

CHAPTER 1153
Off-Street Parking Requirements

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1153.01 GENERAL REQUIREMENTS.

The following general requirements shall govern the number, design and location of off-street parking and stacking spaces, drives and aisles whether or not they are required:

- (a) Where a fractional space results, the number of parking and stacking spaces required shall be the closest whole number. If the fractional amount is one half (1/2), the next lowest whole number shall be applied.
- (b) Whenever a building or use which existed prior to the effective date of this code is enlarged by one (1) or more additions to the extent of less than fifty (50) percent of the floor area existing as of the date of adoption of this code, the use or uses contained within the additions or enlargements shall comply with the parking requirements of this chapter.
- (c) Whenever a building or use which existed prior to the effective date of this code is enlarged by one (1) or more additions to the extent of more than fifty (50) percent of the floor area existing as of the date of adoption of this code, the uses contained within the original building and all enlargements shall comply with the parking requirements of this chapter.
- (d) For mixed uses, the required parking and stacking spaces shall equal the sum of the required parking spaces for the various uses computed separately.
- (e) The storage of merchandise, materials, equipment, refuse containers, obsolete or discarded vehicles or major repair of vehicles is prohibited in required off-street parking and stacking spaces. Major repair of a vehicle shall be construed as any repair, which immobilizes a vehicle for more than 48 hours.
- (f) Prior to issuance of a Certificate of Occupancy as provided in Chapter 1311 of Part 13 (Building code), of the Codified Ordinances of the City of Springfield, Ohio, or the establishment of a use, all parking and stacking spaces, drives and aisles shall be constructed according to the requirements of this chapter. The Community

Development Director or Director’s designee may issue a temporary Zoning Certificate in those instances where he/she finds that the paving cannot be installed due to adverse weather conditions or settling of the site after demolition or filling. A temporary Zoning Certificate shall be effective only to a date specific.

- (g) The property owner is responsible to maintain and replace, as determined by the Community Development Director or the Director’s designee, landscaping required by the provisions of this chapter.
- (h) Parking spaces may be provided either in a parking garage or open area.
- (i) Non-compliance with any section of this Chapter 1153 will result in code enforcement action and the property owner will be subject to civil fines pursuant to Chapter 1324 of the Codified Ordinances of the City of Springfield, Ohio.
(Ord. 15-42. Passed 2-17-15.)

1153.02 NUMBER OF PARKING SPACES.

In all districts, except the Unified Plan Overlay District or Eastern Edge Corridor Plan Overlay District, there shall be provided prior to the occupation of a building or commencement of a use the minimum number of off-street parking and stacking spaces as indicated in the following tables. For properties located in the Unified Plan Overlay District and Eastern Edge Corridor Plan Overlay District, please refer to Chapter 1141 and Chapter 1142, respectively.

(a) Residential Uses.

Principal Use	Number of Spaces
Family day-care home – type B	4 parking spaces
Mobile and modular home	2 parking spaces per home
Multi-family dwelling, except high-rise and elderly housing	1.5 spaces per dwelling unit for up to 800 sq. ft.; 2 parking spaces per dwelling unit for over 800 sq. ft.
Multi-family dwelling – high-rise	1 parking space per dwelling unit
Multi-family dwelling – elderly housing	1 parking space per 4 dwelling units
Rooming house	1 parking space per 200 apartment sq ft of floor area
Fraternity and sorority	1 parking space per 2 residents
Single family dwelling and duplex	2 parking spaces per dwelling unit
Homeless shelter	¼ parking space per occupant load

(b) Commercial Uses.

Principal Use	Number of Spaces
Automobile gasoline and service station	1 parking space per service station island of pumps and service stall plus 1 stacking space per 4 pumps and service stall. Parking spaces shall be provided in lieu of stacking spaces in instances where egress from a facility would require a motor

	vehicle waiting for entry to be moved.
Automobile repair garage	1.5 parking spaces per 500 sq ft of floor area
Beauty Parlor and/or Barber Shop	2 parking spaces per barber or beauty parlor chair
Car Wash	Stacking spaces equal in number to 5 times the maximum capacity of the car wash per wash rack (bay or tunnel) or 3 times the maximum capacity for a coin operated car wash per wash rack; in addition, 1 parking space per 2 wash racks.
Financial Institution	1 parking space per 300 sq ft of floor area. For drive-in establishments, an additional 6 stacking spaces per external teller or customer service window designed for drive-in service shall be provided but need not exceed 18 total stacking spaces
Funeral home	1 parking space per 4 seats
Furniture, major appliance, and floor covering store	1 parking space per 500 sq ft of floor area
Grocery Store/Supermarket	1 parking space per 300 sq ft of floor area
Hotel and motel	1.15 parking spaces for guest room
Laundry/dry cleaning establishment (self-service)	1 parking space per 2 laundry and dry cleaning machines
Laundry/dry cleaning establishment (full-service)	1 parking space per 500 sq ft of floor area. For drive-in establishment, an additional 2 stacking spaces per external teller or customer service window designed for drive-in service shall be provided.
Machinery sales	1 parking space per 800 sq ft of floor area
Motor vehicle sales and rental	1 parking space per 800 sq ft of floor area
Office	1 parking spaces per 350 sq ft of floor area
Office – Medical	1.5 parking space per office, examining and treatment room, provided there shall not be less than 5 spaces
Personal service establishment – other than listed	1 parking space per 300 sq ft of floor area
Photographic studio	2 parking spaces per office, studio, and reception area, provided there shall not be less than 5 spaces
Rental agency – equipment and supplies	1 parking space per 500 sq ft of interior and exterior storage area
Restaurant and establishment dispensing food or beverage for consumption on the premises	1 parking space per 4 seats

Restaurants – drive-in and carry-out	1 parking space per 4 seats, but not less than 5 spaces, plus 6 stacking spaces per external teller or customer service window designed for drive-in service
Retail store – 0 – 60,000 square feet	3 parking spaces per 1000 sq ft of floor area
Retail store – more than 60,000 square feet	2 parking spaces per 1000 sq ft of floor area
Studio and station (radio/television)	1 parking space per 400 sq ft of floor area

(c) Manufacturing Uses.

Principal Use	Number of Spaces
Contractor and construction yard	The sum total of parking spaces shall be determined on the basis of the parking spaces required for uses individually such as office area and warehouse space
Junk Yard	The sum total of parking spaces shall be determined on the basis of the parking spaces required for uses individually such as office area and garage space
Laboratory – research, development and testing	1 parking space per 600 sq ft of floor area
Manufacturing or establishments engaged in production, processing packing and crating, cleaning, servicing or repair of materials, goods, or products.	1 parking space per 600 sq ft of floor area
Motor and railroad freight terminal – cartage, express and parcel delivery	1 parking space per 800 sq ft of floor area
Printing and publishing establishment	1 parking space per 300 sq ft of floor area
Warehouse – less than 25,000 square feet	1 parking space per 1,000 sq ft to a maximum of 5
Warehouse – more than 25,000 square feet	5 parking spaces plus 1 additional parking space per 5,000 sq ft above 25,000 sq ft

(d) Institutional Uses.

Principal Use	Number of Spaces
Home – children’s, aged, convalescent, rest and nursing home, and group care facility	For a group care facility and children’s home, 1.5 parking spaces per 2 occupants. For other uses, 1 parking space per 3 beds
Hospital – sanitarium and asylum	1 ³ / ₄ parking spaces per hospital bed
School – generalized instruction, elementary and junior high, and specialized	2 parking spaces per public or private classroom

public or private instruction	
School – generalized instruction, senior high	10 parking spaces per public and private classroom
Daycare Center, adult or child	1 parking space per 6 clients (children or adults)

(e) **Places of assembly, worship, recreation, entertainment and/or amusement.**

Principal Uses	Number of Spaces
Bowling Center	4 parking spaces per lane
Club and lodge	Parking spaces equal in number to 1/3 of the occupant load of the largest room in the building
Establishments or enterprises of a recreational or an entertainment nature – spectator type (auditorium, sports arena, theater, stadium and meeting hall)	Parking spaces equal in number to 1/4 the occupant load in the seating area
Establishments or enterprises of a recreational or an entertainment nature – participating type (skating rink, dance hall, tennis court, swimming pool, archery range, gymnasium, pool hall)	Parking spaces equal in number to 2/3 the occupant load of the area used for the participatory sport or activity. For outdoor activities, the number of parking spaces shall be based upon the maximum number of persons the facility can or is expected to accommodate
Golf course	3 parking spaces per hole
Golf driving range	1 parking space for each 20 ft of range width
Library, museum and art gallery	1 parking space per 300 sq ft of floor area
Religious institution and community center	Parking spaces equal in number to 1/6 the occupant load of the main auditorium or the largest room in the building, which ever is greater

- (f) **Other Uses.** For uses not listed, parking spaces shall be provided on the same basis as required for the most similar listed use as determined by the Community Development Director or his/her designee.
- (g) **Parking Reduction.** A lawful use can receive a reduction of five (5) percent of required parking spaces for permanently retaining onsite the first quarter (1/4) inch of every storm event. Every additional quarter inch (1/4) retained onsite per storm event will result in an additional reduction of five (5) percent of the required parking spaces up to a maximum of twenty (20) percent of the total number of required parking spaces. Practices used to retain stormwater onsite may also be used to satisfy the stormwater management requirements in Codified Ordinance 961. Examples of stormwater retention practices include, but are not limited to

infiltration, evaporation, transpiration, canopy interception, rainwater harvesting, extended infiltration, and other practices that retain stormwater.
(Ord. 15-42. Passed 2-17-15.)

1153.03 SHARED PARKING.

If, due to practical difficulties, a parcel cannot provide a sufficient number of off-street parking spaces, off-street parking spaces on other parcels may be counted under the following conditions:

- (a) The applicant's proposed use and the current use of the other property are conducted in predominantly different time periods (i.e. a theater and a bank).
- (b) A shared parking agreement is provided that:
 - (1) Is signed by the applicant and the owner of the other property (both properties may be in same ownership),
 - (2) Is for a minimum period of three (3) years,
 - (3) Provides for notice to the City at least thirty (30) days prior to termination.
- (c) The shared parking agreement can account for no more than fifty (50) percent of the number of spaces required for the applicant's proposed use except that if the proposed use is for a religious institution, the shared parking agreement can account for one hundred (100) percent of the number of required spaces, or the shared parking agreement can account for one hundred (100) percent of the number of required spaces if the two (2) properties share the same ownership and the parcel containing the shared parking area is only being utilized for parking.
- (d) The shared parking shall be in the same zoning district as the applicant's proposed use, or a zoning district that also allows the applicant's proposed use, or a zoning district that allows commercial parking lots as a principal use.
- (e) The applicant's proposed use and the parcel containing the shared parking shall be no further apart than three hundred (300) feet if the proposed use is a commercial or residential use, or five hundred (500) feet if the proposed use is a manufacturing use.

(Ord. 15-42. Passed 2-17-15.)

1153.04 CONSTRUCTION, DESIGN, AND LOCATION REQUIREMENTS.

The following requirements shall govern the construction, design and location of off-street parking spaces, stacking spaces, drives and aisles.

- (a) **Construction.** Except for as provided in 1153.06 (2)(b), all parking and stacking spaces, drives and aisles shall be constructed of Asphalt, Concrete, Brick/Block (Permeable) Pavers, Grass Pavers/Porous Pavement or Pervious Concrete.
- (b) **Design.** Except for single-family dwellings (including zero lot line and townhouse units) and duplexes, parking, stacking spaces, aisles, and drives shall be designed as follows:
 - (1) Parking areas shall be provided with the minimum dimensions illustrated in Table 1. An approved use can provide up to twenty (20) percent of its required parking spaces as compact car spaces.

TABLE 1

	90 °	60 °	45 °	30 °	0 °
Width Parallel to Aisle (ft): Standard Spaces	9	11.4	12.7	17.6	24
Compact Spaces	8	9.3	11.4	16	22
Length at 90° (ft): Standard Spaces	18	20	19	15.5	9
Compact Spaces	15	17	16	14	8
Minimum Width of Aisle (ft) One-Way Traffic	24	18	13	12	14
Minimum Width of Aisle (ft) Two-Way Traffic	24	22	22	22	22
Module Width parallel to aisle:					
Single row parking (ft)	42	38	32	27.5	23
Double row parking (ft)	60	58	51	43	32
Double row parking with single interlock (ft)	N/A	56	47.5	39.6	N/A
Double row parking with double interlock (ft)	N/A	54	43.5	36.2	N/A

- (2) All parking spaces shall be connected to an aisle, which shall have the minimum width indicated in Table 1.
- (3) When different parking space configurations abut the same aisle, the greatest aisle width shown in Table 1 shall be provided.
- (4) Parking spaces shall be designed to permit ingress and egress of a vehicle to and from a parking space without moving any other vehicle occupying a parking space except for single-family dwellings (including zero lot line and townhouse units) and duplexes.
- (5) No parking area shall be so designed in such a manner that exiting a parking space would require backing into a street or alley.
- (6) Parking areas with spaces along lot lines and alleys shall be provided with car stops or curbing so no part of a parked vehicle can extend beyond a lot line or into an alley.
- (7) Traffic islands shall be located so that parking spaces are separated from drives.
- (8) In parking areas, all parking and stacking spaces, drives and aisles shall be pitched or curbed and drained in such a manner as to prevent the flow of excess water from such areas onto adjoining property or into streets and alleys which do not have adequate drainage facilities. The adequacy of drainage facilities as well as compliance with the stormwater regulations of Chapter 961 of Part Nine of the Codified Ordinances of Springfield, Ohio, shall be determined by the City Engineer or Engineer’s designee.
- (9) In all parking areas, parking spaces shall be visibly delineated on the surface by painted or marked stripes.
- (10) If two (2) or more parking areas are connected by a drive, the parking areas shall be designed so that an aisle connected to more than twelve (12) parking spaces is not used as a drive in providing access to another parking area.
- (11) A drive providing access to a parking area shall be at least ten (10) feet in width for a one-way drive and no less than eighteen (18) feet in width if it is used for two-way traffic.

- (12) Where a parking area is provided within fifty (50) feet on the same side of the street as a lot in an RS district, the lot shall be screened from view of that portion of the parking area within fifty (50) feet.
- (13) Where a parking area is provided on a lot within 150 feet across the street from an RS district, the lot shall be screened from view of that portion of the parking area within 150 feet.
- (14) The materials for screening and their placement shall comply with the requirements of Subsection 1161.02(h) titled Performance Standards.
- (15) Trees shall be located so every parking space or portion of a parking space is not more than fifty (50) feet from a tree. Trees utilized in parking areas shall be designated on the construction drawings. The varieties and sizes of trees permitted are specified in the list of *Recommended Trees for Springfield, Ohio* (as provided by the City Forestry Division). Trees not included on the list may be used to fulfill the requirements of this chapter upon approval of the City Forestry Division.
- (16) Developments requiring more than four (4) trees must use at least two (2) or more species of trees.
- (17) All trees shall be placed within planting areas of pervious material suitable for growth of a tree and separated from parking spaces, drives and aisles by a continuous curb or barrier a minimum of five (5) inches in height and/or a depressed planting area engineered to accept and infiltrate stormwater and separated from parking spaces, drives and aisles by a cut curb or other practice that will deter traffic from entering the planting area. All depressed area designs shall be detailed in the construction drawings and be approved by the City Engineer or Engineer's designee.
- (18) Planting areas shall have a minimum area of 120 square feet for each small tree and 160 square feet for each medium and large tree.
- (19) Trees shall be located a minimum of four (4) feet from the edge of planting area or right-of-way line.
- (20) When a parking area is provided within twenty (20) feet of any street, a landscape border not less than four (4) feet in width is required between the parking area and the street. The landscape border may be broken for necessary walkways, driveways, and sight distance areas. Such landscaping shall contain a combination of trees (40 feet on center) and shrubs (4 feet on center) making at least a three (3) feet high visual barrier during the summer months, at plant maturity. A wall or fence can be placed in the landscape border strip (see Section 1156.01), as can a berm. Hedges and other landscape-screening materials (except trees) cannot exceed four (4) feet in height. Parking lots located in the Unified Plan Overlay District (Chapter 1141) and Eastern Edge Corridor Overlay District (Chapter 1142) shall comply with the provisions established in each respective Chapters of the code.
- (21) Compact car stall dimensions shall be provided per Table 1. All compact car spaces shall be marked as designated on the approved construction plans.
- (22) When the number of parking spaces provided exceeds the minimum required in Section 1153.02 of this ordinance by fifteen (15) percent or more, the

developer shall permanently retain onsite the first quarter (1/4) inch of every storm event.

- (c) **Design** for single-family dwellings (including zero lot line and townhouse units) and duplexes:
 - (1) Drives and parking spaces can be provided as a two-track “Hollywood” design with a width of eighteen (18) inches per wheel track. Tire base of vehicles parked or stored on Hollywood drive must be accommodated by the two-track design.
- (d) **Location.** Parking spaces, stacking spaces, aisles and drives shall be located as follows:
 - (1) **General.**
 - A. Off-Street parking and stacking spaces, aisles, and drives shall be located on the same lot as the use served except as provided in Section 1153.03.
 - B. Drives and aisles in all R districts and in all other districts abutting an R district, shall not be located closer than three (3) feet to a lot line except for single-family dwellings (including zero lot line and townhouse units) and duplexes.
 - C. A parking area shall not be located closer than five (5) feet to a lot with a single-family residence or duplex in other R districts.
 - (2) **Front Yard.**
 - A. Except as provided in paragraph B and C below, no parking or storage space in an R district and in the C and M districts within fifty (50) feet of an R district along the same frontage shall be permitted within a front yard.
 - B. For detached single-family dwellings in the R districts, two (2) of the required parking spaces may be provided within a front yard on a regularly constructed drive, provided not less than fifty (50) percent of the front yard shall remain in open space free of impervious surface.
 - C. For zero lot line dwellings, duplexes, and family care facilities, only two (2) of the required parking spaces may be provided within the front yard on a regularly constructed drive, provided not less than fifty (50) percent of the front yard shall remain in open space free of impervious surface.
 - (3) **Rear Yard.**
 - A. Parking and stacking spaces, drives and aisles may be located within a rear yard.
(Ord. 15-42. Passed 2-17-15.)

1153.05 PARKING FOR DISABLED PERSONS.

Parking for disabled persons must be provided in accordance with the Americans with Disabilities Act.

(Ord. 15-42. Passed 2-17-15.)

1153.06 SPECIAL VEHICLE PARKING AND STORAGE.

Except as permitted below, a special vehicle may be parked and stored on a lot in an R District but only upon meeting the following requirements:

- (a) **General.**
 - (1) **Definitions.** The following definitions shall be applicable to this section.
 - A. **Special vehicle.** A vehicle more than seven and one-half (7 1/2) feet in height or more than twenty (20) feet in length which is or may be transported or drawn upon a highway, street or body of water. Such vehicles include but are not limited to a truck, trailer, tractor, wagon, or watercraft exceeding these dimensions. Such vehicles do not include temporary construction trailers when associated with an active construction project on the premises.
 - B. **Storage area.** A space used for storage of a special vehicle and at least equal in size to the outer perimeter of the special vehicle.
 - (b) In RS-5, RS-8, and RM-12 districts special vehicles may be stored on a well-maintained gravel pad in the rear yard that is a minimum of five (5) feet from side and rear yard property lines.
 - (c) Except for the purpose of making local deliveries, no special vehicle designed for the shipment of detonable materials and explosives; flammable/combustible solids, liquids or gasses; nor hazardous materials as defined by the Ohio Department of Transportation shall be parked or stored on any lot in an R district.
 - (d) Special vehicles used for commercial purposes shall not be stored in any R district except the RM-44A district.
(Ord. 15-42. Passed 2-17-15.)

1153.07 RESTRICTED BUSINESS OR MANUFACTURING ACCESSORY PARKING AREAS.

The Board of Zoning Appeals may authorize, as a conditional use, the establishment of a restricted accessory parking area in such parts of residential districts as abut directly or across an alley from any existing commercial structure, or as abut directly or across an alley or street from any existing industrial structure, subject to the provisions of this section.

- (a) The parking area shall be accessory to and for use in connection with one (1) or more businesses or industrial establishments located as noted above.
- (b) Any portion of any entrance to or exit from such parking area shall be at least twenty (20) feet from any adjacent lot line located in an RS district and shall be located not more than ninety (90) feet from the property it is intended to serve.
- (c) The parking area shall not be closer to any street right-of-way line than the front yard requirement for a principal building as required in the district in which such parking areas are located.
- (d) The parking area must meet the screening requirements of Subsection 1161.02(h). No advertising shall be allowed on the above-described screening.
- (e) The design and location of entrances, exits, and surface drainage shall be subject to all laws and ordinances pertaining thereto and subject to the approval of the City Engineer or Engineer's designee.
- (f) No sign of any kind shall be maintained on the lot other than to designate exits, entrances, and conditions of use, which signs shall be no larger than four (4) square feet.
- (g) The parking area shall be for the use of parking passenger vehicles only and no fee shall be charged.

- (h) Any lighting used to illuminate any off-street parking areas shall be so located and oriented so as to reflect the light away from adjoining lots located in any R district.
- (i) Any such application approved by the Board may be revoked after public hearing at any time that the aforementioned requirements are not met. If parking rights are revoked by the Board for noncompliance with the requirements established by this section or by the Board, the lot area shall no longer be used for private parking.
- (j) All applicants desiring to establish business or industrial parking within the meaning of this section shall submit to the Board a plan which clearly indicates the proposed development, including the location and arrangement of the parking area dimensions, all entrances and exits, landscaping, location, and method of screening, sign locations, and sizes.
(Ord. 15-42. Passed 2-17-15.)

1153.08 PARKING LOT PERMIT APPLICATION.

The construction of new and/or modified parking lot areas, except those associated with new development projects, shall require the submission of a parking lot permit application for approval by the Community Development Director or Director's designee. The application shall include the following:

- (a) Parking Lot Permit Application Form
- (b) Proof of Ownership or Ownership Affidavit
- (c) Site Plan that includes the number of parking spaces with landscaping and drive/aisle area to scale
- (d) Stormwater Management Plan and Report (Includes Stormwater Calculations (Refer to Chapter 961 of the Springfield Codified Ordinances)
- (e) Stormwater Pollution Prevention Plan (SWPPP) required for sites that disturb one (1) acre or more
- (f) Notice of Intent (NOI) from Ohio EPA for sites that disturb one (1) acre or more
- (g) Application Fee = \$150, plus \$1.00 per parking space. (Additional review fees apply if more than one (1) acre of land is disturbed - see Chapter 961)

If the Director or Director's Designee determines that the proposed parking lot meets the applicable requirements of this Chapter the Director or Director's Designee shall issue a parking lot permit.

Upon approval of the parking lot permit application the owner/developer has six (6) months to complete the construction of the new commercial parking area. The owner/developer shall notify the Community Development Director or the Director's designee of the completion of construction activities. At that time the Community Development Director or Director's designee and the City Engineer or the Engineer's designee will inspect the lot and determine whether it conforms to the approved plans. If the commercial parking area construction has been approved, the Community Development Director or Director's designee will issue a certificate of completion to the owner/developer of the commercial parking area.

(Ord. 15-42. Passed 2-17-15.)