

ORDINANCE NO. 29-19

AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE CITY OF MEDINA, OHIO BY AMENDING THE FOLLOWING SECTIONS OF PART 11 – PLANNING AND ZONING CODE, SECTIONS 1109.01, 1141.01, 1141.05, 1145.04(a) AND 1147.04(d).

WHEREAS: The Planning Commission, at its November 8, 2018 meeting, approved a recommendation to City Council to amend the following sections of Part 11 – Planning and Zoning Code of the City of Medina Codified Ordinances, Sections 1109.01, 1141.01, 1145.05, 1145.04(a) and 1147.04(d) as presented in the Planning Commission staff report for case P18-28 dated November 8, 2018; and

WHEREAS: The public hearing relative to these Planning and Zoning Code amendments was duly held February 11, 2019.

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

SEC. 1: That the amendments as set forth by the Planning Commission in their report dated November 8, 2018 for Case No. P18-28 are hereby adopted, marked Exhibit A, attached hereto, and incorporated herein.

SEC. 2: That the text prior to amendment is marked Exhibit B, attached hereto, and incorporated herein for reference.

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 4: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: February 25, 2019

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: February 26, 2019

SIGNED: Dennis Hanwell
Mayor

Effective date – March 27, 2019

Attachment 1 – Planning Commission recommended modifications – November 8, 2018

1109.01 PURPOSE.

Before the issuance of a zoning certificate or conditional zoning certificate for any proposed multi-family, mobile home park, public facility, business or industrial use as provided for in Chapters 1115 to 1141, the Planning Commission or Planning Director shall review and approve site plans for such uses as identified below.

(a) A review by the Commission shall also be required when:

(1) There is an increase in the number of dwelling units for multi-family;

(2) The floor area of a nonresidential building is increased;

(3) The use of an existing building is changed to a use which requires the addition of more off-street parking facilities than currently exist on the site;

~~(4) There is a significant change to the exterior of the building, or group of buildings, including but not limited to facade changes, replacement of exterior materials such as siding, change in roof lines and materials, structural changes such as removal, replacement or addition of doors or windows.~~

(b) The following Minor Developments may be finally approved by the Planning Director in lieu of action by the Planning Commission. Any improvement which is not in compliance with this Chapter or is determined by the Planning Director to be beyond the scope of a minor building development will be forwarded to the Planning Commission for review.

(1) New construction of one single-family dwelling that will not require off-site construction of any new street or road; or

~~(2) New construction, including renovations, alterations, or expansions to an existing building, that involves an increase in existing building footprint, or impervious coverage of the site of ten percent (10%) or less and is not greater than one thousand (1,000) square feet, or two thousand (2,000) square feet in within a industrial zoned property; or~~

~~A. Expansion of an existing parking lot of up to ten (10) parking spaces or up to ten percent (10%) of spaces, whichever is less.~~

~~B. Minor facade alterations which do not alter the existing architectural details such as painting, limited trim work, replacement of existing windows and doors, and awnings.~~

(2) Renovations, alterations, or expansions to an existing buildings or site up to 5,000 square feet for land uses other than single- family dwellings and 10,000 square feet for I-1 zoned properties; or

(3) Expansion of an existing parking lot up to thirty percent (30%) of existing spaces; or

(4) Façade alterations which do not alter the existing architectural character.

Staff Comment

The proposed threshold for administrative site plan review is reasonable in order to remove unnecessary procedural delay and provide greater efficiency for smaller projects that don't have the potential for appreciable impacts to adjacent properties and the immediate surrounding vicinity. For projects that would fall under the above proposed administrative review threshold, there is no public benefit to require a public review process as the potential impacts are minimal and inconsequential. Projects must still comply with the applicable zoning code, building code and engineering site improvement requirements of the municipal code, so the actual impacts that can occur with a project are still regulated by the municipal code as currently required.

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Examples of small scale projects from 2016, 2017 & so far in 2018:

- 223 W. Smith (P18-13) – 5,000 sqft building new construction (10 space parking lot)
 - Vexor 955 W. Smith (P18-10) – 3,400 sqft addition to a 34,000 sqft building
 - Children’s Center of Medina County 724 E. Smith (P18-03) – 3,200 sqft addition to a 2,000 sqft building
 - Steingass 754 Progress (P17-26) – 2,400 sqft addition to a 10,500 sqft building
 - Bumblebee Village 707 N. Court (P17-07) – 1,150 sqft addition to a 1,020 sqft building
 - Northern Ohio Equipment 860 Progress (P16-34) – 4,000 sqft addition to a 3,600 sqft building
 - Firedex 780 Progress (P17-08) – 20 parking space addition to existing 100 parking space
 - Cases P18-27, P18-29 & P18-31 on the November 8, 2018 agenda
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1141.01 PURPOSE.

The I-1 Industrial District is established to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential and institutional uses. The principally permitted uses are those, because of their normally unobjectionable characteristics, that can be in relatively close proximity to residential and commercial districts.

~~—The I-1 Industrial District is established to provide for uses in addition to those specified for the local and commercial Retail Office District, and thereby provide service and sales in support of the primary business activities in the community. This District includes activities which because of their nature, such as their tendency to encourage traffic congestion and parking problems, storage problems or certain other inherent dangers, that create special problems, are, therefore, best distinguished from other commercial activity. Their location is advantageous at specified points on major thoroughfares at outlying locations in the community.~~

Staff Comment

The purpose statement being removed was a mistake during the 2011-2013 zoning code overhaul and is the purpose statement for the existing C-3 zoning district. The proposed purpose statement is essentially the same as the one used for the I-1 district prior to the 2011 code overhaul process. This amendment provides a purpose statement that is appropriate for the I-1 district.

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1141.05 LOT DEVELOPMENT STANDARDS.

Lots in the I-1 Industrial District shall adhere to the following standards:

Minimum Lot Size	• 21,780 Square Feet
Minimum Lot Width at Building Line	• 100 Feet
Minimum Lot Frontage	• 100 Feet
Maximum Lot Depth	• None
Minimum Usable Open Space	• None
Maximum Lot Coverage	• 85%
Maximum Building Size	• None
Maximum Building Width	• None
Minimum Front Yard	<ul style="list-style-type: none"> • <u>25 50</u> Feet • 100 Feet when Adjacent to a Residential District
Minimum Rear Yard	<ul style="list-style-type: none"> • 25 Feet for Principal Use or Structure • 50 Feet Principal Use or Structure when Adjacent to a Residential District • 15 Feet for Accessory Use or Structure
Minimum Side Yard	<ul style="list-style-type: none"> • 25 Feet Principal Use or Structure • 50 Feet Principal Use or Structure when Adjacent to a Residential District • 15 Feet for Accessory Use or Structure
Maximum Height	<ul style="list-style-type: none"> • 50 Feet for Principal Use or Structure • <u>80 Feet for Principal or Accessory Use or Structure when setback at least 100 feet from any site perimeter property line</u> • 25 Feet for Accessory Use or Structure <u>when located within the minimum rear or side yard for the Principal Use or Structure</u>
Minimum District Size	• n/a

Staff Comment

Reducing the minimum front yard setback from 50 feet to 25 feet provides more efficient use of land on the site while still maintaining a sizable setback to meet the cultural desire for private 'open space' within these productive areas of the City.

Increasing building height maximum fits with several recent approved variances (for example: Project Chippewa/Ravago and Kokosing). The proposed changes establish a contextual relationship between a site's size and the building's size. Increasing the maximum principal and accessory building/structure height from 50 feet to 80 feet is reasonable when a large minimum setback is required to reduce the potential for actual or perceived impacts on adjacent properties. These changes allow greater design and use flexibility, while still maintaining the general character of the City's industrial areas.

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1145.04 SCHEDULE OF PARKING REQUIREMENTS AND STANDARDS.

(a) Schedule of Parking Requirements. Accessory off-street parking spaces shall be provided not less than as set forth in the following schedule:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Residential Uses	Formula
Assisted Living, Nursing, Convalescent Home, Transitional Housing	One (1) space for each two (2) resident rooms + one space for every five (5) resident rooms.
Bed and Breakfast	Two (2) spaces for owner + one (1) space for each guest room.
Day Care, Child (In-Home)	See Single Family Detached Dwelling.
Group Home	One (1) space for two (2) beds + one (1) space for every 400 square feet of gross floor area, excluding resident rooms.
Independent Living Facility	One and one-half (1½) spaces for each dwelling unit + one (1) space for every five (5) dwelling units.
In-Law Suite	One (1) space in addition to the requirement of the single family dwelling.
Mobile Home Dwelling	Two (2) spaces for each unit.
Multi-Family Dwelling	Two (2) spaces for each dwelling unit + one (1) space for each five (5) dwelling units for visitor parking.
Single Family Attached and Single-Family Detached Dwelling	Two (2) spaces for each dwelling.
Two Family Dwelling	Two (2) spaces for each dwelling.
Banquet, Conference Center or Meeting Halls	One (1) space for each three (3) seats or one (1) space per 150 square feet of banquet or meeting gross floor area where fixed seating is not available.
Bar or Tavern	One (1) space for every three (3) seats or one (1) space for each seventy-five (75) square feet of floor area, whichever is greater.
Building Materials, Contractors Equipment Sales Yard	One (1) space for 400 square feet of net floor area. For uses solely utilizing outdoor sales yards, one (1) space per 2,000 square feet of sales yard area.
Car Wash, Automated	Three (3) stacking spaces for each automated car wash lane.
Car Wash, Self Service	Two (2) stacking spaces for each stall + two (2) drying spaces for each stall.
Commercial Entertainment	One (1) space for each three (3) seats or one space for each 100 square feet of floor area, whichever is greater.
Commercial Uses	Formula
Commercial Recreation	One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area.

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	Four (4) spaces per lane for a bowling alley. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field.
Convenience Store	One (1) space for each 300 square feet of net floor area + one (1) space per every two (2) pumps.
Day Care Center or Nursery, Child	One (1) space for each 200 square feet of licensed capacity plus sufficient space for child drop-off/loading area.
Distribution Center for Fuel, Food and Goods	One (1) space for each 1,500 square feet of gross floor area + one (1) space per facility vehicle.
Drive-In Establishments	One (1) space for each 100 square feet of gross floor area if entirely drive-through. If drive-in facility, one (1) space for each ordering space + one (1) space per 100 square feet of gross floor area
Wholesale Establishment	One (1) space for each 500 square feet of gross floor area.
Financial Institution	One (1) space for each 200 square feet of floor area + four (4) stacking spaces for each drive-in service window.
Funeral Home or Mortuary	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Hotel or Motel	One (1) space for each room + one space for each 200 square feet of lobby space + one (1) space for each 100 square feet of meeting area and/or restaurant space or bar/cocktail lounge
<u>Distribution Center for Fuel, Food and Goods, Wholesale Establishment, Manufacturing Uses</u> <u>Truck Transfer Terminal</u> <u>Warehousing</u>	<u>The required parking for these uses shall be enough to satisfy all the parking needs of the proposed use. No parking, loading or servicing shall be done on the street right-of-way or landscaped area.</u> One (1) space for each 500 square feet of manufacturing floor space + one (1) space for each 200 square feet of related office space.
Mixed Uses	The sum of spaces of each use reduced by fifteen percent(15%).
Motor Vehicle Filling Station (without Convenience Retail)	Two (2) spaces for each two (2) fuel pumps + one (1) space for each fifty (50) square feet of attendant facility.
Motor Vehicle Repair or Service Station	Two (2) spaces for each service bay (excluding the bay) + two (2) spaces for every two (2) fuel pumps.
Motor Vehicle, Truck, Trailer and Farm Implement Sales	One (1) space for each 300 square feet of net floor area of the showroom.
Office, Professional and Administrative (excluding medical)	One (1) space for each 400 square feet.
Office, Medical/Dental Clinic	One (1) space per 200 square feet.
Commercial Uses (Cont.)	Formula
Outside Storage	Two (2) spaces for the first 2,000 square feet +

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	one (1) space for each additional 2,000 square feet of outdoor storage area.
Personal and Professional Services	One (1) space for each 300 square feet of gross floor area + one (1) space for each service vehicle parked on site
Plant Greenhouse (Commercial)	One (1) space for each 800 square feet of indoor/outdoor sales space.
Research and Development Laboratory	One (1) space for each 400 square feet of gross floor area
Restaurant	One (1) space for each two (2) seats of seating capacity + four (4) stacking spaces for each drive through window.
Retail	One (1) space for each 400 square feet of gross floor area.
Sexually Oriented Business	One (1) space for each 200 square feet of gross floor area.
Truck or Transfer Terminal	One (1) space for each 1,500 square feet of gross floor area + one (1) space per facility vehicle.
Veterinary Office or Hospital	Two (2) spaces for each examination room + one (1) space per each 200 square feet of laboratory and office floor area.
Warehousing	One (1) space for each 2,000 square feet of warehouse floor area + one (1) space for each 200 square feet of related office space.
Cemetery	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Public and Semi-Public Uses	Formula
Club, Fraternity, Lodge or Similar Organization	One (1) space for each 100 square feet of floor area.
Community Center or Recreation Center	One (1) space for each 250 square feet of floor area.
Educational Institution for Primary Education (Pre K-8)	Two (2) spaces for each classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.
Educational Institution for Secondary Education (9-12)	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.
Educational Institution for Higher Education (University, College, Technical, Vocational)	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium.
Hospital	One (1) space for each bed + one (1) space for each 500 square feet of administrative, office

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	and laboratory space.
Library	One (1) space for each 400 square feet of floor area.
Passenger Transportation Agency and Terminal	One (1) space for each 400 square feet of floor area + one (1) space for each transit vehicle + sufficient space for pickup and drop-off of passengers.
Public Government Facility	One (1) space for each 400 square feet of floor area for administrative use + one (1) space for each government vehicle parked on site. One (1) space for each 800 square feet of indoor maintenance use.
Public Recreation or Park Facility	One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area. Four (4) spaces for each acre for unimproved recreation area. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field. Forty (40) spaces for each football field.
Religious Place of Worship	One (1) space for each five (5) seats or bench seating in the main assembly area. If an educational institution is part of the church, follow guidelines for respective educational institution requirements.

(b) Requirements for Additional Buildings or Uses. For buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed building or use.

(c) Parking for Mixed Uses and Joint Uses. Shared or joint use of up to fifty percent (50%) of required parking spaces may be permitted and credited to the individual uses for two (2) or more uses located on the same parcel, or adjacent parcels, provided that the developer or property owner can demonstrate to the Planning Director that the uses will not substantially overlap in hours of operation or in demand for the shared spaces. This shall be guaranteed by a written agreement from the owner or between the owners involved and all future owners or assigns which shall be submitted with the required plan. Shared parking spaces shall be located no more than three hundred feet (300') from the uses they are intended to serve.

Joint use of parking areas is encouraged. The Planning Commission may permit parking to extend to the side or rear property line in the case of a joint parking area.

Whenever a group of adjoining commercial sites have been developed and are owned separately, the Planning Commission may find it to be in the public interest to encourage the coordination of the

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circulation system by agreements covering shared parking facilities, including coordination and unifying of ingress and egress driveways.

(d) Parking District. Uses within the Downtown Parking District Number 1, as established in Ordinance 26-78 or such other subsequent legislation, shall be exempt from the requirements of this section (see appendix).

(e) Maximum Number of Parking Spaces. In order to prevent excessive lot coverage, the artificial increase in air temperature, and surface water run-off, no minimum off-street parking space requirement in Section 1145.04, Schedule of Parking Requirements and Standards, shall be exceeded by more than twenty percent (20%) unless good cause can be shown by the applicant and approved by the Planning Commission. Single Family Dwellings and Two Family Dwellings are exempt from this provision.

(f) Handicapped Parking Spaces. Parking spaces for handicapped individuals shall be provided in accordance with the provisions of the Ohio Basic Building Code and the Ohio Revised Code.

(g) Parking in Front Yard. In all commercial, industrial and public facilities district areas, open off-street parking may be located in a required front yard provided a minimum ten (10) foot wide landscaped strip is located between the parking area and the street right-of-way line. In all districts, off-street parking facilities may occupy the required side and rear yard.

(h) Pedestrian Connection. Where a sidewalk exists in a public right-of-way adjacent to a site, or when a sidewalk is required to be constructed as part of development approval, a pedestrian connection shall be constructed from the building to the sidewalk.

Staff Comment

The proposed changes to parking requirements for industrial/manufacturing land uses and public facilities land uses provide more flexibility for the provision of parking as needed by the specific land use/operation. This flexibility removes the imprecise and cumbersome specific minimum required parking standards currently in the code, and also reduces the need for unnecessary impervious surface with its associated costs.

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1147.04 NONCONFORMING SIGNS.

(a) Continuation. The purpose of this Section is to provide for the continuation of, as well as limitations on, nonconforming signs.

(b) Maintenance. A nonconforming sign shall be maintained in good condition pursuant to this Chapter, and may continue until such sign is required to be removed as set forth in this Section.

(c) Servicing. Sign panel replacement (including changeable copy), painting, servicing, cleaning or minor repairs to a nonconforming sign shall be permitted, subject to the following requirements:

- (1) The sign shall be restored to its original design;
- (2) There shall be no changes to location, structure or framing; and
- (3) All work is in compliance with applicable codes and regulations, as well as all other provisions of this Chapter.

(d) Alteration and Removal. A nonconforming sign shall immediately lose its legal nonconforming status and shall be brought into compliance with this Chapter ~~or removed~~ when the sign's structure is voluntarily removed by the owner, one or both of the following occurs:

- ~~(1) The structure or graphics portion of the sign is damaged or voluntarily removed to an extent of fifty percent (50%) or more of the present replacement value of the sign; and/or~~
- ~~(2) Beginning on January 1, 2013, an application is submitted for the lot on which a nonconforming sign is located that requires site plan review pursuant to this chapter.~~

(e) Severability. Nothing in this Chapter shall prohibit the construction of a nonconforming sign for which a Zoning Certificate has been issued prior to the effective date of this Chapter, or any amendment thereto, provided that construction is completed within ninety (90) days after the issuance of the Zoning Certificate.

Staff Comment

Changes to 1147.04(d)(1) & (2) provide greater deference to property owners as it relates to the expiration of nonconforming signs. Changing the trigger to a voluntary decision and removing the site plan review association, gives the owner more agency to decide when to lose nonconforming sign status. The site plan review trigger is problematic when signs are not involved in the site plan review request. There can often be situations where there is no reasonable nexus between the site changes and the existing site signage. This creates a potentially costly imposition or burden on a property owner for an expense that was not accounted for or planned.

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1109.01 PURPOSE.

Before the issuance of a zoning certificate or conditional zoning certificate for any proposed multi-family, mobile home park, public facility, business or industrial use as provided for in Chapters 1115 to 1141, the Planning Commission or Planning Director shall review and approve site plans for such uses as identified below.

- (a) A review by the Commission shall also be required when:
 - (1) There is an increase in the number of dwelling units for multi-family;
 - (2) The floor area of a nonresidential building is increased;
 - (3) The use of an existing building is changed to a use which requires the addition of more off-street parking facilities than currently exist on the site;
- (b) The following Minor Developments may be finally approved by the Planning Director in lieu of action by the Planning Commission. Any improvement which is not in compliance with this Chapter or is determined by the Planning Director to be beyond the scope of a minor building development will be forwarded to the Planning Commission for review.
 - (1) New construction of one single-family dwelling that will not require off-site construction of any new street or road; or
 - (2) Renovations, alterations, or expansions to an existing building or site up to 5,000 square feet for land uses other than single-family dwellings and 10,000 square feet for I-1 zoned properties; or
 - (3) Expansion of an existing parking lot up to thirty percent (30%) of existing spaces; or
 - (4) Façade alterations which do not alter the existing architectural character.

1141.01 PURPOSE.

The I-1 Industrial District is established to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential and institutional uses. The principally permitted uses are those, because of their normally unobjectionable characteristics, that can be in relatively close proximity to residential and commercial districts.

1141.05 LOT DEVELOPMENT STANDARDS.

Lots in the I-1 Industrial District shall adhere to the following standards:

Minimum Lot Size	• 21,780 Square Feet
Minimum Lot Width at Building Line	• 100 Feet
Minimum Lot Frontage	• 100 Feet
Maximum Lot Depth	• None
Minimum Usable Open Space	• None
Maximum Lot Coverage	• 85%
Maximum Building Size	• None
Maximum Building Width	• None
Minimum Front Yard	<ul style="list-style-type: none"> • 25 Feet • 100 Feet when Adjacent to a Residential District

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Minimum Rear Yard	<ul style="list-style-type: none"> • 25 Feet for Principal Use or Structure • 50 Feet Principal Use or Structure when Adjacent to a Residential District • 15 Feet for Accessory Use or Structure
Minimum Side Yard	<ul style="list-style-type: none"> • 25 Feet Principal Use or Structure • 50 Feet Principal Use or Structure when Adjacent to a Residential District • 15 Feet for Accessory Use or Structure
Maximum Height	<ul style="list-style-type: none"> • 50 Feet for Principal Use or Structure • 80 Feet for Principal or Accessory Use or Structure when setback at least 100 feet from any site perimeter property line • 25 Feet for Accessory Use or Structure when located within the minimum rear or side yard for the Principal Use or Structure
Minimum District Size	• n/a

1145.04 SCHEDULE OF PARKING REQUIREMENTS AND STANDARDS.

(a) Schedule of Parking Requirements. Accessory off-street parking spaces shall be provided not less than as set forth in the following schedule:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Residential Uses	Formula
Assisted Living, Nursing, Convalescent Home, Transitional Housing	One (1) space for each two (2) resident rooms + one space for every five (5) resident rooms.
Bed and Breakfast	Two (2) spaces for owner + one (1) space for each guest room.
Day Care, Child (In-Home)	See Single Family Detached Dwelling.
Group Home	One (1) space for two (2) beds + one (1) space for every 400 square feet of gross floor area, excluding resident rooms.
Independent Living Facility	One and one-half (1½) spaces for each dwelling unit + one (1) space for every five (5) dwelling units.
In-Law Suite	One (1) space in addition to the requirement of the single family dwelling.
Mobile Home Dwelling	Two (2) spaces for each unit.
Multi-Family Dwelling	Two (2) spaces for each dwelling unit + one (1) space for each five (5) dwelling units for visitor parking.
Single Family Attached and Single-Family Detached Dwelling	Two (2) spaces for each dwelling.
Two Family Dwelling	Two (2) spaces for each dwelling.

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Banquet, Conference Center or Meeting Halls	One (1) space for each three (3) seats or one (1) space per 150 square feet of banquet or meeting gross floor area where fixed seating is not available.
Bar or Tavern	One (1) space for every three (3) seats or one (1) space for each seventy-five (75) square feet of floor area, whichever is greater.
Building Materials, Contractors Equipment Sales Yard	One (1) space for 400 square feet of net floor area. For uses solely utilizing outdoor sales yards, one (1) space per 2,000 square feet of sales yard area.
Car Wash, Automated	Three (3) stacking spaces for each automated car wash lane.
Car Wash, Self Service	Two (2) stacking spaces for each stall + two (2) drying spaces for each stall.
Commercial Entertainment	One (1) space for each three (3) seats or one space for each 100 square feet of floor area, whichever is greater.
Commercial Uses	Formula
Commercial Recreation	One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area. Four (4) spaces per lane for a bowling alley. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field.
Convenience Store	One (1) space for each 300 square feet of net floor area + one (1) space per every two (2) pumps.
Day Care Center or Nursery, Child	One (1) space for each 200 square feet of licensed capacity plus sufficient space for child drop-off/loading area.
Drive-In Establishments	One (1) space for each 100 square feet of gross floor area if entirely drive-through. If drive-in facility, one (1) space for each ordering space + one (1) space per 100 square feet of gross floor area
Financial Institution	One (1) space for each 200 square feet of floor area + four (4) stacking spaces for each drive-in service window.
Funeral Home or Mortuary	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Hotel or Motel	One (1) space for each room + one space for each 200 square feet of lobby space + one (1) space for each 100 square feet of meeting area and/or restaurant space or bar/cocktail lounge
Distribution Center for Fuel, Food and Goods, Wholesale Establishment, Manufacturing Uses Truck Transfer Terminal Warehousing	The required parking for these uses shall be enough to satisfy all the parking needs of the proposed use. No parking, loading or servicing shall be done on the street right-of-way or landscaped area.

PC Case# 18-28 – amended by City Council 2019: clean copy

Mixed Uses	The sum of spaces of each use reduced by fifteen percent (15%).
Motor Vehicle Filling Station (without Convenience Retail)	Two (2) spaces for each two (2) fuel pumps + one (1) space for each fifty (50) square feet of attendant facility.
Motor Vehicle Repair or Service Station	Two (2) spaces for each service bay (excluding the bay) + two (2) spaces for every two (2) fuel pumps.
Motor Vehicle, Truck, Trailer and Farm Implement Sales	One (1) space for each 300 square feet of net floor area of the showroom.
Office, Professional and Administrative (excluding medical)	One (1) space for each 400 square feet.
Office, Medical/Dental Clinic	One (1) space per 200 square feet.
Commercial Uses (Cont.)	Formula
Outside Storage	Two (2) spaces for the first 2,000 square feet + one (1) space for each additional 2,000 square feet of outdoor storage area.
Personal and Professional Services	One (1) space for each 300 square feet of gross floor area + one (1) space for each service vehicle parked on site
Plant Greenhouse (Commercial)	One (1) space for each 800 square feet of indoor/outdoor sales space.
Research and Development Laboratory	One (1) space for each 400 square feet of gross floor area
Restaurant	One (1) space for each two (2) seats of seating capacity + four (4) stacking spaces for each drive through window.
Retail	One (1) space for each 400 square feet of gross floor area.
Sexually Oriented Business	One (1) space for each 200 square feet of gross floor area.
Veterinary Office or Hospital	Two (2) spaces for each examination room + one (1) space per each 200 square feet of laboratory and office floor area.
Cemetery	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Public and Semi-Public Uses	Formula
Club, Fraternity, Lodge or Similar Organization	One (1) space for each 100 square feet of floor area.
Community Center or Recreation Center	One (1) space for each 250 square feet of floor area.
Educational Institution for Primary Education (Pre K-8)	Two (2) spaces for each classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.
Educational Institution for Secondary Education (9-12)	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.
Educational Institution for Higher Education (University, College, Technical, Vocational)	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium.
Hospital	One (1) space for each bed + one (1) space for each 500 square feet of administrative, office and laboratory space.
Library	One (1) space for each 400 square feet of floor area.

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Passenger Transportation Agency and Terminal	One (1) space for each 400 square feet of floor area + one (1) space for each transit vehicle + sufficient space for pickup and drop-off of passengers.
Public Government Facility	One (1) space for each 400 square feet of floor area for administrative use + one (1) space for each government vehicle parked on site. One (1) space for each 800 square feet of indoor maintenance use.
Public Recreation or Park Facility	One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area. Four (4) spaces for each acre for unimproved recreation area. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field. Forty (40) spaces for each football field.
Religious Place of Worship	One (1) space for each five (5) seats or bench seating in the main assembly area. If an educational institution is part of the church, follow guidelines for respective educational institution requirements.

(b) Requirements for Additional Buildings or Uses. For buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed building or use.

(c) Parking for Mixed Uses and Joint Uses. Shared or joint use of up to fifty percent (50%) of required parking spaces may be permitted and credited to the individual uses for two (2) or more uses located on the same parcel, or adjacent parcels, provided that the developer or property owner can demonstrate to the Planning Director that the uses will not substantially overlap in hours of operation or in demand for the shared spaces. This shall be guaranteed by a written agreement from the owner or between the owners involved and all future owners or assigns which shall be submitted with the required plan. Shared parking spaces shall be located no more than three hundred feet (300') from the uses they are intended to serve.

Joint use of parking areas is encouraged. The Planning Commission may permit parking to extend to the side or rear property line in the case of a joint parking area.

Whenever a group of adjoining commercial sites have been developed and are owned separately, the Planning Commission may find it to be in the public interest to encourage the coordination of the circulation system by agreements covering shared parking facilities, including coordination and unifying of ingress and egress driveways.

(d) Parking District. Uses within the Downtown Parking District Number 1, as established in Ordinance 26-78 or such other subsequent legislation, shall be exempt from the requirements of this

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section (see appendix).

(e) Maximum Number of Parking Spaces. In order to prevent excessive lot coverage, the artificial increase in air temperature, and surface water run-off, no minimum off-street parking space requirement in Section 1145.04, Schedule of Parking Requirements and Standards, shall be exceeded by more than twenty percent (20%) unless good cause can be shown by the applicant and approved by the Planning Commission. Single Family Dwellings and Two Family Dwellings are exempt from this provision.

(f) Handicapped Parking Spaces. Parking spaces for handicapped individuals shall be provided in accordance with the provisions of the Ohio Basic Building Code and the Ohio Revised Code.

(g) Parking in Front Yard. In all commercial, industrial and public facilities district areas, open off-street parking may be located in a required front yard provided a minimum ten (10) foot wide landscaped strip is located between the parking area and the street right-of-way line. In all districts, off-street parking facilities may occupy the required side and rear yard.

(h) Pedestrian Connection. Where a sidewalk exists in a public right-of-way adjacent to a site, or when a sidewalk is required to be constructed as part of development approval, a pedestrian connection shall be constructed from the building to the sidewalk.

1147.04 NONCONFORMING SIGNS.

(a) Continuation. The purpose of this Section is to provide for the continuation of, as well as limitations on, nonconforming signs.

(b) Maintenance. A nonconforming sign shall be maintained in good condition pursuant to this Chapter, and may continue until such sign is required to be removed as set forth in this Section.

(c) Servicing. Sign panel replacement (including changeable copy), painting, servicing, cleaning or minor repairs to a nonconforming sign shall be permitted, subject to the following requirements:

- (1) The sign shall be restored to its original design;
- (2) There shall be no changes to location, structure or framing; and
- (3) All work is in compliance with applicable codes and regulations, as well as all other provisions of this Chapter.

(d) Alteration and Removal. A nonconforming sign shall immediately lose its legal nonconforming status and shall be brought into compliance with this Chapter when the sign's structure is voluntarily removed by the owner.

(e) Severability. Nothing in this Chapter shall prohibit the construction of a nonconforming sign for which a Zoning Certificate has been issued prior to the effective date of this Chapter, or any amendment thereto, provided that construction is completed within ninety (90) days after the issuance of the Zoning Certificate.