

DATE:	<u>February 21, 2023</u>	1 ST READING:	<u>February 21, 2023</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>March 6, 2023</u>
REFERRED BY:	<u>Planning Commission 2-14-2023</u>	3 RD READING:	<u>March 20, 2023</u>
TEMPORARY NO:	<u>T 22-2023</u>	ADOPTED:	<u>March 20, 2023</u>
		EFFECTIVE:	<u>April 19, 2023</u>

Public Hearing on 3-6-2023

ORDINANCE NO. 6055-2023

AN ORDINANCE REPEALING CHAPTER 1284 *OFF-STREET PARKING AND LOADING REQUIREMENTS*, CHAPTER 1290 *COMMERCIAL AND INDUSTRIAL ACCESS DRIVES*, AND SECTION 1294.08 *LIGHTING LAWS*, AND CREATING A NEW CHAPTER 1285 *PARKING, LOADING, AND LIGHTING* OF THE NORTH RIDGEVILLE ZONING CODE.

WHEREAS, this Council has established regulations for the provision of off-street parking and loading facilities and requirements for access drives and lighting which have been amended from time to time; and

WHEREAS, it is the recommendation of the Planning and Economic Development Director that various provisions regarding parking, loading, lighting, and access management of the City of North Ridgeville Zoning Code be amended to update and clarify requirements and to provide for safe, efficient access and improved sustainability; and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the 6 days of March nnl2023; and

WHEREAS, it is the desire of this Council and upon the recommendation of the North Ridgeville Planning Commission, to amend these Codified Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Chapter 1284 *Off-Street Parking and Loading Requirements*, Chapter 1290 *Commercial and Industrial Access Drives*, and Section 1294.08 *Lighting Laws* be repealed.

SECTION 2. A new Chapter 1285 *Parking, Loading and Lighting* of the Zoning Code be adopted which reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 3. That all other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted sections are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 4. In all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 5. That, if any section, paragraph, sentence, clause, phrase, term, provision, or part of this Ordinance, together with all of its Exhibits attached thereto, shall be adjudged by any court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted 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 accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 7. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: March 20, 2023



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Mar 29, 2023



Kevin Corcoran
MAYOR

Exhibit A

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**CHAPTER 1285
Parking, Loading and Lighting**

- 1285.01 Purpose.
- 1285.02 General Requirements.
- 1285.03 Required Parking Spaces.
- 1285.04 Parking Design.
- 1285.05 Loading.
- 1285.06 Driveways.
- 1285.07 Sidewalks.
- 1285.08 Illumination of Parking Areas.

1285.01 PURPOSE.

The purpose of this chapter is to prescribe regulations for off-street parking in all zoning districts; to ensure that adequate parking, access and connectivity are provided in a safe and convenient manner; and to afford reasonable protection to adjacent land uses from light, noise, water runoff and other effects of parking lot proximity.

1285.02 GENERAL REQUIREMENTS.

- (a) **Applicability.** For all new buildings and uses, accessory off-street parking shall be provided as required by this chapter. In addition, the following shall also apply:
 - (1) Whenever the use of a building or lot is changed to another classification of use, off-street parking facilities shall be provided for that use.
 - (2) If the parking demand of any use is increased through the addition of floor area, increase in seating capacity or by other means, additional off-street parking shall be provided.
 - (3) Existing off-street parking facilities shall not be reduced below the requirements of this chapter, nor shall existing nonconforming parking facilities be further reduced or made more nonconforming.
 - (4) An area designated as required off-street parking including areas reserved for landbanked parking shall not be changed to another use unless sufficient parking is provided elsewhere in accordance with the provisions of this chapter.
- (b) **Location.**
 - (1) Off-street parking facilities for one and two-family dwellings shall be located on the same lot as the building(s) they are intended to serve.
 - (2) Off-street parking facilities for all other uses shall be located on the lot where the parking is required, except as provided in *Section 1225.02(c)*. In the event that required parking is proposed on a lot in common ownership or leasehold with the lot where the parking is required, the applicant must present and record a permanent easement and parking agreement for access and parking.
- (c) **Shared Parking.**
 - (1) Two or more buildings or uses may share parking facilities, provided the number of parking spaces available equals the required number of spaces for all the uses computed separately. Total required parking may be reduced by the Planning Commission where it can be determined that one or more of the factors listed in *Section 1285.02(d)* applies.
 - (2) Parking facilities for a place of worship or similar sporadically used facility may be used to meet up to 50% of the off-street parking for theaters, stadiums and other places of public assembly, stores, offices and industrial buildings within 300 feet of the facility, as measured from the nearest edge of the parking area to the nearest public entry point of the building or use provided that the facility makes the spaces available and there is no conflict between peak times when the

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- uses are in need of the parking facilities.
- (3) A shared parking plan shall be enforced through written agreement among all owners of record and shall be included in the development plan filed with the City. The owner of the shared parking area shall enter into a written agreement including access and parking easements, with authorization for enforcement by the City.
- (d) **Modification of Parking Requirements.** The Planning Commission may reduce the parking space requirements of this chapter for any use, based upon finding that one or more of the following conditions exist:
- (1) Other forms of travel (such as transit, bicycle or pedestrian) are available and likely to be used and, in particular, the site design will incorporate bicycle parking facilities and pedestrian connections.
 - (2) Shared parking is available to multiple uses where there will be a high proportion of multipurpose visits or where uses have peak parking demands during differing times of the day or days of the week and a shared parking agreement is in place.
 - (3) The applicant has provided a parking study, conducted by a qualified transportation engineer, demonstrating that another standard would be more appropriate based on actual number of employees, expected level of customer traffic or actual counts at a similar establishment.
- (e) **Landbanked Parking.** Where an applicant demonstrates that the parking requirements for a proposed use would be excessive, the Planning Commission may defer the construction of a portion of the required parking. The development plan shall designate areas of the site for future construction of the required parking spaces, meeting the design and dimensional requirements of this chapter. Any area so designated shall be maintained in a landscaped appearance and not occupy required open space or buffer strips or be used for any other purpose. Construction of the additional parking spaces within the landbanked parking area may be initiated by the owner or required by the City, based on parking needs or observation, and shall require approval of an amended development plan which may be approved administratively.

1285.03 REQUIRED PARKING SPACES.

- (a) **Minimum Required Parking.** The minimum number of required off-street parking spaces shall be provided and maintained in accordance with *Table 1285.03-1*.
- (1) When units or measurements determining the number of required parking spaces result in a fraction, the number of spaces required shall be rounded up to the nearest whole number.
 - (2) Each 24 inches of bench, pew or similar seating facilities shall be counted as one (1) seat.
 - (3) Where parking requirements are based upon maximum seating or occupancy capacity, the capacity shall be as determined by the building code and fire code.
 - (4) In the case of a use not specifically listed, the requirement for off-street parking for a specified use which is most similar shall apply.
 - (5) Unless otherwise indicated, floor area shall be gross floor area of the structure.
 - (6) All required parking spaces per employee shall be calculated based on the maximum on duty at any given time, not the total employed by the organization.

TABLE 1285.03-1, PARKING REQUIREMENTS BY USE	
USE	NUMBER OF PARKING SPACES
Residential Uses	
One and two family dwellings	1 per dwelling unit
Multiple family dwellings	1 per dwelling unit
Assisted living and nursing homes	1 per 4 beds plus 1 per employee
Bed and breakfast inns	1 per guest room
Group homes	1 per 4 occupants

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TABLE 1285.03-1, PARKING REQUIREMENTS BY USE	
USE	NUMBER OF PARKING SPACES
Public/Institutional Uses	
Hospitals	1 per 4 beds plus 1 per employee
Libraries, museums and cultural institutions	1 per 400 square feetsquare feet
Places of worship	1 per 4 seats
Schools	1 per employee plus spaces required for areas of assembly
Commercial Uses	
Auto repair establishments	3 per service bay
Auto service stations	1 per employee plus spaces required for other uses such as restaurant, auto repair, auto wash if provided
Auto wash establishments	1 per employee
Banks and financial institutions	1 per 400 square feet
Banquet halls	1 per 3 persons at maximum occupancy
Bars and taverns	1 per 75 square feet or 1 per 3 seats, whichever is greater
Bowling alleys	4 per alley
Dance halls, pool halls and private clubs	1 per 100 square feet of assembly area
Day care establishments	1 per 500 square feet plus 1 per employee
Funeral homes	1 per 75 square feet of assembly rooms
Health and fitness clubs	1 per 200 square feet
Hotels and motels	1 per guest room
Indoor recreation establishments	1 per 3 persons at maximum occupancy
Offices, medical and dental	1 per 200 square feet
Offices, professional	1 per 400 square feet
Restaurants	1 per 100 square feet or 1 per 3 seats, whichever is greater
Retail stores, furniture and appliance	1 per 800 square feet
Retail stores, general	1 per 300 square feet
Retail stores, grocery	1 per 200 square feet
Salons, spas and barber shops	2 per chair
Stadiums, theaters and sports arenas	1 per 4 seats
Industrial Uses	
Industrial establishments	0.75 per employee plus spaces for business vehicles
Warehouse and storage establishments	0.5 per employee plus spaces for business vehicles
Self-storage facilities	1 per employee

- (b) Electric Vehicle Parking. Parking spaces that are dedicated to and provided with equipment solely for the purpose of charging electric vehicles shall count toward the total number of required off-street parking spaces on a space for space basis.

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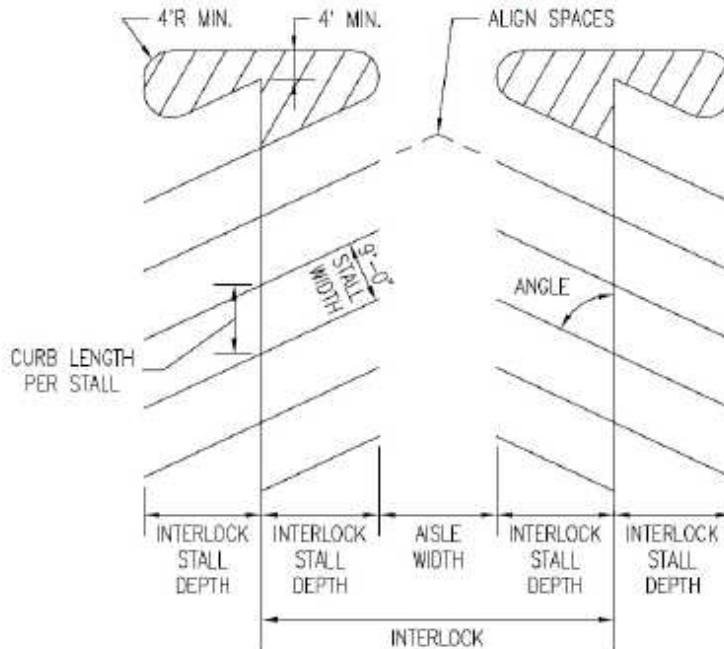
- (c) **Bicycle Parking.** All public/institutional and commercial uses shall provide bicycle racks or other facilities for the temporary storage of bicycles within reasonable proximity to a pedestrian entrance into the building. The Planning Commission may waive this requirement if the applicant can provide justification as to why this standard is not appropriate for the use or development.

1285.04 PARKING DESIGN

- (a) **Materials.** All parking lots and vehicle and equipment storage areas shall be paved with asphalt or concrete, and shall be graded and drained to remove surface water which might accumulate. The Planning Commission may approve alternative paving materials, such as permeable pavement, for all or a portion of the parking areas, based upon credible evidence of the durability and appearance of the proposed materials.
- (b) **Dimensions.** Parking space and aisle dimensions shall meet the following requirements and as specified in *Table 1285.04-1*.

TABLE 1285.04-1, MINIMUM DIMENSIONAL REQUIREMENTS			
Angle	45°	60°	90°
Interlock (ft.)	46	52	60
Aisle Width (ft.)	16	18	24
Interlock Stall Depth (ft.)	15	17	18
Curb Length Per Stall (ft.)	12.7	10.4	9.0

FIGURE 1285.04-2, OFFSTREET PARKING DIMENSIONS AND LAYOUT



- (c) **Stacking Spaces.** In addition to required off-street parking, stacking spaces for drive-through uses shall be provided in accordance with *Table 1285.04-3*, unless the Planning Commission determines that use-specific factors justify a different requirement. Stacking spaces shall be at least 20 feet long

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and nine (9) feet wide and shall not block required parking spaces. Where the drive-through waiting lane consists of a single lane for five (5) or more vehicles, site layout shall be designed to allow vehicles to exit the waiting lane. No stacking is permitted within any public right-of-way.

TABLE 1285.04-3, VEHICLE STACKING REQUIREMENTS	
Use	Stacking Spaces
Automatic car wash	10 per tunnel
Self-serve car wash or oil change establishment	2 per bay
Bank, ATM, pharmacy, beverage store	5 per window, bay or unit
Drive-through restaurant	10 per pick up window

- (d) **Ingress and Egress.** Vehicular ingress and egress to the parking area shall be provided by means of clearly limited and defined drives. All parking lots shall provide interior access and circulation aisles for all parking spaces. The use of public streets for maneuvering into or out of parking spaces shall be prohibited. Ingress and egress to a parking lot in a non-residential zoning district shall not be through a residential district.
- (e) **Curbing.** A six (6) inch cast-in-place, continuous concrete curb or alternative, as determined by the City Engineer, shall be provided around all sides of any parking lot to protect landscaped areas, sidewalks, buildings or adjacent property from vehicles that might otherwise extend beyond the edge of the parking lot. Curb openings are allowed for storm water drainage and accessibility.
- (f) **Fire Lanes.** Fire lanes shall be designated on the site and posted with signage prior to occupancy. Vehicle circulation shall meet turning radius requirements established by the Engineering and/or Fire Departments.
- (g) **Crosswalks.** Pedestrian pathways and crosswalks in parking areas shall be distinguished from driving surfaces through the use of striping or durable, low-maintenance, surface materials such as pavers, bricks, or scored, stamped or colored concrete.
- (h) **Accessible Parking.** Within each parking lot, signed and marked barrier free spaces shall be provided in accordance with the applicable requirements of federal, state and local codes.

1285.05 LOADING

- (a) **Uses Requiring Loading Area.** On the same premises with every building used for manufacturing, storage, warehouse, retail sales, consumer services or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading in order to avoid undue interference with public use of the streets and parking spaces.
- (b) **Loading Area Requirements.** Loading and unloading spaces shall be paved and, unless otherwise adequately provided for, shall be 12 feet by 50 feet, with 15 foot height clearance. One loading space shall be provided for every 40,000 square feet of floor area or fraction thereof. This requirement shall not apply to retail sales and consumer service uses of less than 10,000 square feet.
- (c) **Orientation of Overhead Doors.** Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of products into and out of the building.

1285.06 DRIVEWAYS

- (a) **Functional Classification.** The roadways listed in *Table 1285.6-1* have been designated by the

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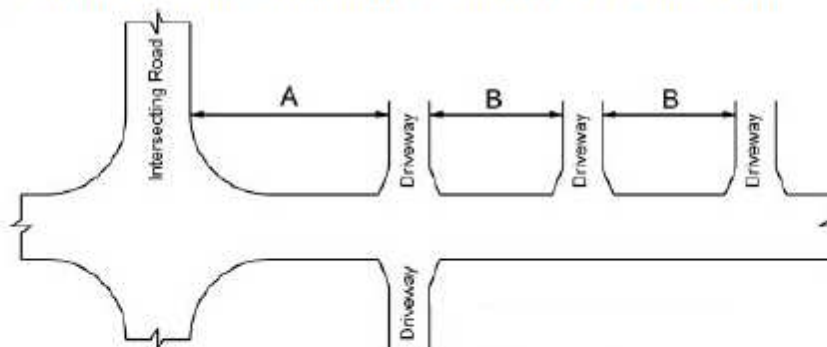
Northeast Ohio Areawide Coordinating Agency (NOACA) as having a functional classification of principal arterial, minor arterial or major collector. NOACA's most current list of roadway functional classifications shall govern the regulations of this Zoning Code.

TABLE 1285.06-1, FUNCTIONAL CLASSIFICATION (NOACA)		
FC=3, Principal Arterial:	FC=4, Minor Arterial:	FC=5, Major Collector:
<ul style="list-style-type: none"> Center Ridge Road 	<ul style="list-style-type: none"> Avon Belden Road Lear Nagle Road Lorain Road Root Road Sugar Ridge Road 	<ul style="list-style-type: none"> Bainbridge Road Chestnut Ridge Road Cook Road Mills Road Stoney Ridge Road

- (b) **Number of Curb Cuts.** The number of driveways serving a property in any non-residential zoning district shall be the minimum number necessary to provide reasonable access while preserving traffic operations and safety along the public street. Adjacent parcels in common ownership fronting on the same street shall be considered as one parcel when determining permitted driveways.
- Driveways shall be limited to one (1) per lot or parcel of land per road frontage.
 - One (1) additional driveway may be allowed for properties with a continuous frontage greater than 400 feet or if the Planning Commission determines additional access is justified without compromising traffic operations along the public street.
- (c) **Driveway Spacing Standards.** The following minimum spacing requirements shall apply to all curb cuts and driveways within any non-residential zoning district, as well as spacing between driveways and street intersections.

TABLE 1285.06-2, DRIVEWAY SPACING STANDARDS	
Roadway Type	Minimum Distance
Arterial	160 ft.
Collector	120 ft.
Local	40 ft.

FIGURE 1285.06-3, DRIVEWAY SPACING MEASUREMENT



- Measurements are from the near edge of the proposed driveway, measured at the throat edge of pavement perpendicular to the street to the near lane curb or pavement edge of the intersecting street (see A in Figure 1285.06-3) or near edge of the next driveway (see B in Figure 1285.06-3).
- These driveway spacing standards are guidelines and will be required if such distances can be

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achieved given the property limits and site layout. However, in some cases these distances may not be feasible given the existing lot configuration. In these instances, the Planning Commission will make a determination as to what spacing will be required, and whether or not a driveway will be required to be directionally restricted in lieu of not meeting the required spacing.

- (d) **Driveway Width.** For any driveway serving a non-residential zoning district, the minimum width of a one-way driveway shall be 15 feet and the minimum width of a two-way driveway shall be 24 feet. The maximum width of any non-residential driveway shall be 35 feet. Width shall be measured along a line parallel to the centerline of the street at the street right-of-way line. The City Engineer may alter width requirements based on the type of vehicle traffic the use is expected to generate.
- (e) **Cross Access Encouraged.** Cross access between adjacent non-residential properties is encouraged for convenience, safety and efficient circulation of vehicles. A mutual access agreement, recorded with Lorain County, shall be executed where cross-access is provided.
- (f) **Construction Requirements.** All driveways shall be constructed in accordance with the requirements established by the City Engineer.

1285.07 SIDEWALKS

Sidewalks shall be constructed as required in *Chapter 1024*. Where sidewalks are not located within the right-of-way, but proposed to be located on private property, a public access easement shall be provided to the City and recorded as a condition of development plan approval.

1285.08 ILLUMINATION OF PARKING AREAS

- (a) **Applicability.** The Planning Commission shall review plans for illumination of parking areas for any development plan subject to its review under *Chapter 1243* involving new lighting or changes to existing lighting as provided in this Section.
- (b) **Exterior Lighting Plan Required.** A lighting plan shall include the following elements:
 - (1) A site plan to scale showing location of all exterior light fixtures. Include property boundaries, building location(s), parking lot layout, pedestrian paths, adjacent rights-of-way, north arrow and scale.
 - (2) Specifications, cut sheets and/or drawings for all exterior light fixtures and poles, along with a description of any dimming systems or other proposed lighting controls.
 - (3) A photometric plan defining the limits of each lighting calculation area where illumination is proposed plotting the light levels in footcandles on the ground. The limits of each lighting calculation area shall be clearly indicated. Maximum illuminance levels should be expressed in footcandle measurements to the nearest 0.1 footcandle on a grid of the site showing footcandle readings at no greater than a 10-foot square. The grid shall include light contributions from all sources on the site and show footcandle readings five (5) feet beyond the property lines.
 - (4) A calculation summary indicating footcandle levels on the photometric plan, noting the minimum, maximum and average footcandles, light loss factor and uniformity ratios for each lighting calculation area. Include in the summary lamp wattages of all proposed luminaires and mounting heights of fixtures.
- (c) **Fixtures.** Exterior lighting fixtures shall be installed in a manner to prevent light pollution in the forms of light trespass and glare and to preserve, protect and enhance the character of the City.
 - (1) **Full Cut-off Required.** All exterior pole lighting fixtures used to illuminate off-street parking areas shall be full cut-off and shall be arranged to deflect the light away from adjoining properties and adjacent streets. Exterior building lighting fixtures used to illuminate sidewalks, entrances and service areas shall also be full-cut off fixtures.
 - (2) **Canopy Lighting.** Light fixtures mounted under canopies shall be recessed with flat lenses so

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that the lens cover is flush with the bottom surface of the canopy. Alternately, indirect lighting may be used where light is reflected down from the bottom of the canopy.

- (3) **Nonessential Lighting.** Nonessential lighting for other areas may be installed upon approval of the Planning Commission. This shall include landscape lighting, accent lighting of the structure, decorative lighting and lighting for similar purposes. Light fixtures used to illuminate flags, statues or any other objects mounted on a pole, pedestal or platform shall use a light that will not extend beyond the illuminated object. For upward architectural, landscape and decorative lighting, direct light emission shall not be visible above the building roof line.
- (4) **Prohibited Lighting.** No flickering or flashing light shall be permitted, except for temporary holiday decorations. The installation of any light fixture not specifically approved as part of a development plan is prohibited.
- (d) **Luminaire Height.** The height of any parking lot light fixture shall not exceed 30 feet above grade in industrial districts and 25 feet above grade in all other non-residential districts. When located within 50 feet of a residential zoning district, the height of a parking lot light fixture shall not exceed 16 feet above grade. The Planning Commission may require lower mounting heights if the adjoining grade is lower than developed grade.
- (e) **Illumination Levels.** The average and maximum illumination levels shall not exceed that permitted for each lighting calculation area type. A lighting calculation area shall be defined as any area where the illumination level equals or exceeds 0.2 footcandle.
 - (1) **Light Trespass.** Lighting intensity shall not exceed zero (0) foot candles at the property line when abutting residential zoning districts. All on-site lighting of buildings, lawns and parking areas shall be designed so that no light source will be visible at the ground level of any adjacent residential property or building. No on-site lighting may cause glare onto any public street or vehicle thereon.
 - (2) **Required Illumination Levels.** Lighting shall be designed to provide even distribution of illumination and to avoid creating hot spots. Maximum average illumination levels are provided in *Table 1285.08-1*:

TABLE 1285.08-1, ILLUMINATION LEVELS		
Lighting Calculation Area Type	Maximum Average Illumination	Maximum Illumination at Any Point
Open parking lots	2.0 fc	5.0 fc
Sidewalks, entrances, pedestrian areas	5.0 fc	12.5 fc
Under service station canopy	15.0 fc	20.0 fc

- (3) **Exemptions.** Because of their unique requirements for providing greater night-time visibility, their need to ensure public safety, and their limited hours of operation, stadiums (which include ball diamonds, playing fields and tennis courts), amphitheaters and similar uses are exempted from the exterior lighting standards as specified above. A lighting plan for these uses shall be established at the time that the request for exterior lighting is made and shall be subject to Planning Commission approval.
- (f) **Lighting Essential to Safety.** Lighting not essential to safety of the public and employees shall be terminated when the site is not occupied. For facilities that are occupied overnight, the lighting shall be reduced to the minimum level necessary.