

TEMPORARY ORDINANCE NO. 10-15*

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART ELEVEN – PLANNING AND ZONING CODE, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, CHAPTERS 1151.02 GENERAL REQUIREMENTS; 1151.03 SETBACKS; 1151.04 DESIGN STANDARDS FOR OFF-STREET PARKING AREAS; 1151.05 DESIGN STANDARDS FOR OFF – STREET LOADING AREAS; 1151.06 SHARED PARKING; 1151.07 PARKING IN THE (CBD) CENTRAL BUSINESS DISTRICT; 1151.08 REQUIRED NUMBER OF OFF-STREET PARKING SPACES; 1151.09 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES; 1151.10 DESIGN STANDARDS FOR PARKING STRUCTURES; AND 1151.11 LANDSCAPING AND SCREENING REQUIREMENTS, AND TO REPEAL EXISTING LANCASTER CODIFIED ORDINANCE PART ELEVEN – PLANNING AND ZONING CODE, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS CHAPTERS 1151.02 GENERAL REQUIREMENTS; 1151.03 SETBACKS; 1151.04 DESIGN STANDARDS FOR OFF-STREET PARKING AREAS; 1151.05 DESIGN STANDARDS FOR OFF –STREET LOADING AREAS; 1151.06 SHARED PARKING; 1151.07 PARKING IN THE (CBD) CENTRAL BUSINESS DISTRICT; AND 1151.08 REQUIRED NUMBER OF OFF-STREET PARKING SPACES; AND 1151.09 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES, AND TO DECLARE AN EMERGENCY

WHEREAS, the Code Enforcement and Zoning Committee of Lancaster City Council proposed certain changes to various residential and commercial sections of the Lancaster Codified Ordinances; and

WHEREAS, the Lancaster City Planning Commission received the proposed changes, reviewed the proposal and held a public hearing on April 9, 2015 in accordance with LCO 1159.03; and

WHEREAS, after receiving public comments the Lancaster City Planning Commission voted to recommend changes to Lancaster City Council in accordance with LCO 1159.01;

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That Lancaster Codified Ordinance Part Eleven – Planning and Zoning Code, Title Three – Zoning and Property Restrictions Chapters 1151.02 General Requirements; 1151.03 Setbacks; 1151.04 Design Standards for Off-Street Parking Areas; 1151.05 Design Standards for Off –Street Loading Areas; 1151.06 Shared Parking; 1151.07 Parking in the (CBD) Central Business District; 1151.08 Required Number of Off-Street Parking Spaces; 1151.09 Schedule of Required Off-Street Parking Spaces; 1151.10 Design Standards for Parking Structures; and 1151.11 Landscaping and Screening Requirements, be amended pursuant to Exhibit A, attached hereto.

SECTION 2. That existing Lancaster Codified Ordinance Part Eleven – Planning and Zoning Code, Title Three – Zoning and Property Restrictions Chapters 1151.02 General Requirements; 1151.03 Setbacks; 1151.04 Design Standards for Off-Street Parking Areas; 1151.05 Design Standards for Off –Street Loading Areas; 1151.06 Shared Parking; 1151.07 Parking in the (CBD) Central Business District; 1151.08 Required Number of Off-Street Parking Spaces; and 1151.09 Schedule Of Required Off-Street Parking Spaces, are repealed in their entirety.

SECTION 3. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the Municipality and its inhabitants for the reason that there exists an imperative necessity for the earliest publication and distribution of current Replacement Pages to the officials and residents of the Municipality, so as to facilitate administration, daily operation and avoid practical and legal entanglements, including conflict with general State law, and shall go into effect immediately upon signage of the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Code Enforcement & Zoning Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on _____, 2015 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

CHAPTER 1151

OFF-STREET PARKING AND OFF-STREET LOADING

- 1151.01 Applicability of Requirements
- 1151.02 General Requirements
- 1151.03 Setbacks
- 1151.04 Design Standards for Off-Street Parking
- 1151.05 Design Standards for Off-Street Loading
- 1151.06 Shared parking
- 1151.07 Parking in the (CBD) Central Business District
- 1151.08 Required number of off street parking spaces
- 1151.09 Schedule of required off-street parking spaces.
- 1151.10 Design Standards for Parking Structures
- 1151.11 Landscaping and Screening Requirements

1151.01 APPLICABILITY OF REQUIREMENTS

The off-street parking and off-street loading facilities whether they are principal uses, accessory uses, or a minimum requirement of the initiation, enlargement, or change of use, shall meet the requirements of this Chapter as follows, unless modified by Section 1151.06:

- (a) For all buildings and structures erected and all uses of land established after the effective date of this Code, parking and loading facilities shall be provided as required by the applicable use unit.
- (b) When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
- (c) Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the existing use is nonconforming as to parking requirements, then parking requirements for a change in use shall be established by the Board of Zoning Appeals.
- (d) Accessory off-street parking and loading facilities in existence on the effective date of this Code and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this Code.

(Ord. 44-05. Passed 6-27-05)

1151.02 GENERAL REQUIREMENTS

- (a) Off-street parking and off-street loading facilities shall not occupy required livability space. Space allocated to any required off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facilities. Space allocated to any required off-street parking shall not be used to satisfy the space requirements for any off-street loading facilities.
- (b) Within the front and exterior side yards in the RM Districts not more than one vehicle shall be parked for each 600 square feet of area contained in the front or exterior side yards.
- (c) Required off-street parking spaces and required off-street loading berths shall not be used for the storage, sale, dismantling, or servicing of any vehicle, equipment, materials, or supplies.
- (d) Required off-street parking spaces and required off-street loading berths shall be located on the lot containing the use for which the required spaces or berths are to be provided except as modified by 1151.07 (b) and (c).
- (e) The capacity of an off-street parking area shall be the number of parking spaces, having minimum required dimensions, that are located thereon in such a manner that each space can be entered without passing through another space, except in an RE, RS and RMH District, where access may be obtained through another parking space. Stacked parking may be allowed in the Central Business District with the approval of the Board of Zoning Appeals.
- (f) Required off-street parking surfacing shall be completed prior to the initiation of the use, unless an extension is granted based upon weather or unusual circumstances as determined by the zoning inspector.
(Ord. 44-05. Passed 6-27-05)

1151.03 SETBACKS

- (a) Off-street loading areas shall not be located within 50 feet of any abutting property which is within an R District unless it is wholly within an enclosed building or screened on all sides abutting the R District by a screening wall or fence.
- (b) Unenclosed off-street parking and loading areas shall be set back from abutting streets as set forth in Table 1 below.

Table 1

Off-Street Parking and Loading Area Setbacks From
Right of Way Line

	Parking Area 1 to 5 Spaces	Parking Area 6 or More Spaces	Loading Area
In an R District			
accessory to a dwelling	3 ft.	15 ft.	NA
accessory to another use	15 ft.	25 ft.	25 ft.
Not in an R District, but			
within 50 feet of an R District	15 ft.	25 ft.	25 ft.
<u>Within the Central Business District</u>			
<u>Abutting Main Street/Broad Street/Columbus Street*</u>			
	15 ft	15 ft	15 ft
<u>Not abutting Main Street/Broad Street/Columbus Street</u>			
	5 ft	5 ft	5 ft
<u>*Where a property abuts two of these streets the Main Street setback shall be 15 feet and the other street setback shall be 5 feet.</u>			

- (c) Unenclosed off-street parking areas (including parking lot aisles) which are accessory to any multi-family dwelling complex, assisted living facility, or similar use shall be set back at least twenty five (25) feet from any abutting RE or RS district.
(Ord. 44-05. Passed 6-27-05)

1151.04 DESIGN STANDARDS FOR OFF-STREET PARKING AREAS

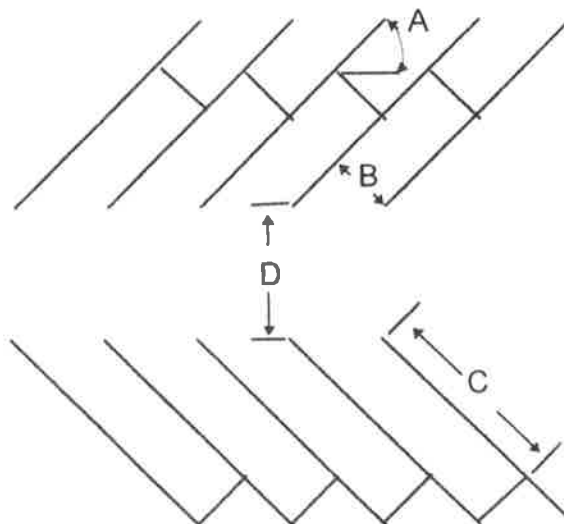
(a) The following standards shall apply:

- (11. All ~~required~~ off-street parking spaces shall have a vertical clearance of at least 6 feet 6 inches;
- (2) Handicapped off-street parking spaces shall be provided in size and number as specified in the Ohio Basic Building Code;
- (3) ~~Required~~ Off-street parking spaces shall be at least 8.5 feet in width and 18 feet in length exclusive of access drives and aisles; and
- (4) Parking layout dimensions for ~~required~~ off-street parking spaces and aisles shall be in accordance with or in proportion to the standards set forth in Figures 1-4 below.

(Figure 1)
 PARKING LAYOUT DIMENSIONS- DIMENSIONS
 FOR 8.5' AND 9.0' STALL WIDTHS
 AT VARIOUS ANGLES WITH ONE WAY AISLES
 (MINIMUM STANDARDS)

A	B	C	D
45°	8.5	18.0	12.0
	9.0	18.0	12.0
60°	8.5	18.0	16.0
	9.0	18.0	16.0
75°	8.5	18.0	21.0
	9.0	18.0	21.0

A = Stall Angle
 B = Stall Width (Feet)
 C = Stall Length (Feet)
 D = Aisle Width (Feet)

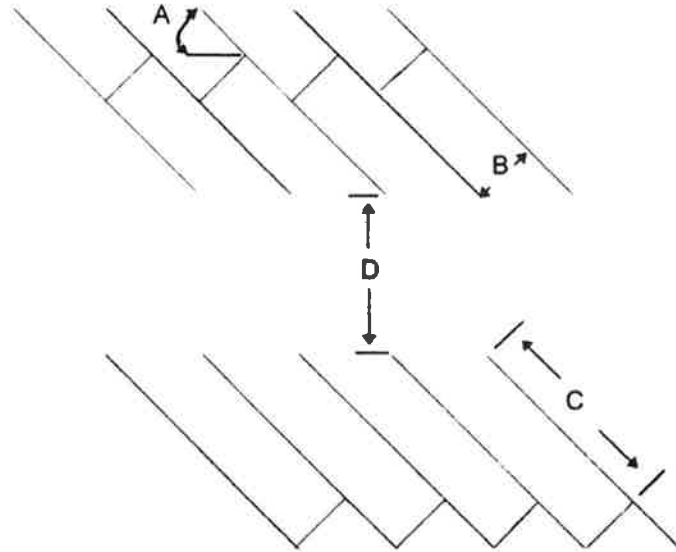


(Figure 2)

PARKING LAYOUT DIMENSIONS
 FOR 8.5' AND 9.0 STALL WIDTHS
 AT VARIOUS ANGLES WITH TWO-WAY AISLES
 (MINIMUM STANDARDS)

A	B	C	D
45°	8.5	18.0	20.0
	9.0	18.0	20.0
60°	8.5	18.0	21.0
	9.0	18.0	21.0
75°	8.5	18.0	22.0
	9.0	18.0	22.0

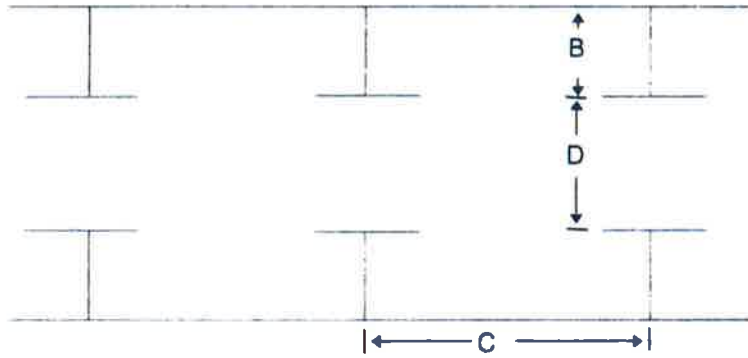
A = Stall Angle
 B = Stall Width (Feet)
 C = Stall Length (Feet)
 D = Aisle Width (Feet)



(Figure 3)
 PARKING LAYOUT DIMENSIONS
 AT 0 AND 90 DEGREE ANGLES
 (MINIMUM STANDARDS)

A	B	C	D
0°	8.5	24.0	12.0 (24.0)
	9.0	24.0	12.0 (24.0)

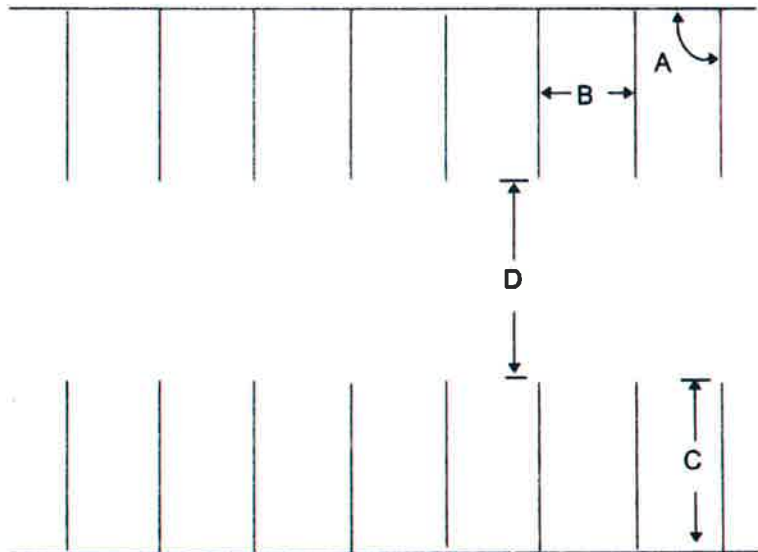
A = Stall Angle
 B = Stall Width (Feet)
 C = Stall Length (Feet)
 D = Aisle Width (Feet)



(Figure 4)

A	B	C	D
90°	8.5	18.0	24.0
	9.0	18.0	24.0

A = Stall Angle
 B = Stall Width (Feet)
 C = Stall Length (Feet)
 D = Aisle Width (Feet)



- (b) Each ~~required~~ parking space shall be accessible from a public street without passing through another required space, except in the RE, RS, or RMH Districts. Stacked parking may be allowed in the Central Business District with the approval of the Board of Zoning Appeals.
- (c) Lighting used to illuminate an off-street parking area shall be so arranged as to direct the light away from properties within an R District which do not contain uses for which the parking is being provided.
- (d) Unenclosed off-street parking areas shall be surfaced with an all-weather material except non-required special event parking areas meeting the requirements of Subsection F below.
- (e) Unenclosed off-street parking areas which are principal uses shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an R District. Unenclosed off-street parking areas, containing 6 or more spaces, which are accessory to uses not required to provide screening shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an RE or RS District, provided that if the parking area is located more than 50 feet from the RE or RS lot line or lines, the screening requirement shall not apply,
- (f) Special event parking areas shall comply with the following conditions:
- (1) Special event parking shall not be used for more than thirty (30) days in any calendar year;
 - (2) Special event parking cannot occur for more than fifteen (15) days in any 30 day period;
 - (3) Special event parking shall be setback at least fifty feet (50') from any off-site residentially zoned lot or residential development area in a PUD; and
 - (4) All Special event parking areas shall be on the same lot or lots approved for principal to which they are an accessory.
- (g) Parking areas within the Historic District shall receive a certificate of appropriateness for screening along the street right of way.

(Ord. 44-05. Passed 6-27-05)

1151.05 DESIGN STANDARDS FOR OFF-STREET LOADING AREAS

- (a) Unless otherwise specified, a required off-street loading berth shall be at least 10 feet in width, 30 feet in length, exclusive of aisles, and shall have a vertical clearance of at least 14 feet.
- (b) Required off-street loading berths shall be provided access to and from a public street or alley by an access drive of at least 10 feet in width designed to permit convenient access by semi-trailer trucks.

- (c) Unenclosed off-street loading areas shall be surfaced with an all-weather material.
- (d) Unenclosed off-street loading berths shall not be located within 50 feet of any property in an R District unless it is screened on all sides abutting the R District by a screening wall or fence.
- (e) Lighting used to illuminate an off-street loading area shall be so arranged as to direct the light away from the properties which do not contain uses for which the loading area is being provided.
(Ord. 44-05. Passed 6-27-05)

1151.06 SHARED PARKING

Commercial mixed use developments with more than 400,000 total gross square feet shall be entitled to a 10% reduction in the required number of off-street parking spaces.
(Ord. 44-05. Passed 6-27-05)

1151.07 PARKING IN THE CENTRAL BUSINESS DISTRICT

The (CB) Central Business District is characterized by higher development density, small lots, and minimal building setbacks. Historically, a significant portion of the parking needs of this area has been provided by on-street parking, an option that is typically not available for suburban-type locations. For this reason, special parking regulations are warranted.

(a) For non-residential uses, only twenty five percent (25%) of the required spaces as specified in Section 1151.08 shall be required, provided that, in all cases, sufficient off-street parking spaces shall be provided for all employees for all employees of the establishment.

(b) Required parking spaces may be located within 1000 ~~300~~ feet of the principal use which they are intended to serve.

(c) Two or more uses within the CBD District may meet the parking requirement by the joint provision of parking facilities, provided the number of spaces and location otherwise meet the requirements of this Chapter. In such case, the applicant shall provide a written agreement between the parties, stating the terms under which such joint parking is provided and maintained.

(d) Off-street parking is no longer required within the Historic District of the (CBD) Central Business District as defined and identified in Chapter 1327.03(a) of the Codified Ordinances of the City of Lancaster.

(e) That parking facilities should not front Main Street/Broad Street/ Columbus Street in the Historic District, but be located in the rear of buildings and be accessed from the alley or side streets. Parking facilities may be located adjacent to side streets, but should be fully screened.

1151.08 REQUIRED NUMBER OF OFF-STREET PARKING SPACES.

Except as specified in 1151.07(d) and 1151.07(e) above, Rrequired off-street parking spaces shall be provided according to the following schedule of uses. If a use consists of

more than one component use (e.g., a school with a stadium) the required number of parking spaces shall be the sum of the required spaces for those component uses. For uses not listed, the Planning Commission shall have the authority to establish the required number of spaces, bases on the required spaces for similar uses.
(Ord. 44-05. Passed 6-27-05.)

1151.09 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

<i>USE</i>	<i>NUMBER OF REQUIRED SPACES</i>
(a) <u>Residential.</u>	
(1) Single or duplex -residences	Two (2) per dwelling unit
(2) Institutional housing, other residential uses	One (1) per three (3) occupants plus two (2) for each employee on the main work shift
(3) Multiple family residences	
Each unit < 750 S.F.	One (1) per dwelling unit
Each unit >750 S.F.	Two (2) per dwelling unit
(b) <u>Commercial.</u>	
(1) Professional, administrative and business	One (1) for each 400 S.F. of gross floor area
(2) Food, department, general merchandise, hardware, drugs, or other retail sales	One (1) for each 200 S.F. of gross floor area
(3) Eating or drinking establishments without drive-through facilities	One (1) for each 100 S.F. of gross floor area
(4) Eating or drinking establishments with drive-through facilities	One (1) for each 75 S.F. of gross floor area plus additional spaces 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 without drive-through facilities	One (1) for each 200 S.F. of gross floor area
(6) Personal services, including banks, savings and loans, and similar services with drive-through facilities	One (1) for each 200 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	Two (2) for each service bay plus one (1) for each service 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
 (c) <u>Industrial.</u>	
(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) <u>Institutional.</u>	
(1) Churches and places of public worship	One (1) for each (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
(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) <u>Recreational.</u>	
(1) Baseball, softball, football,	Twenty (20) for each playfield, plus

soccer or similar organized sport playfield	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) Theaters, stadiums, sports arenas, or other assembly halls other than schools	One (1) for each four (4) seats
(Ord. 44-05. Passed 6-27-05.)	

~~1151.10 Design Standards for Parking Structures~~

~~Parking structures, as a principle or accessory use shall meeting the following requirements~~

- ~~(a) Shall meet the bulk and area requirements of the zoning district~~
- ~~(b) Shall have no vehicular entrance or exit nearer than forty feet (40 ft) to a street intersection as measured from the intersection of the curb lines extended. The entrance or exit to the structure shall be accessible and, when it opens onto an alley, the entrance or exit shall be set back at least twelve feet (12 ft) from the center of the alley.~~
- ~~(c) Façade opening that face any public right of way or publicly accessible open space shall be vertically and horizontally aligned and all floors fronting on such facades shall be level.~~
- ~~(d) Parking structures shall be designed to conceal the view of all parked cars and internal light sources from adjacent public rights of way and publicly accessible open space for the full height of the structure.~~
- ~~(e) All ramps shall be internal to the structure.~~
- ~~(f) Parking spaces shall comply with the requirements of 1151.04.~~

1151.10+ LANDSCAPING AND SCREENING REQUIREMENTS
Landscaping and Screening Requirements

- (a) New Sites. No certificate of zoning compliance or building permit shall be issued hereafter for any development or the construction of any building, structure or vehicular use except where a final landscape plan for such development or construction has been approved.
- (b) Existing Sites. No parking area or structure shall be constructed or expanded unless the minimum landscaping and screening required by this chapter is provided to the extent of the alteration or expansion, but not for the entire property of which the alteration or expansion is a part unless the alteration or expansion is substantial. An alteration or expansion to an existing property is substantial when:

(1) In the case of a building or structure that does not involve additional land, the square footage of the expansion exceeds twenty-five percent (25%) of the existing building.

(2) In the case where additional land is involved, the additional land or the expanded square footage of a structure exceeds twenty-five percent (25%) of the existing site or structure.

(3) Land as used herein includes land for open space, parking or building uses.

(c) Single-family and two-family residences shall be exempt from landscaping and screening requirements

(d) Landscaping on the Interior of Parking Lots. All new parking spaces and their associated driving aisle shall be defined by landscaped curbed islands, as described. In addition to those parking lot islands, larger parking lots shall provide additional intervening or midway islands to break up the sea of asphalt, to provide shade for cars and pedestrians, and to be areas to absorb run-off. As such, additional interior landscaping of parking lots shall be provided in accordance with the following requirements:

(1) For any parking area designed to accommodate forty (40) or more vehicles, a minimum of 5 percent (5%) of the parking lot shall be planted as landscaped island areas.

A. Landscaped islands shall be developed and distributed throughout the parking lot to:

1. Define major circulation aisles and driving lanes; and

2. Provide visual and climatic relief from broad expanses of pavement.

B. Each island shall be a minimum of ten (10) feet in any horizontal dimension;

C. Within the landscaped islands, one (1) shade tree shall be provided for every ten (10) parking spaces. Each tree, at the time of installation, shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet. Two 1.75-inch trees may be substituted for each 3.0-inch tree. (Ord. 02-54. Passed June 10, 2002)

D. Shrubs or low, spreading plant materials shall be planted within required landscaped islands in such a way that there is no impairment to the visibility of motorists or pedestrians.

E. Landscaped areas adjacent to the perimeter of the parking area shall not be counted as interior parking lot landscaped areas.

(2) For the purpose of this Section the area of a parking lot shall be the total vehicular surface area including circulation aisles.

(b) Screening Along Public Streets and Perimeter of Parking Areas. Whenever parking areas consisting of five (5) spaces or more are located such that the parked cars will be visible from a public street, screening, in addition to the interior landscaping required in subsection (a) above, shall be provided and maintained between the parking area and the street right-of-way.

- (1) All shrubs, berms, walls, and fences shall have a minimum height of three (3) feet.
- (2) Such landscaping and/or screening shall be located parallel to and within five (5) feet of the edge of the parking lot.
- (3) Berms, with vegetation, are preferred.