

ARTICLE V
VEHICLES, PARKING AND DRIVEWAYS

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501 GENERAL REQUIREMENTS

- A. No building or structure shall be erected, substantially altered or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Article.
- B. Unless otherwise approved by the Board of Zoning Appeals, required parking and loading spaces shall be located on the same lot as the use for which they are required.
- C. No parking or loading facility shall be designed or located in a manner which causes or requires vehicles to obstruct a public right-of-way while attempting to enter a lot or which causes or requires vehicles to exit a lot other than in a residential district by backing up.
- D. Parking shall not be permitted on any unpaved areas in the SR, LC, HC or I Districts with the exception of residential or home occupation uses.
- E. The owner of parking or loading facilities, including landscaping or buffers required, therefore shall maintain them in good condition, free of holes, trash and debris.

502 PARKING SPACE REQUIREMENTS

- A. Parking spaces shall be provided for each use and structure as required in Table 502.
- B. Where the Zoning Inspector determines that the off-road parking and loading requirements for a use are not specifically defined herein, the parking and loading facilities for such use shall be determined in a Site Plan Review as provided in Section 807.B. The parking and loading areas shall be developed so as to be sufficient to meet all the parking and loading needs of the proposed use and sufficient space shall be reserved on the site to provide for the reasonable

future re-use. In determining the required number of spaces, the Commission shall consider the following:

1. Parking requirements established in this Resolution for uses which are similar to the proposed use, particularly with regard to parking demand.
 2. Information about probable parking demand for the proposed use from the site design professionals and other resources.
 3. Parking demand information provided by the applicant.
- C. The parking spaces required for a use or building shall be calculated by multiplying the floor area of the building or use by the respective “off-street parking spaces required” as listed in Table 502. A fractional number shall be increased to the next whole number.
- D. Where two (2) or more uses are located on the same lot, the total number of spaces required shall equal the individual requirements summed.
- E. Where evidence is presented that a proposed use will require fewer parking or loading spaces than required by this Resolution, the Zoning Commission may approve initial construction of fewer spaces than required, provided that conditions are established reserving space on the site where additional parking/loading can be constructed in compliance with this Resolution.

TABLE 502

PARKING SPACES REQUIRED

USE	OFF-STREET PARKING SPACES REQUIRED
Dwellings	2 spaces per dwelling unit
Dining Room, restaurant, tavern, night club	1 for each 50 square feet of dining floor area
Bowling alley	4 for each alley or lane plus 1 additional space for each 100 square feet of the area used for restaurant, cocktail lounge or similar use.
Auditoriums, sport arenas, theaters and similar assembly used	1 for each 4 seats
Automotive repair	4 for each service bay
Gasoline filling stations	2 for each gasoline pump
Hotels and motels	1 per each sleeping room plus 1 space for each 2 employees
Funeral parlors, mortuaries and similar type uses	1 for each 100 square feet of floor area in slumber rooms, parlors or service rooms
Retail stores	1 for each 250 square feet of floor area
Banks, financial institutions and similar uses	1 for each 200 square feet of floor area
Offices, public or professional, administration or service buildings	1 for each 400 square feet of floor area
Shopping Centers	5 spaces for each 1,000 square feet of gross leasable floor area
Churches and other places of religious assembly	1 for each 5 seats
Hospitals	1 for each bed
Medical and Dental Clinics	1 for every 200 square feet floor area of examination/treating room, office and waiting room
All types of manufacturing permitted in any Industrial District	1 for each 500 square feet of floor area
Storage and wholesale uses; cartage, express, parcel delivery and freight terminals	

503 LOADING SPACE REQUIREMENTS

- A. Every building other than a dwelling used for non-residential purposes which customarily receives or distributes goods by motor vehicles shall provide sufficient space on the premises for all loading and service purposes.
- B. Every building having over 5,000square feet of gross floor area shall be provided with at least one (1) truck loading and unloading space not less than 12 feet in width, 40 feet in length and 14 feet clearance.
- C. An additional truck space of these dimensions shall be provided for every additional 20,000 square feet or fraction thereof, of gross floor area in the building.
- D. Access to truck loading and unloading space shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.

504 PARKING AREA DIMENSIONS

- A. Off road accessory parking areas shall provide parking spaces, each of which shall be not less than 200 square feet in area exclusive of access driveways or aisles not less than ten (10) feet in width and not less than twenty (20) feet in length.
- B. Aisles serving individual parking spaces shall have widths not less than the following:

Parking angle	90 degrees	60 degrees	45 degrees	Parallel Parking
Minimum Aisle Width	22 feet	17 ½ feet	13 feet	12 feet

505 PARKING AREA DESIGN

- A. All parking areas with a capacity over 12 vehicles shall be striped between stalls to facilitate the movement into and out of the parking stalls.
- B. Parking areas shall be useable shape, paved with bituminous, concrete or equivalent surfacing, graded and drained to dispose of all surface water in a manner designed to minimize adverse effects on abutting properties, streams and public roads. An all-weather driving surface as in Article V, Section 510.A shall be acceptable for residential and home occupation uses.
- C. All lighting used to illuminate such parking areas shall be so arranged as to direct the light away from adjoining premises or roads and no open light sources such as the stringing of light bulbs shall be permitted.
- D. Within the area of any parking lot with a capacity of twenty (20) or more vehicles, at least one (1) tree shall be planted and maintained for each ten (10) spaces. A fractional number of trees shall be increased to the next whole number.

506 ¹**ENTRANCES AND EXITS**

- A. Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at road intersection corners. Medina County Highway Engineer's office shall review all entrances and exits onto County and Township roads prior to installation. The Ohio Department of Transportation must approve any entrance and exit on a State Highway.
- B. Access ways shall be not more than 30 feet in width at the right-of-way line except that access ways primarily for truck use shall be not more than 80 feet in width at the right-of-way line.
- C. In the LC and HC districts, no entrance or exit shall be located closer than 150 feet to intersection right-of-way lines.

507 ²**LOCATION OF PARKING IN YARDS**

- A. In an RR or SR District, off-road parking facilities, except approved driveways, shall not occupy any part of any required setback.
- B. In an LC, HC or I district, open off-road parking facilities may be located in the required front yard setback provided that at least a 20-foot-wide landscaped strip is located between the parking area and the road right-of-way line. Where a Highway Commercial or Industrial District abuts a residential district, parking shall not be located closer to the residential district fifty (50) feet.
- C. In all districts, open off-road parking facilities may occupy rear and side yard providing that such use meets all the required side and rear yard setback requirements of that district.

508 **VEHICLE STORAGE**

- A. **Disabled Motor Vehicle.** No disabled motor vehicle shall be left on private property for more than thirty (30) days outside of a completely enclosed building.
- B. **Boats and Recreational Vehicles.** No boat or recreational vehicle may be stored closer than ten (10) feet to any property line.
- C. **In the LC, HC and I Districts,** no vehicle owned by or used in the operation of a business shall be parked in the front yard or in the side yard abutting a public right-of-way (including a side yard abutting a limited access highway) of the lot on which the business is located.

¹ Amended 06-15-2016

² Amended 06-15-2016

- D. **RR District, Parking of Commercial Vehicles.** In the RR District, one (1) commercial vehicle, one (1) commercial trailer, or one (1) commercial unit exceeding 7,049 pounds may be parked on a lot provided that:
1. The commercial vehicle, commercial trailer or commercial unit is used in the employment of the occupant of the parcel.
 2. The commercial vehicle commercial trailer or commercial unit shall not be parked in any required front, side or rear yard.
 3. The commercial vehicle, commercial trailer or commercial unit shall not be used to warehouse or store freight and must be licensed and registered for the current year.
 4. The occupant of the parcel shall only repair those trucks and/or trailers that meet the ownership requirements and all truck and/or trailer repairs shall be done in such a manner so as not to inconvenience neighboring lots unless there is an emergency and repairs shall not be done between the hours of 10:00 pm and 7:00 am.
 5. All truck and/or trailer parts including but not limited to engine parts must be stored in an area of the lot totally surrounded with a non-transparent fence six (6) feet in height to obscure the parts from view outside the lot. The fence shall comply with all provisions of Section 205.B.
- E. **In the SR District** no commercial vehicle exceeding 7,049 pounds in weight shall be stored outdoors or parked overnight. No commercial vehicle shall be parked in a required front, side or rear yard.

509 CULVERTS AND DRAINAGE DITCH ENCLOSURES

On all building sites located on Westfield Township roads, the culvert or drainage ditch enclosure permit shall be obtained from the Medina County Engineers' Office. In the case of a new culvert for a new home, the permit must be obtained prior to the issuance of a zoning certificate.

510 NEW DRIVEWAYS

- A. Temporary or permanent access driveways shall be installed before construction of buildings can begin. The installation shall consist of an all-weather driving surface capable of bearing the load of construction, emergency and passenger vehicles accessing the lot. An all-weather driving surface is a surface as: compacted stone, gravel, brick, bituminous or concrete. Permanent access driveways in HC Highway Commercial or I Industrial Districts shall be bituminous or concrete.
- B. Driveways shall be located at least ten (10) feet from any property line and shall be at least ten (10) feet wide at the right-of-way line.
- C. Permits for driveways must be obtained from the County Engineer and installed to Township and County specifications.

- D. Driveways shall in no way inhibit or modify the storm water drainage characteristics of adjacent properties.

- E. All driveways longer than five hundred (500) feet shall be constructed with a turnaround at the distal end of the driveway from the street right-of-way. The turnaround may be constructed as either a radial or a “T” shaped turnaround. All turnarounds must meet the minimum turnaround requirements for the largest fire emergency vehicle that may have to access the lot. Turnaround areas must remain unobstructed at all times.

- F. Access drives longer than five hundred (500) feet shall include passing lanes at a minimum of every five hundred (500) feet. Passing lanes shall consist of an additional 10 feet of width in excess of the minimum as required in Section 510.B with an all-weather surface for a length of 50 feet