

**ARTICLE IV
REGULATIONS APPLICABLE TO ALL DISTRICTS**

**CHAPTER 410
Off-Street Parking And Loading Regulations**

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SECTION 410.01 PURPOSE.

The following regulations specify the manner in which off-street parking and loading areas and the driveways providing access thereto are to be provided for uses in Rootstown Township. The intent of these regulations is to protect the public health, safety and welfare by requiring that all uses be provided with off-street parking areas or a combination of off-street parking areas and loading areas and that those parking and loading areas be improved in a fashion which ensures the long-term desirability of the use they are accessory to.

SECTION 410.02 PARKING FACILITIES REQUIRED.

Accessory off-street parking spaces shall be provided as a condition precedent to the occupancy or use of any building, structure or land in conformance with the provisions of this Chapter whenever:

- A. A building is constructed or a new use is established;

- B. An existing building is altered and/or there is an increase in the number of dwelling units, seating capacity and/or floor area of a building; or
- C. The use of an existing building or structure or use of land is changed to a use requiring more off-street parking facilities.

SECTION 410.03 UNITS OF MEASURE.

In computing the number of parking spaces required by this Resolution, the following rules shall apply:

- A. Floor Area. Where floor area is designated as the standard for determining parking space requirements, gross floor area shall be used for all land uses.
- B. Seating Capacity. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated, or one seat for each 24 lineal inches of benches or pews, or when fixed seats are not indicated, the capacity shall be determined as being one seat for each 20 square feet of floor area of the assembly room.
- C. Employees. Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two successive shifts.
- D. Fractional Numbers. Fractional numbers shall be increased to the next whole number.
- E. Parking for Mixed Uses. A building occupied by two or more uses, or one use that has specific parking requirements for different components of the use, operating normally during the same hours, shall provide spaces for not less than the sum of the parking spaces required for each use considered separately.

SECTION 410.04 OFF-STREET PARKING STANDARDS.

The number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule 410.04. For a use not specified in Schedule 410.04, the Zoning Commission shall apply the standard for a specified use, which the Commission determines to be most similar to the proposed use.

**Schedule 410.04 (Revised February 11, 2002) (Revised 3/29/07)(Revised 2/14/17)
Required Off-Street Parking Spaces**

<u>Principal Building or Use</u>		<u>Minimum Spaces Required</u> ^(a)
A.	<u>Residential Uses:</u>	
1.	Single-family Dwellings and Two-family Dwellings	2 spaces per dwelling unit, at least one of which shall be enclosed in an attached garage

	2.	Attached Single-family Dwellings	2 spaces per dwelling unit, at least one of which shall be enclosed in an attached garage
	3.	Multi-family Units:	
		a) Buildings with 3 or 4 units in the building	2 spaces per dwelling unit, at least one of which shall be enclosed
		b) Buildings with 5 or more units in the building	2 spaces per dwelling unit
	4.	Assisted Living, Nursing Home, Congregate Care Facility	1 space for every three beds plus 1 space for every three employees
B.	<u>Office, Professional Service Uses:</u>		
	1.	Business, Professional and Administrative Offices and Services (excluding Medical and Dental)	1 space per 300 sq. ft. of floor area
	2.	Medical, Dental Offices and Clinics, including Urgent Care Clinic	1 space per 200 sq. ft. of floor area
	3.	Hospitals	1 space for every 2 beds, plus 1 space for every 3 employees
	4.	Veterinarian Office	1 space per 300 sq. ft. of floor area
C.	<u>Retail/Service Uses:</u>		
	1.	Retail or Personal Service Uses (except as otherwise specified below)	1 space per 200 sq. ft. of floor area
	2.	Bank, Financial Establishments	1 space per 250 sq. ft. of floor area
	3.	Beauty Parlors and Barber Shops	2 spaces per beauty or barber chair
	4.	Self-Serve Laundry	1 space for every 4 washing machines
	5.	Restaurants--Table Service/Banquet Facilities	1 space per 50 sq. ft. of floor area or 1 space for every 2 seats of seating capacity, plus one space for each delivery vehicle
	6.	Restaurants--Counter Service when located in a shopping center ^(b)	10 spaces, or 1 space per 50 sq. ft. of floor area, plus one space for each delivery vehicle
	7.	Restaurants--Counter Service when located as the only use in a free-standing building	20 spaces, or 1 space per 50 sq. ft. of floor area, plus one space for each delivery vehicle
	8.	Snack bars in association with a principal use	1 space per 50 sq. ft. of floor area or 1 space for every 2 seats of seating capacity.
	9.	Furniture and Appliance; Building Materials Sales, Supply; Showrooms of Plumbers, Decorators, Electricians or similar trades; Nursery and Garden	1 space per 400 sq. ft. of floor area

		Supply Establishments	
	10	Hotels and Motels	1 space per guest room or suite, plus 1 space per every 2 employees
	11	Bed & Breakfast	1 space per guest room in addition to parking required for dwelling
	12	Funeral parlors	1 space per 50 sq. ft. of floor area of assembly room or 1 space for every 4 seats, but in no case shall there be fewer than 20 spaces
D.	<u>Automotive Uses:</u>		
	1.	Gasoline Stations	1 space per employee
	2.	Automobile Service Station, Auto Repair Garage, Towing, other similar auto oriented businesses	2 spaces per service bay, plus 1 space per employee
	3.	Car /Truck Wash Facilities	1 space per employee
	4.	Car/Truck Sales/Rental Facilities	1 space per 400 sq. ft. of floor area of sales room, plus 1 space for each service stall in the service room
E.	<u>Commercial Entertainment/Recreation Uses:</u>		
	1.	Indoor Theaters	1 space for every 3 seats of seating capacity
	2.	Auditoriums and other places of public assembly	1 space for every 4 seats of seating capacity
	3.	Dance Halls, Skating Rinks, Private Clubs	1 space per 50 sq. ft. of floor area (including lounging and spectator area)
	4.	Bowling Alleys	4 spaces per lane
	5.	Membership Sports Fitness Center	1 space per 200 sq. ft. of exercise area, including locker and equipment rooms
	6.	Golf Course (Nine holes or more)	8 spaces per green
	7.	Miniature Golf	2 spaces per hole
	8.	Golf Driving Range	3 spaces per tee
	9.	Tennis, Racquet Ball, Handball Courts	4 spaces per court
	10	Swimming Pools, Public and Private (not associated with residences)	1 space per 50 sq. ft. of defined active recreation area, including water, lawn, deck and bathhouse
	11	Other Outdoor Recreation Facilities	1 space for every 4 seats of bleacher or stadium capacity
F.	<u>General Commercial and Industrial Uses:</u>		
	1.	Wholesale Marketing and Distribution	1 space per 800 sq. ft. of floor area

		of Goods; Storage; Warehousing of Goods; Printing; Publishing	
	2.	Research and Testing Laboratories	1 space per 400 sq. ft. of floor area
	3.	All other types of industrial uses	1 space per 400 sq. ft. of floor area
	4.	Mini/Self Storage	1 space for every 10 individual storage units equally distributed throughout the storage area, plus 1 space for every 25 individual storage units to be located at the project office.
G.	<u>Educational Facilities:</u>		
	1.	Elementary and Junior High Schools	2 spaces per classroom, plus 1 space for every 4 seats in the largest assembly hall
	2.	Senior High Schools	1 space per 2 teachers, employees and administrators, plus 1 space per 10 students, plus 1 space for every 4 seats in largest assembly hall
	3.	College/University	1 space per five students based upon maximum capacity
H.	<u>Community Facilities:</u>		
	1.	Churches and other places of worship	1 space for every 4 seats of seating capacity in the principal assembly area
	2.	Library, Museum, Community Center or similar public or semi-public buildings	1 space for every 4 seats in any assembly area plus 1 space per 500 sq. ft. of remaining floor area
	3.	Child Day Care Center	1 space per 8 students, based on center's regulated maximum capacity
	4.	Adult Day Care Facility	1 space per 10 students, based on facility's regulated maximum capacity

NOTES TO SCHEDULE 410.04:

- (a) A minimum of five spaces is required for each facility other than a single-family or two-family dwelling.
- (b) For the purposes of this Section, a neighborhood shopping center shall include one or more multi-tenant building(s) and/or a group of buildings when the required parking spaces are provided in a shared parking lot, parking deck or parking garage.

SECTION 410.05 ALLOWANCE FOR SHARED PARKING AND OLDER BUILDINGS IN THE V-C DISTRICT.

A development plan with a reduction in the number of parking spaces required may be approved if it can be shown that the lesser number of spaces is appropriate and consistent with these regulations when it is determined that:

- A. In a mixed-use project or a single-use project for which the different components of the use have different parking requirements, because of varying peak demands, the uses can be adequately accommodated with a lesser number of parking spaces than that which is required based on the sum of the various uses computed separately.
- B. The required parking spaces for a proposed use can be accommodated on an adjacent or nearby site and binding arrangements are made between the businesses and other property owners that are not normally open, used or operated during the same hours to share parking facilities in order to meet their parking requirements. In such case not more than 50 percent of the required parking spaces shall be shared.
- C. In the V-C District, the building in which the use is located was constructed prior to 1950. In which case the parking requirement shall be 75% of the standard specified in Schedule 410.04.

SECTION 410.06 DEFERRED CONSTRUCTION OF REQUIRED SPACES.

If the number of parking spaces required in Schedule 410.04 is substantially larger than the number anticipated by the applicant for the proposed use and the applicant provides sufficient evidence that supports the reduced parking needs, a development plan may be approved with an allowance for the construction of a lesser number of parking spaces provided that:

- A. The total number of spaces initially constructed shall not be less than 70 percent of the spaces required by Schedule 410.04.
- B. Suitable area(s) are reserved for the construction of the balance of the total number of spaces otherwise required by Schedule 410.04. Such suitable areas shall be illustrated on the development plan in locations and with landscaping in full compliance with this Resolution.
- C. The Zoning Inspector, or Board of Zoning Appeals for conditional uses, upon reevaluation of the project's parking needs, may at any time direct that some or all of the parking spaces identified in subsection B be constructed.
- D. Any additional parking shall be provided according to the approved development plan.

SECTION 410.07 OFF-STREET WAITING SPACES FOR DRIVE-THRU FACILITIES.

Drive-thru establishments and other establishments which by their nature create lines of customers waiting to be served within automobiles shall provide off-street waiting spaces, on the same lot as the use, in addition to the required number of parking spaces specified in Schedule 410.04, in accordance with the following requirements:

A. Minimum Number of Waiting Spaces:

- 1. Establishments serving and/or selling food and/or drinks: 8 waiting spaces
- 2. Automatic car wash facilities where a chain conveyor or other similar method is used to move the vehicle through the structure: 8 waiting spaces
- 3. Facilities with service windows or service entrances such as banks, ticket booths, and other similar facilities: 8 waiting spaces, but not less than 5 spaces per window or stall when there are 2 or more windows or stalls
- 4. Self-serve car wash facilities: 4 waiting spaces per stall
- 5. Gasoline stations: 2 waiting spaces per accessible side of a gasoline pump island

B. Waiting Space Dimensions. Each off-street waiting space shall have an area not less than 144 square feet (measuring 8 feet by 18 feet) exclusive of access drives and parking aisles and shall not interfere with parking or circulation.

C. Prohibition on Waiting in Public Right-of-Way. Vehicles shall not be permitted to wait within the public right-of-way for service at such drive-in or drive-thru facilities.

**SECTION 410.08 PARKING SPACES FOR PERSONS WITH DISABILITIES.
(Amended 8/13/2015)**

In accordance with the Americans with Disabilities Act (ADA) as amended, all new construction and alterations to places of public accommodation and commercial facilities shall provide parking spaces which are designed and constructed to be readily accessible to persons with disabilities.

SECTION 410.09 PARKING DESIGN STANDARDS.

- A. Off-street parking areas shall be designed and constructed in accordance with the following minimum dimensions set forth in Schedule 410.09, based on the angle of the spaces.
- B. Accessory off-street parking areas shall be located within 400 feet of the use to which the parking is accessory.

Schedule 410.09

	45°	60°	90°	PARALLEL
1. Width of Parking Space	9 ft	9 ft	9 ft	9 ft
2. Length of Parking Space	20 ft	20 ft	20 ft	23 ft
3. Width of Parking Aisle	18 ft	20 ft	22 ft	12 ft
4. Width of Double-loaded Parking Module	58 ft	60 ft	62 ft	30 ft
5. Circulation Aisle	17 ft	14 ft	14 ft	14 ft

SECTION 410.10 REGULATIONS FOR ACCESS DRIVES.

The location, width and number of entrance and exit access drives to accessory parking spaces shall be provided in accordance with the following:

- A. Location. Access drives shall be located in such a manner as to interfere as little as possible with the use of adjacent property and the flow of traffic on adjacent streets, and to avoid undue interference with pedestrian access to street corners.
 - 1. For parking areas having a capacity of 10 or more vehicles, the center line of the access drive apron shall be located not less than 75 feet from the nearest street intersection right-of-way line.
 - 2. Access drives shall be located not less than 30 feet from another access drive, measured from the edge of the pavement.
- B. Number of Access Drives. *(Amended 11/26/19)*
 - 1. One direct private access shall be permitted per parcel or contiguous parcels under common ownership.
 - 2. Additional access drives may be permitted provided they would not adversely affect the safety and operation of the roadway system. It is recommended that the access drive separation distance complies with Schedule 410.10.

3. In the V-C and C-1 district, adjoining uses are encouraged to share access drives.

**Schedule 410.10
Access Drive Spacing Requirements**

Driveway Spacing		Driveway Spacing	
Posted Speed	Minimum Distance	Posted Speed	Minimum Distance
25 mph	150 feet	50 mph	550 feet
30 mph	200 feet	55 mph	605 feet
35 mph	250 feet	60 mph	660 feet
40 mph	325 feet	65 mph	715 feet
45 mph	495 feet		

Source: State Highway Access Management Manual, ODOT
 Source: Access Management for Streets and Highways, USDOT
(Added 11/26/19)

- C. Width. The width of access drives for multi-family dwellings and non-residential uses shall comply with the following:
 1. The width of each lane shall not be less than 10 feet or more than 12 feet.
 2. Access drives shall not exceed 3 lanes in width.

- D. Radius. The radius of the edge of the access drive apron shall be at least 30 feet so that a vehicle may enter from or exit onto the curb lane without obstructing vehicles in other traffic lanes.

SECTION 410.11 OFF-STREET LOADING REGULATIONS.

Off-street loading spaces shall be provided and maintained for all business, commercial and industrial buildings in compliance with the following regulations:

- A. All loading spaces shall be located on the same lot as the use served and no part of any required yard, off-street parking area, or access drive thereto, shall be used for loading or unloading purposes.

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

- C. Streets, sidewalks, alleys or other public rights-of-way or other public property shall not be used for loading purposes nor shall vehicles be parked on such areas during loading and unloading.
- D. Off-street loading spaces shall not be used for repair or servicing of motor vehicles.

SECTION 410.12 IMPROVEMENT AND MAINTENANCE STANDARDS.
(Amended 6/22/21)

All off-street parking and loading facilities including parking spaces, loading spaces, waiting spaces, access drives and aisles shall be provided in accordance with the following improvement standards and specifications:

- A. Paving. Parking and loading areas, access drives, and aisles for all uses except single-family and agricultural uses shall be improved with asphalt bituminous concrete, portland cement concrete, or equivalent paved surfacing. Such paving material and base materials related thereto shall be capable of supporting all anticipated loads without damage. The owner shall, at his own expense, maintain the surface in a smooth and dust-free condition and repair any disintegration of the surface by patching or resealing when such disintegration takes place.
 - 1. In industrial and commercial districts, outdoor storage areas may have a stone surface or another suitable parking lot material. Outdoor storage areas shall have fencing or screening if adjacent to or across the street from residential districts, in accordance with Section 430.03 and 430.04
- B. Pedestrian Circulation. Pedestrian circulation shall be separated from vehicular circulation, to the extent practicable, through crosswalks or other pavement markings or signalization.
- C. Drainage. All parking areas shall be sloped so as to direct rainwater to a storm drain or ditch which is of a size adequate to accept such water so that the adjacent properties and rights-of-way including public sidewalks shall not be subject to flooding by run-off water from the proposed parking area.
- D. Lighting. All lighting used to illuminate parking and loading areas shall be so arranged as to direct the light away from adjoining residential districts and streets and shall not be of excessive brightness or cause a glare hazardous to pedestrians or drivers.
 - 1. Light sources shall be shielded from all adjacent parcels.
 - 2. No open light sources such as the stringing of light bulbs shall be permitted.
 - 3. Light poles in Commercial, and Industrial Districts shall be a minimum of 20 feet from a residential district.

- E. Signs. Signs shall be provided in accordance with Chapter 420.
- F. Maintenance. A parking area or loading space shall be maintained in a manner to keep it as free as practicable from rubbish, paper and other loose particles, and the operator shall promptly remove snow and ice. The operator shall keep all adjacent sidewalks free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking and/or loading spaces shall be maintained in a neat and legible condition. Any walls, trees and shrubbery, as well as surfacing of the parking lot, shall be maintained in good condition throughout its use for parking purposes.

SECTION 410.13 PARKING LOT LANDSCAPING AND SCREENING.

Off-street parking and loading facilities shall be screened and landscaped in accordance with the requirements of Section 430.03.

SECTION 410.14 DEVELOPMENT PLAN REVIEW.

Any off-street parking area, loading area, aisle, or driveway which is constructed, reconstructed or changed as to location, materials, or drainage facilities requires the submission of a development plan according to the procedures specified in Chapter 620.