

1300 Off Street Parking

A. General Requirements:

In all districts in connection with every industrial, business, institutional, recreational, residential, or other use, there shall be provided, at any time any building or structure is erected or is enlarged, or is altered in any way which would provide for habitation by an increased number of people, the number of off street parking spaces for automobiles set forth under 1300 - B in accordance with the following requirements:

1. Each off street parking space shall have an area of not less than one hundred eighty (180) square feet exclusive of access drives or aisles, and shall be of usable shape and condition.
2. There shall be adequate provision for ingress and egress to all parking spaces. Where a lot does abut on a public or private alley or easement of access, there shall be provided an access drive not less than eight (8) feet in width in the case of a dwelling and not less than twenty (20) feet in width in all other cases, leading to the parking or storage or loading spaces required hereunder.

B. Number of Spaces Required:

The number of off street parking spaces to be provided shall not be less than the following:

Use	Parking Space Required
Dwellings, including 1, 2 and 3 families, multiple dwellings, summer cottages and manufactured homes.	1 for each dwelling unit; 1 for each 2 & 3 family, multiple dwelling unit, except that 1 additional space of proper size and construction shall be provided for each additional motor vehicle owned and/or stored on a residential property by the resident or owner.
Rooming or boarding house, tourist home.	Five parking spaces plus one parking space for each sleeping room or suite. These spaces shall be in addition to the parking spaces that shall be provided for any portion of the hotel that is used for office or business purposes.
Private club or lodge.	One for each three members.
Church or temple.	One for each three seats in main auditorium.
School.	One for each five seats in auditorium or main assembly room, or one for each classroom, whichever is greater.
Country Club or Golf Course	One for each five members.
Community center, library, museum or art gallery.	Ten plus one additional for each three hundred square feet of floor area in excess of two thousand square feet.
Hospital, sanitarium, convalescent home, home for the aged, or similar institution.	One for each three beds.
Offices, clinics, wholesale establishments, business services.	One for each two hundred square feet of floor space.
Retail store, personal service establishment.	One for each one hundred square feet of floor space and one for each two employees on the maximum working shift.
Theater or Auditorium (Except school auditorium), Sports Arena, Stadium or Gymnasium.	One for each five seats or bench setting spaces.
Bowling alley.	Five for each alley.
Mortuair or funeral home.	One for each fifty square feet of floor space in slumber rooms, parlors, or individual funeral service rooms.
Restaurants, nightclubs, cafes or similar recreation or amusement establishments, dance halls, assembly or exhibition halls without fixed seats.	One for every one hundred square feet of floor space.
Manufacturing, industrial or mining establishment, research or testing laboratory, creamery, bottling plant, warehouse or other similar establishment.	One for each two employees on the maximum working shift plus one space to accommodate all trucks and other vehicles used in connection therewith.

C. Interpretation:

The following rules shall govern the determination of spaces required.

1. "Floor area" shall mean the gross floor area of a specified use.
2. Fractional numbers shall be increased to the next whole number.
3. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

D. Special Parking Provisions:

Every parcel of land hereafter used as a public, commercial or private parking lot for other than a single family dwelling shall be developed and maintained in accordance with the following requirements.

1. Screening and Landscaping: Off street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any "R" District or institutional premises, by a fence or hedge as determined by the Board of Appeals upon direct application for such determination.
2. Minimum Distance and Setback: No part of any parking area for more than five (5) vehicles shall be closer than twenty (20) feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot unless separated by an acceptable designed screen. If on the same lot with a main building the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than five (5) feet to any established street or alley right-of-way. The fence or hedge required in Section 1300 - D (1) hereof, shall be set back from each street, as determined by the Board of Appeals upon direct application therefore.
3. Joint Use: Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement, approved by the Village Solicitor and accepted by the Board of Zoning Appeals shall be filed with the application for a zoning certificate.
4. Surfacing: Any off street parking area for more than twelve (12) vehicles shall be graded for proper drainage and surfaced so as to provide a blacktop or concrete surface.
5. Lighting: Any lighting used to illuminate any off street parking area shall be so arranged as to reflect the light away from adjoining premises in any "R" District.

E. Off Street Loading Requirements

1. In any district, in connection with every building or part thereof, thereafter erected and having a gross floor area of ten thousand (10,000) square feet or less, which is to be occupied by manufacturing, storage, warehouse, retail store, wholesale store, market, hotel, or merchandise, there shall be provided and maintained on the same lot with such building, at least one (1) off street loading space; plus one (1) additional such loading space for each additional twenty thousand (20,000) square feet or major fraction thereof of gross floor area.
2. Each loading space shall not be less than twelve (12) feet in width, fifty (50) feet in length, and fourteen (14) feet in height.
3. Subject to the limitations in Section 700 - D (1) completely unenclosed loading spaces may occupy all or any part of any required yard or court space.

F. Parking and Keeping of Recreational Equipment:

It shall be unlawful to park or keep recreational equipment such as motor homes, camping trailers, pick-up campers, boat trailers, boats and similar items in any residential district except as follows:

1. In a manufactured home park meeting the requirement of Section 500 hereof.
2. In an enclosed building.
3. By the owner of the equipment upon the unenclosed portion of the premises of the owner of the equipment, subject to the following conditions:
 - a. Said equipment shall not be inhabited (except for occasional emergency sleeping room) or used for the conducting of any commercial enterprise.
 - b. No more than one (1) piece of each type of such equipment shall be parked upon the unenclosed portion of said premises at any one time.
 - c. The equipment shall be parked at least three (3) feet behind the front house line (exclusive of porches, porticos and similar projections) of the house on the property and at least three (3) feet away from the side and rear lot lines of the property, except that for loading and unloading purposes the equipment may be parked in the driveway for a period of not more than forty-eight (48) hours, and subject to the stipulation that in cases of unusual circumstances such as topography, irregular shape of lot, location of building and unique hardship, the owner may appeal for a variance of these setbacks where the Board of Zoning Appeals finds that such variation will not be of substantial detriment to adjacent property, and will not materially impair the purposes of this Ordinance or the public interest.
 - d. The equipment shall have no permanent connection to electric, water, gas, or sewer facilities.
 - e. The equipment shall be kept in good repair and shall carry a current year's license and/or registration.
4. By visitors at least one (1) of whom is the owner of the equipment or lessee of the equipment from other than the owner of the premises, upon the unenclosed portion of the premises of the persons being visited, subject to the following conditions:
 - a. Said visitors shall not park or inhabit their equipment on said premises more than two (2) separate times in any year nor more than fourteen (14) consecutive days at any one (1) time and there shall be an interval of three (3) months between each of said two (2) permissible separate times that their equipment is so parked or inhabited.
 - b. No more than one (1) piece of each type of such equipment and no more than two (2) pieces of such equipment shall be parked upon the unenclosed portion of said premises at any one time.
 - c. Said equipment shall not be parked or inhabited upon any unenclosed portion of said premises except in the rear or side yards of said premises so long as parked or inhabited at least three (3) feet away from the side or rear yard boundaries of said premises; provided, however, the Zoning Inspector shall be authorized to permit temporary parking and/or habitation on the driveway in the front yard so long as he first finds that weather conditions and lack of access prevents parking and/or habitation in the rear or side yards of said premises.

DRIVEWAYS AND CURB CUTS

Driveways shall not exceed a ten percent (10%) grade. Driveways and curb cuts shall not be located closer than five (5) feet from the side lot line. Curb cuts of straight curbs and the frame of rolled curbs shall be a minimum of five (5) feet wider than the driveway on each side. A permit shall be obtained from the Village of Metamora for all public roads located within the village.

PRIVATE APPROACHES AND DRIVEWAYS

A. Responsibility for Construction and Maintenance

1. Section 5545.16 (7212) of the Ohio Revised Code provides: "The owner of land shall construct and keep in repair all approaches or driveways from the public roads - if in the construction, improvement, maintenance, and repair of any road, the approach or driveway of an abutting property owner is destroyed, the authorities constructing, improving, maintaining, or repairing such road shall compensate the property owner for the destruction of his approach or driveway, or in lieu thereof - reconstruct it at public expense.

2. All material, labor and equipment necessary for the construction and power maintenance of approaches and driveways, shall be furnished by the property owner at his/her expense.

B. Design Regulations

1. Commercial and industrial drives shall be designed and installed as detailed in the "Driveway Access Manual" prepared by Ohio Department of Transportation, Bureau of Location and Design.

2. Approach or drive profile adjoining pavement shall conform to shoulder contour and be so constructed that no surface water will be drained onto State or Village Highway pavement.

3. Pipe for drives shall be laid in line and grade of adjacent roadside ditch, quality and diameter of pipe being specified by the Village of Metamora at time application for permit is approved.

4. To assure proper installation, a qualified representative of the Village of Metamora shall inspect the installation of catch basins, pipes, driveways, and curb cuts authorized by permit.

5. The property owner shall notify the Village of Metamora at least twenty-four (24) hours prior to such installation.