



3038 Boston Mills Road, Brecksville, Ohio 44141

RESOLUTION #10-2018

A Resolution for Zoning Text Amendment for Article V, Section 501, 502, 503 and 504 Ancillary Provisions for Parking, Loading Space and Commercial Vehicle Requirements

WHEREAS, Ohio Revised Code (ORC) 519.12 provides for the process for zoning text amendments;

WHEREAS, a text amendment was approved by the Richfield Township Board of Trustees on June 28, 2018 through Resolution 9-2018;

WHEREAS, Resolution 9-2018 modified zoning regulations for the LI-O Light Industrial-Office District parking requirements;

WHEREAS, RTZR Article V, Sections 501, 502, 503 and 504 address parking and loading requirements for all Richfield Township zoning districts;

NOW, THEREFORE, BE IT RESOLVED, by the Richfield Township Board of Trustees of Summit County, Ohio that the following zoning text shall be adopted; modifying and replacing RTZR Article V, Sections 501, 502, 503 and 504 Ancillary Provisions, Off Street Parking, Loading and Unloading Space Requirements, Parking Requirements for Uses Not Specified and Commercial Vehicle Storage and Parking:

Add new regulations (underlined)

Delete existing regulations (~~crossed through~~)

Section 501 Parking and Loading Requirements

In all districts, in connection with every building or use, parking facilities shall be provided on the premises as prescribed by the following:

Section 501-1 Minimum Number of Off-Street Parking Spaces Required

- A. Dwelling – Two (2) for each dwelling unit, totally enclosed.
- B. Church, Auditorium, Theater, Conference Center and Similar Uses – One (1) for each four (4) seats based on maximum seating capacity.
- C. Business and Professional Offices, Banks, Financial Institutions One (1) space for each three hundred (300) square feet of floor area.
- D. Retail Business: One (1) space for each two hundred (200) square feet of floor area.
- E. Medical Facilities: One (1) space for each two hundred (200) square feet of floor area.
- F. Hotels, Motels, and Bed and Breakfasts – One (1) parking space for each one (1) guest room.
- G. Distribution Center/Warehousing: One (1) space for each one thousand (1,000) square feet of floor area.
- H. Automotive or Equipment Dealer or Service One (1) space for each three hundred (300) square feet of floor area.

I. Wholesale Garden Centers: Wholesale Garden Centers: One (1) space per one thousand (1,000) square feet of floor area plus one (1) space per two thousand (2,000) square feet of land area.

J. Recording, Radio, or TV Studios: One (1) space per four hundred (400) square feet of floor area.

K. Research Facilities: One (1) space for each four hundred (400) square feet of floor area.

L. All other uses: one (1) space for each four hundred (400) square feet of floor area.

Section 501-2 General Regulations

A. Floor Area

For the purposes of this Section "floor area" shall exclude the areas used principally for purposes such as storage, incidental repair and rest rooms. In measurement for parking space, fractions of required floor area over one-half (1/2) shall require one (1) parking space.

C. Parking Area Design

Commercial or Industrial parking areas shall be improved with bituminous, concrete, or dust-free equivalent surfacing. All lighting used to illuminate such parking areas shall be so arranged as to direct the light away from adjoining premises or streets and no open light sources such as the stringing of light bulbs shall be permitted. Wheel guards, including bumper guards as may be necessary, shall be provided in connection with any off-street parking area of five (5) cars or more, and shall be constructed so as to contain the cars on sloping surfaces, and to prevent bumper overhang.

D. Entrances and Exits

Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersection corners. There shall not be more than two (2) access ways abutting on any one (1) street. Such access ways shall be not less than twenty (20) feet at the curb cut line of street. Residential uses may have access ways of not less than eight (8) feet.

G. Joint Use

Parking spaces already provided to meet off-street parking requirements may be made available for adjacent properties to meet not more than seventy-five percent (75%) of the off-street parking requirements, provided each use has regular hours of non-use that complement the use needs of the adjacent property.

Section 501-2 LOADING AND UNLOADING SPACE REQUIREMENTS

Minimum Spaces Required

Every building used for nonresidential purposes that customarily receives or distributes goods by motor vehicles shall provide space on the premises for loading purposes on the basis of the following regulations:

A. Every building having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) truck loading and unloading space not less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet clearance. An additional truck space of these dimensions shall be provided for every additional twenty thousand (20,000) square feet or fraction thereof, of gross floor area in the building.

B. Access to truck loading and unloading space shall not be provided directly from a public street or alley or from any right-of-way that may interfere with public convenience or disrupt the orderly and safe movement of such trucks.

C. Loading space as required under this Section shall be provided as area additional to off-street parking.

~~Section 501-1 Minimum Number of Off-Street Parking Spaces Required~~

- ~~A. Auditorium, Stadium, and Similar Uses—One (1) for each four (4) seats based on maximum seating capacity.~~
- ~~B. Business and Professional Offices, Banks, and Studios—One (1) for each one hundred fifty (150) square feet, or fraction thereof, of floor area, plus one (1) space for each two (2) employees.~~
- ~~C. Churches and School Auditoriums—One (1) for each three (3) seats in principal auditorium, based on maximum seating capacity.~~
- ~~D. Clubs and Lodges—One (1) per one hundred fifty (150) square feet, or fraction thereof, of floor area or one (1) for each three (3) seating spaces in the assembly room.~~
- ~~E. Dwelling—Two (2) for each dwelling unit, totally enclosed. (APPROVED 11/6/78)~~
- ~~F. Hospitals—One (1) parking space for each two (2) beds, plus one (1) space for each three (3) employees.~~
- ~~G. Hotels, Motels, and Tourist Homes—One (1) parking space for each one (1) sleeping room.~~
- ~~H. Medical and Dental Offices and Clinics—Five (5) for each physician or dentist plus one (1) for each two (2) other employees.~~
- ~~I. Restaurants—One (1) for each two (2) seats.~~
- ~~J. Retail Stores and Personal Service Shops, Etc.—One (1) for each one hundred (100) square feet, or fraction thereof, of floor area.~~
- ~~K. Indoor Theaters—One (1) for each three (3) seats.~~
- ~~L. Lodging Houses, Boarding Houses—One (1) for each three (3) guest rooms but not less than two (2) in any case.~~
- ~~M. Libraries and Museums—One (1) for each five hundred (500) square feet, or fraction thereof, of floor area.~~
- ~~N. Garage—Auto-Service Shop—One (1) for each two hundred (200) square feet, or fraction thereof, of floor area.~~
- ~~O. Food Locker—One (1) for each two (2) employees plus one (1) for each five hundred (500) square feet, or fraction thereof, of floor area.~~
- ~~P. Roadside Stand—Six (6) parking spaces.~~

~~Section 501-2 General Regulations~~

~~A. Floor Area~~

~~For the purposes of this Section "floor area" in offices, merchandising, and service types of uses shall mean the area used for service to the public and exclude the areas used principally for nonpublic purposes such as storage, incidental repair, processing, show windows, rest rooms, and dressing rooms. In measurement for parking space, fractions of required floor area over one-half (1/2) shall require one (1) parking space.~~

~~B. Parking Space~~

~~Off-street accessory parking areas shall provide parking spaces, each of which shall be not less than two hundred (200) square feet in area exclusive of access drives or aisles.~~

~~C. Parking Area Design~~

Such parking areas shall be of usable shape, improved with bituminous, concrete, or equivalent surfacing, and so graded and drained as to dispose of all surface water accumulation within the area. All lighting used to illuminate such parking areas shall be so arranged as to direct the light away from adjoining premises or streets and no open light sources such as the stringing of light bulbs shall be permitted. Wheel guards, including bumper guards as may be necessary, shall be provided in connection with any off-street parking area of five (5) cars or more, and shall be constructed so as to confine the storm water surface drainage to the premises, to contain the cars on sloping surfaces, and to prevent bumper overhang.

D. Entrances and Exits

Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersection corners. There shall not be more than two (2) access ways abutting on any one (1) street. Such access ways shall be not less than twenty (20) feet at the curb cut line of street. Residential uses may have access ways of not less than eight (8) feet.

E. Yard Restrictions

Off-street parking facilities shall not occupy any part of any required front yard, unless specifically noted for that zone, but parking areas not including any above-ground structures may be included as part of a required open space for a rear or side yard.

F. Locating

The parking spaces required for dwelling units shall be located on the lot and parking spaces required for other uses shall be located on the lot or within five hundred (500) feet of the use measured along lines of public access to the property but shall not be allowed in residential districts except as provided in Subsection "H" below.

G. Joint Use

Parking spaces already provided to meet off-street parking requirements for places of public assembly, commercial and industrial establishments, lying within five hundred (500) feet of a church measured along lines of public access, and that are not normally used between the hours of 6:00 a.m. and 6:00 p.m. on Sundays, and are made available for other parking, may be used to meet not more than seventy-five percent (75%) of the off-street parking requirements of a church.

Parking spaces already provided to meet off-street parking requirements for commercial and industrial establishments lying within five hundred (500) feet of a place of public assembly along lines of public access, that are not normally in use between the hours of 6:00 p.m. and midnight and are made available for other parking may be used to meet not more than fifty percent (50%) of the total requirements of parking space.

H. Parking Lots in Residential Districts—The Board of Zoning Appeals may issue a Conditional Zoning Certificate for parking lots in residential districts subject to Article V, Article VII, other zoning requirements and the following conditions:

1. The parking lot shall be accessory to and for the use in connection with one or more permitted or conditionally permitted uses in and adjoining commercial or industrial district.
2. Such parking lot shall contain not less than five thousand (5,000) square feet, which shall be at least fifty (50) feet, either directly or across an alley or street on the district in which the use for which the parking is provided, permitted or conditionally permitted.
3. Such parking lot shall be used solely for the parking of passenger vehicles and no commercial repair work or service of any kind shall be conducted on such parking lot.
4. No sign of any kind, other than those designating entrances, exits, and conditions of use shall be maintained on such parking lot and no charge shall be made for parking.
5. Entrances and exits shall be at least twenty (20) feet distance from any adjacent property located in any residential district.

6. Such parking lot shall be efficiently screened on each side by a fence of acceptable design, wall, or compact hedge. Such fence, wall, or hedge shall be not less than four (4) feet in height and no solid portion shall be more than six (6) feet in height and shall be maintained in good condition. The planting strip for hedges shall be no less than three (3) feet in width. At least one (1) water outlet shall be provided not more than fifty (50) feet from the lot for maintenance of plant materials. The space between such fence, wall, or hedge and the side lot line of adjoining premises in any residential district shall be landscaped with grass, hardy shrubs, or evergreen ground cover and maintained in good condition.

7. The Board of Zoning Appeals may modify the foregoing requirements in specific cases where desirable or warranted, owing to unusual topography, physical conditions, and the use and character of adjacent properties. The Board of Zoning Appeals may also impose such additional requirements as it may deem necessary in view of the aforesaid consideration.

Section 502 LOADING AND UNLOADING SPACE REQUIREMENTS

Section 502-1 Minimum Spaces Required

Every building used for nonresidential purposes that customarily receives or distributes goods by motor vehicles shall provide space on the premises for loading purposes on the basis of the following regulations:

A. Every building having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) truck loading and unloading space not less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet clearance. An additional truck space of these dimensions shall be provided for every additional twenty thousand (20,000) square feet or fraction thereof, of gross floor area in the building.

B. Access to truck loading and unloading space shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.

C. Loading space as required under this Section shall be provided as area additional to off-street parking. Spaces are required under Section 701 and shall not be considered as supplying off-street parking space.

Section 503 PARKING REQUIREMENTS FOR USES NOT SPECIFIED

Where the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the Zoning Commission and such determination shall be based upon the requirements for the most comparable use specified herein.

Section 504 COMMERCIAL VEHICLE STORAGE AND PARKING

The parking and/or storage of commercial vehicles exceeding six thousand forty-nine (6,049) pounds gross vehicle weight (#6 truck plate) is prohibited in the CD and all residential districts except when used for farming.

Date June 28, 2018


Janet Jankura


Jeff Shupe


Robert Luther