting environment is to be determined by the Director or such other persons as the Director may designate.
 - (2) Public art installation;
 - (3) Public pedestrian seating, street trees or decorative street lighting.
 - (d) Implementation of an innovative landscaping plan, considered to be over and above the landscaping typically required by the Architectural Board of Review, with consideration given to plant, flower, and tree type, size, design, location and irrigation as part of the landscape plan.
 - (e) Evidence that the property or business owner will make its parking lot available for shared parking with neighboring businesses.
- (Ord. 86-14. Passed 1-20-2015.)

1143.12 BICYCLE PARKING REQUIREMENTS.

All uses defined as Retail or Office shall provide bicycle parking, in conformance with the following standards:

- (a) One bicycle parking space per 2,500 square feet shall be provided for uses defined as Retail or Office;
 - (b) Required bicycle parking shall be provided in a safe, accessible and convenient location;
 - (c) The bicycle space shall be within 250 feet of at least one main entrance of the building, as measured along the most direct pedestrian access route, except that bicycle spaces already installed within 250 feet of one main entrance shall count towards the bicycle parking requirement;
 - (d) There must be an aisle at least five feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; and
 - (e) Bike rack design shall follow the recommendations in the Association of Pedestrian and Bicycle Professionals (APBP) Bicycle Parking Guidelines or similar guidelines.
- (Ord. 86-14. Passed 1-20-2015.)

1143.13 STACKING SPACE REQUIREMENTS.

Stacking spaces not specified shall be determined on an individual basis by the Commission. The following business uses shall be subject to the following tacking requirements:

- (a) Banks, pharmacies or other low to moderate uses: two stacking spaces per lane;
- (b) Gas stations: two stacking spaces per gas pump island;
- (c) Car washes: five stacking spaces per car wash lane;
- (d) All other uses defined as commercial with a drive-through lane: 10 stacking spaces per drive-through lane.

(Ord. 36-14. Passed 1-20-2015.)