

**ORDINANCE NO. 16 – 1145**

**AN ORDINANCE AMENDING CHAPTER 1181 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF RUSSELLS POINT IN THE VILLAGE OF RUSSELLS POINT, LOGAN COUNTY, OHIO**

**WHEREAS**, the Village reviews and updates its codified ordinances regularly; and

**WHEREAS**, Council has determined that the codified ordinances in the village should be updated to allow for new technologies being developed in land development, including paving of surfaces; and

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Village of Russells Point, Logan County, Ohio, that:

**SECTION I:** The Chapter 1181 of the Codified Ordinances of the Village of Russells Point shall be amended and enacted as follows:

**1181.01 GENERAL REQUIREMENTS.**

- (a) No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and/or loading spaces have been provided in accordance with the provisions of this zoning ordinance. Any exceptions to this provision shall be granted only by the Board of Zoning Appeals.
- (b) The provisions of this chapter, except where there is a change of use, shall not apply to any existing building or structure.
- (c) Whenever a building or structure constructed after the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this zoning ordinance is enlarged to the extent of fifty (50) per cent or more in floor area, number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

**1181.02 PARKING SPACE DIMENSIONS.**

A parking space shall have a minimum rectangular dimensions of not less than nine (9) feet in width and nineteen (19) feet in length for ninety (90) degree parking, nine (9) feet in width and twenty-three (23) feet in length for parallel parking, ten (10) feet in width and nineteen (19) feet in length for sixty (60) degree parking, and twelve (12) feet in width and nineteen (19) feet in length for forty-five (45) degree parking. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in Section 1181.15.

**1181.03 LOADING SPACE REQUIREMENTS AND DIMENSIONS.**

A loading space shall have minimum dimensions of not less than twelve (12) feet in width, fifty (50) feet in length, exclusive of driveways, aisles, and other circulation areas, and a height of clearance of not less than fifteen (15) feet. One off-street loading space shall be provided and maintained on the same lot requiring delivery of goods and having a modified gross floor area of up to five thousand (5,000) square feet. One loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof of ground floor area.

#### **1181.04 PAVING.**

##### **(a) BUSINESS/COMMERCIAL (B-1, B-2, B-3)**

The required number of parking and loading spaces as set forth in sections 1181.03 and 1181.15, together with driveways, aisles, and other circulation areas, shall be improved with such material to provide a durable ~~and dust-free surface.~~ hard surface of asphalt, concrete or a combination there of, unless an alternative surface or environmentally friendly surface is proposed and approved by the Code Enforcement Officer.

##### **(b) RESIDENTIAL (R-1, R-2, R-3)**

The required number of parking and loading spaces as set forth in sections 1181.03 and 1181.15, together with driveways, aisles, and other circulation areas, shall be improved with such material to provide a durable and dust-free surface. hard surface of asphalt, concrete, gravel, or a combination there of, unless an alternative surface or environmentally friendly surface is proposed and approved by the Code Enforcement Officer.

(c) Residents with drives and/or parking areas having a surface other than described above which existed before March 1, 2017, shall be permitted to continue their use. Nothing in this Chapter shall prevent an owner from performing any required maintenance on these existing driveways and/or parking areas. Any new residential construction or replacement or enlargement of existing driveways and/or parking areas shall require conformance with this Chapter.

(d) Commercial properties with drives and/or parking areas having a surface other than described above which existed before March 1, 2017, shall be permitted to continue their use. Nothing in this Chapter shall prevent an owner/operator from performing any required maintenance on these existing driveways and/or parking areas. Any new commercial construction or replacement or enlargement of existing driveways and/or parking areas, or the sale of the commercial property that has a driveway and/or parking area in violation of the requirements of this Chapter, shall require conformance with this Chapter.

#### **1181.05 DRAINAGE.**

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

#### **1181.06 MAINTENANCE.**

The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all ~~dust~~, trash, and other debris.

#### **1181.07 LIGHTING.**

Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

#### **1181.08 LOCATION OF PARKING SPACES.**

The following regulations shall govern the location of off-street parking spaces and areas:

(a) Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve;

(b) Parking spaces for commercial, industrial, or institutional uses shall be located not more than seven hundred (700) feet from the principal use;

(c) Parking spaces for apartments, or similar residential uses shall be located not more than three hundred (300) feet from the principal use.

#### **1181.09 SCREENING AND/OR LANDSCAPING.**

Whenever a parking area is located in or adjacent to a residential district it shall be effectively screened on all sides which adjoin or face any property used for residential purposes, by an acceptably designed fence, or planting screen. Such fence or planting screen shall be not less than four (4) feet nor more than six (6) feet in height and shall be maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence or planting screen will not serve the intended purpose, then no such fence or planting screen and landscaping shall be required.

**1181.10 MINIMUM DISTANCE AND SETBACKS.**

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit unless separated by an acceptably designed screen. If on the same lot with a one-family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than four (4) feet to any established street or alley right-of-way.

**1181.11 JOINT USE.**

Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the ~~Zoning Inspector~~ Code Enforcement Officer shall be filed with the application for a zoning permit.

**1181.12 WHEEL BLOCKS.**

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

**1181.13 WIDTH OF DRIVEWAY AISLE.**

Driveways serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90) degree parking, twelve (12) feet wide for parallel parking, seventeen and one-half (17-1/2) feet for sixty (60) degree parking, and thirteen (13) feet for forty-five (45) degree parking.

**1181.14 STRIPING.**

All parking areas with a capacity over twelve (12) vehicles shall be striped with painted lines five (5) inches wide between stalls to facilitate the movement into and out of the parking stalls. Lines shall be maintained in a good visible condition.

**1181.15 PARKING SPACE REQUIREMENTS.**

For the purpose of this ordinance, the following parking space requirements shall apply:

Type of Use	Parking Spaces Required
Single-family or two family dwelling	Two for each unit
Apartments, or multi-family dwellings	Two for each unit
Boarding houses, rooming houses	One for each sleeping room or one for each permanent occupant
Mobile Homes	Two for each unit
Automobile services garages which also provide repair	One for each two gasoline pumps and/or two for each service bay
Motel, hotel	One for each sleeping room plus one for each 300 sq. ft. of commercial floor uses therein

Dining rooms, restaurants, taverns, night clubs, etc.	One for each 100 sq. ft. of floor area
Retail stores	One for each 250 sq. ft. of floor area
Banks, financial institutions and similar uses	One for each 250 sq. ft. of floor area
Offices, public or professional administration, or services	One for each 400 sq. ft. of floor area
All other types of businesses or commercial uses permitted in any business district	One for each 300 sq. ft. of floor area
Churches and other places of religious assembly	One for each 5 seats
Private club or lodge	One for each five members
Bowling alley	Five for each alley
Kindergartens, child care centers, nursery schools, and similar uses	Two for each classroom but not less than six for the building
All types of manufacturing, storage, and wholesale uses permitted in any manufacturing district	One for every 2 employees (on the largest shift for which the building is designed)

**1181.16 GENERAL INTERPRETATIONS.**

In the interpretation of this chapter, the following rules shall govern:

- (a) Parking spaces for other permitted or conditional uses not listed in this chapter shall be determined by the Board of Zoning Appeals upon an appeal from a decision of the ~~Zoning Inspector~~ Code Enforcement Officer.
- (b) Fractional numbers shall be increased to the next whole number.
- (c) When a reason for parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board upon an appeal from a decision of the Code Enforcement Officer ~~Zoning Inspector~~.

**SECTION II:** That it is found and determined that all formal actions of this Council concerning and relating to the adoption 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 all legal requirements of the Ohio Revised Code.

**SECTION III:** That this ordinance shall, therefore, be in force and take effect at the earliest period allowed by law.

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John Huffman, President Pro Tem

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Robin Reames, Mayor

Attested: \_\_\_\_\_  
Jeff Weidner, Fiscal Officer

Approved as to form:  
Rob Eshenbaugh, Village Solicitor