

Article 11: Parking, Loading, and Mobility

Section 11.01 Purpose

The purpose of this article is:

- (A) To relieve congestion on the streets by requiring that parking, loading, and associated circulation be provided on property and off streets in relation to the parking demand generated by the property user;
- (B) To promote safety and convenience for people by requiring that vehicular use areas and driveways be located and constructed according to good standards for visibility and accessibility; and
- (C) To protect the visual amenities and values of residential areas by the visual screening of large parking areas by limiting the parking and storage of vehicles, boats, trailers and trucks in residential areas.

Section 11.02 Applicability

- (A) All vehicular use areas (e.g., parking spaces, loading spaces, stacking spaces, driveways, etc.) shall be provided in conformance with the provisions of this article prior to occupying or using any building, structure, land, or portion thereof.
- (B) **New and Expanded Uses**
The requirements of this article shall apply to the following:
 - (1) A zoning certificate application for the construction of a new building;
 - (2) For an alteration, addition, or change of use of an existing building that would expand the square footage of a use or would require additional parking, loading, or stacking spaces, based on the requirements of this article; or
 - (3) Where an expansion of a vehicular use area is proposed.
- (C) **EXISTING USES**
The requirements of this article shall not apply to buildings and uses legally in existence on the effective date of this zoning resolution unless modified in the manner stated in [Section 11.02\(B\): New and Expanded Uses](#). Furthermore, any vehicular use areas now serving such existing buildings or uses shall not be reduced below the requirements established in this article in the future.
- (D) **MAINTENANCE**
The duty to provide and maintain all parking, loading, or other vehicular use areas shall be the joint responsibility of the owner, operator, and lessee of the use for which the vehicular areas are required.
- (E) **PLAN REVIEW**
For any off-street parking, loading, or vehicular use area required under this article with five or more parking spaces, a plan shall be submitted with the application for a zoning certificate or certificate of conformance. The required contents of the plan shall be as established by the Zoning Administrator.

Section 11.03 General Standards Applicable to all Vehicular Use Areas

(A) MAINTENANCE

- (1)** All vehicular use areas shall be maintained free from litter, junk, or rubbish.
- (2)** All adjacent sidewalks shall be kept free from dirt, ice, sleet, and snow and in a safe condition for use by pedestrians.
- (3)** 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.
- (4)** The owner shall, at his own expense, maintain all paved surfaces in a smooth and dust-free condition and repair any disintegration of the surface by patching or resealing when such disintegration takes place.

(B) STORAGE

All vehicular use areas for nonresidential uses shall not be used for the continuous storage of a vehicle for more than 48 hours, except where expressly permitted in this resolution as accessory to the principal use of the lot.

(C) LANDSCAPING

Landscaping for vehicular use areas shall be as established in [Article 12: Landscaping and Buffering](#).

(D) FIRE CODE

All parking and loading plans shall conform to all requirements set forth in the fire code as adopted by Springfield Township and as approved by the township's fire department.

(E) DRAINAGE

All vehicular use areas shall be graded, drained and provided with adequate drainage and storm water management facilities so that the adjacent properties and rights-of-way, including public sidewalks, are not be subject to flooding by water run-off from the proposed vehicular use areas.

(F) OTHER USES WITHIN REQUIRED VEHICULAR USE AREAS

No vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any vehicular use area. Outdoor display, sales, or storage of any merchandise within any required vehicular use area shall not be permitted unless otherwise specifically permitted as a principal use.

(G) SEASONAL COVER

A seasonal cover is permitted to be erected over an open off-street parking space only when in compliance with the following:

- (1)** The parking space is located in compliance with all other applicable regulations of this resolution.
- (2)** The seasonal cover shall be constructed of material is properly secured so as not to cause damage to any adjoining property.
- (3)** The seasonal structure shall only be permitted in the side and rear yards and shall be set back a minimum of 10 feet from all lot lines.
- (4)** The seasonal structure shall be set back a minimum of 10 feet from the front building line of the principal structure.

(5) Only structures designed and intended to serve as protection for vehicles shall be permitted as seasonal covers.

(6) Seasonal covers shall be permitted between the first of November and the first of April each year.

(7) The maximum size of any seasonal cover shall be 12 feet by 22 feet with a maximum height of 15 feet.

(8) In no case shall a canvas tent or similar structure be permitted as a seasonal cover.

(H) SURFACING

(1) All vehicular use areas shall be graded and paved with an asphalt or concrete surface unless otherwise provided in this article.

(2) Platted lots with single-family homes that have a minimum lot area of one acre shall be exempt from these surfacing requirements.

(3) All residential uses may have driveways and vehicular use areas constructed of 100% porous pavers or porous pavement systems.

(4) All nonresidential uses may utilize porous pavement for up to 100% of its vehicular use area. Nonresidential uses may use structural lawns or pervious pavers for up to 50% of its vehicular use area.

(5) Only 25 percent of an area paved with pavers or other porous pavement systems shall count toward the maximum impervious surface coverage standards in [Section 5.05: Area, Setback, and Other Site Development Standards](#).

(I) LIGHTING

All lighting within a vehicular use area shall be subject to the standards in [Article 8: Outdoor Lighting Standards](#).

(J) STRIPING

The individual parking spaces and loading spaces shall be striped according to the approved layout of the vehicular use area.

Section 11.04 Off-Street Parking Requirements

(A) UNITS OF MEASURE

The following rules shall apply when computing parking spaces:

(1) On-Street Parking

On-street parking spaces shall not be counted toward off-street parking space requirements.

(2) Multiple Uses

Unless otherwise noted or approved, off-street parking areas serving more than one use shall provide parking in an amount equal to the combined total of the requirements for each use.

(3) Fractions

When a measurement of the number of required spaces results in a fractional number, any fraction of $\frac{1}{2}$ or less shall be rounded down to the next lower whole number and any fraction of more than $\frac{1}{2}$ shall be rounded up to the next higher whole number.

(4) Area Measurements

- a) Unless otherwise specifically noted, all square footage-based parking standards shall be computed on the basis of gross floor area of all floors in a nonresidential building.
- b) Up to 15 percent of the gross floor area may be excluded from the above calculation if the area is used for storage, loading, unloading, or for mechanical equipment.

(5) Occupancy- or Capacity- Based Standards

- a) For the purpose of computing parking requirements based on employees, students, residents, or occupants, calculations shall be based on the largest number of persons working on a single shift, the maximum enrollment, or the maximum fire-rated capacity, whichever is applicable, and whichever results in a greater number of parking spaces.
- b) In hospitals, bassinets shall not be counted as beds.
- c) In the case of benches, pews and similar seating accommodations, each 24 inches thereof shall be counted as one seat for the purpose of determining the parking requirements.

(6) Stacking Spaces

Vehicle stacking spaces that are required for drive through facilities (See [Section 11.06: Stacking Space Requirements for Drive-Through Facilities.](#)) shall not count toward the off-street parking requirements of this section.

(7) Unlisted Uses

- a) Upon receiving an application for a use not specifically listed in the parking schedule below, the Zoning Administrator shall apply the parking standard specified for the listed use that is deemed most similar to the proposed use in regards to use, size and intensity of use.
- b) If the Zoning Administrator determines that there is no listed use similar to the proposed use, intensity, or size, they may refer to the estimates of parking demand based on recommendations from parking studies prepared by the Institute of Traffic Engineers (ITE), Urban Land Institute (ULI), and/or the American Planning Association (APA).

(B) REQUIRED NUMBER OF PARKING SPACES

(1) [Table 11.04-A](#) defines the number of parking spaces required for each use within Springfield Township.

(2) For all uses except single-family and two-family dwellings, the number of parking spaces required in [Table 11.04-A](#) below may be modified according to the following provisions without requiring a variance or other review outside of the zoning certificate:

- a) An applicant may provide a number of spaces equal to the number of spaces required by [Table 11.04-A](#); or
- b) Up to 10 percent fewer than the number of spaces required by [Table 11.04-A](#); or
- c) Up to 20 percent more than the number of spaces required by [Table 11.04-A](#).

(3) Applicants may proposed fewer parking spaces than provided in this section through the use of shared parking or off-site parking as established in [Section 11.04\(E\): Alternative Parking Options.](#)

(4) Applicants may propose more spaces than allowed in this section provided they submit a parking demand study that illustrates the need for the additional parking spaces.

TABLE 11.04-A: MINIMUM OFF-STREET PARKING STANDARDS	
USE	REQUIRED NUMBER OF PARKING SPACES
AGRICULTURAL USES	
Agricultural uses	No parking spaces required

TABLE 11.04-A: MINIMUM OFF-STREET PARKING STANDARDS

USE		REQUIRED NUMBER OF PARKING SPACES
Nurseries and greenhouses		1.0 space per 500 square feet of sales area
RESIDENTIAL USES		
Adult family homes or small residential facilities		1.5 spaces per bedroom
Adult group homes or large residential facilities		1.5 spaces per bedroom
Bed and breakfast establishments		1.0 space per guest room plus requirement for dwelling unit
Conservation subdivision		2.0 spaces per dwelling unit with a minimum of two spaces enclosed
Conservation subdivision with attached dwellings		Required spaces based on the specific dwelling type to be constructed
Dwellings, attached (3-4 units)		1.5 spaces per dwelling unit plus 0.5 spaces per unit designated as visitor or guest parking
Dwellings, single-family		2.0 spaces per dwelling unit with a minimum of two spaces enclosed
Dwellings, two-family		2.0 spaces per dwelling unit with a minimum of two spaces enclosed
Institutional housing		1.5 spaces per bedroom
Permanently sited manufactured housing		4.0 spaces per dwelling unit with a minimum of two spaces enclosed
PUBLIC AND INSTITUTIONAL USES		
Active parks and recreation	Ballfields	30.0 spaces per field
	Golf courses	8.0 spaces per hole
	Golf driving ranges	2.0 spaces per tee
	Miniature golf courses	2.0 spaces per hole
	Racquetball, handball and tennis courts	5.0 spaces per court
	Swimming pools (not associated with a residence)	1.0 space per 50 square feet of swimming area including water, lawn, deck, and bathhouse
	Parks or playgrounds not otherwise specified	1.0 space per 10,000 square feet of park or playground area
Campgrounds		2.0 spaces per campsite
Cemeteries		1.0 space per four seats in a chapel or place of assembly
Churches and places of worship		1.0 space per 3 fixed seats in the main assembly room or 1 space per 3 persons, whichever is greater
Cultural institutions		1.0 space per 250 square feet of floor area or 1.0 space per 4 seats based upon the design capacity, whichever is greater
Educational facilities (primary and secondary)		1.5 spaces per classroom, library, lecture hall, and cafeteria plus 1.0 space per three fixed seats of public assembly areas. High schools shall have an additional 1.0 space per five students at maximum capacity
Educational facilities (business or trade schools)		6.0 spaces per each classroom and 1.0 space per 300 sq. ft. of administrative office space
Hospitals		1.0 space for every 2 patient beds plus outpatient clinics, laboratories, pharmacies and other similar uses shall have 4 spaces per 1,000 square feet.
Passive parks, recreation, and open space		Parking spaces should be provided as appropriate, but are not required for passive parks, recreation, and open space.
Public safety and service facilities		1.0 space per 300 square feet
Type-A day care homes (7-12 children)		2.0 spaces in addition to that required for the dwelling unit
Type-B day care homes (1-6 children)		No additional parking spaces required
GENERAL RETAIL AND OFFICE USES		
Banks and financial institutions		1.0 space per 250 square feet
Bars, taverns, ore restaurants		15.0 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater
Club		1 space per 3 fixed seats in the main assembly room or 1 space per 3 persons, whichever is greater

TABLE 11.04-A: MINIMUM OFF-STREET PARKING STANDARDS

USE	REQUIRED NUMBER OF PARKING SPACES
Commercial entertainment or recreation (indoors)	1.0 space per 200 square feet or 1.0 space per four persons at maximum capacity, whichever is greater
Commercial entertainment or recreation (outdoors)	1.0 space per 5,000 square feet of land area or 1.0 space per three persons at maximum capacity, whichever is greater
Building supply or farm sales establishments	1.0 space per 400 square feet
Day care centers	1.0 space per three children at maximum capacity
Drive-through facilities	No parking spaces required. See Section 11.06 .
Funeral homes	1.0 space per 50 square feet
General offices (administrative, professional, business)	1.0 space per 300 square feet
Hotels and motels	1.0 space per room or suite
Instructional studios	1.0 space per 300 square feet
Kennels, Commercial	1.0 space per 400 square feet
Medical and dental offices or clinics	1.0 space per 250 square feet
Outdoor dining areas	15.0 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater
Outdoor display and sales	1.0 space per 400 square feet
Outdoor storage	1.0 space per 1,000 square feet
Personal service establishments	6.0 spaces per 1,000 square feet, or 2.0 spaces per station/chair, whichever is greater
Retail commercial uses	1.0 space per 300 square feet
Sales offices and showrooms	1.0 space per 500 square feet
Service commercial uses	1.0 space per 250 square feet
Veterinarian offices and animal hospitals	1.0 space per 250 square feet
VEHICLE AND TRANSPORTATION RELATED USES	
Gasoline stations	1.0 space per 200 square feet
Motor vehicle/farm implement sales and rental	1.0 space per 400 square feet of indoor display area and 1.0 space per 1,000 square feet of outdoor display area
Parking lot or structure	No additional parking spaces required
Passenger transportation terminal	See Table 11.04-B .
Truck services/truck stop facilities	See Table 11.04-B .
Truck/transfer facilities	See Table 11.04-B .
Vehicle repair garages (major repair)	1.0 space per 300 feet for facilities under 5,000 square feet or 1.0 space per 500 square feet for facilities of 5,000 square feet or larger.
Vehicle service uses (minor repair)	
Vehicle washing establishments	1.0 space per 200 square feet of building area (excluding car wash area)
INDUSTRIAL USES	
All industrial uses	See Table 11.04-B .
OTHER USES	
Essential Services	No parking spaces required
Gas and Oil Wells	1.0 space required
Mixed Use Development	Parking shall be provided as required for the individual uses in the development
Radio and television stations (no towers or satellites)	1.0 space required
Soil removal or mineral extraction	As determined by the Zoning Administrator
Wireless telecommunication facilities	1.0 space per provider

(C) OFF-STREET PARKING STANDARDS FOR SELECTED SERVICE AND INDUSTRIAL USES

Uses that reference this subsection in [Table 11.04-A: Minimum Off-Street Parking Standards](#) shall provide the minimum number of spaces identified in [Table 11.04-B: Off-Street Parking Standards for Selected Industrial Uses](#).

TABLE 11.04-B: OFF-STREET PARKING STANDARDS FOR SELECTED INDUSTRIAL USES		
USE OR ACTIVITY	REQUIRED NUMBER OF SPACES	
Office or administrative area	1.0 space per 300 square feet	
Indoor sales area	1.0 space per 200 square feet	
Indoor storage, warehousing, assembly, vehicular service, or manufacturing area:	1-3,000 square feet of floor area	1.0 space per 250 square feet
	3,001-5,000 square feet of floor area	1.0 space per 500 square feet
	5,001-10,000 square feet of floor area	1.0 space per 750 square feet
	10,001 or more square feet of floor area	1.0 space per 1,250 square feet
Outdoor sales, display, or storage area (3,000 square feet or less)	1.0 space per 750 square feet	
Outdoor sales, display, or storage area (more than 3,000 square feet)	1.0 space per 1,000 square feet	
NOTE: The total number of required spaces is cumulative based on the variety of different functions present in a single use.		

(D) PARKING REQUIREMENTS FOR PHYSICALLY DISABLED

Applicants shall provide parking spaces for the physically disabled as required by the Ohio Basic Building Code and shall include all necessary markings, striping, and signage.

(E) ALTERNATIVE PARKING OPTIONS

The following are three methods of accommodating parking as an alternative to constructing the required number of parking spaces on an individual lot.

(1) Deferred Parking

A portion of the required parking spaces may remain landscaped and unpaved or paved with porous pavement provided that the parking and unpaved areas complies with the following standards. See [Figure 11.04-1](#).

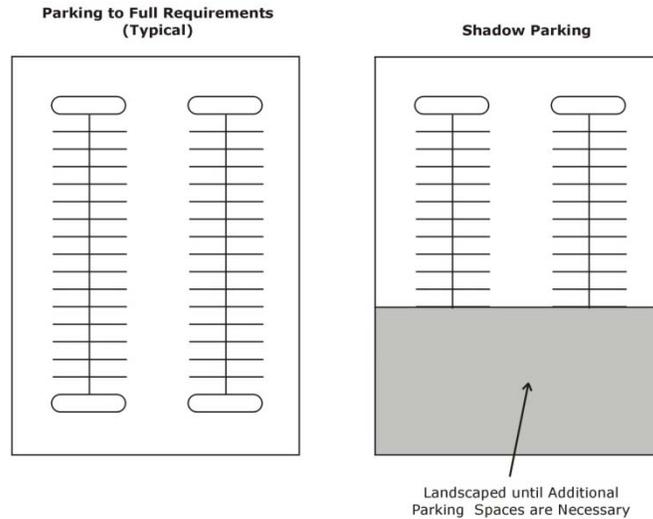


Figure 11.04-1: Illustration of deferred parking

- a) No more than 30 percent of the required number of parking spaces may be designated for deferred parking.
- b) The area designated as a deferred parking area, or future parking, area shall be considered an impervious surface for the purpose of calculating the impervious surface covered as established in [Section 5.05: Area, Setback, and Other Site Development Standards](#).
- c) The plans submitted with the zoning certificate application shall denote the location and layout of that portion of the parking area that currently not deemed required. The plan shall indicate that the “deferred” parking spaces will be constructed according to this resolution in the event that the Zoning Administrator makes a finding, at any time, that all or any portion of this parking is necessary.
- d) At no time shall any portion of the required parking area that is so designated for future construction be used for the construction of any structure or paved surface with the exception that grass pavers (See [Figure 11.04-2](#).) or reinforced turf may be used to provide temporary parking provided that the pavers allow for grass and other vegetation to grow through the material.



Figure 11.04-2: Image of grass pavers

- e) At no time shall any portion of the required parking or loading that is so designated for future construction as provided herein be counted as open space or other non-paved areas required by other provisions of this article.
- f) The owner shall initiate construction of the approved "future" parking area, as identified on the approved plan, within three months of the receipt of a certified letter or a letter through normal postal service (in the event that the certified letter is not accepted) sent to the owner of record from the Zoning Administrator, identifying that such parking is determined to be necessary.
- g) When the designated deferred parking area is constructed, such parking shall be constructed in a manner to meet the parking lot landscaping requirements of [Section 12.07: Landscaping and Screening of Vehicular Use Areas](#).

(2) Shared Parking

A portion of the required parking spaces may be located on an adjacent property if the parking area complies with the following.

- a) Shared parking is encouraged and permitted if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.
- b) The applicant shall have the burden of proof for reduction of the total number of parking spaces and shall document and submit information substantiating their request. Shared parking may be approved if:
 - (i) A sufficient number of spaces are provided to meet the highest demand of the participating uses;
 - (ii) The uses are located adjacent to each other;
 - (iii) Evidence has been submitted by the parties operating the shared parking facility, to the satisfaction of the Zoning Administrator, documenting the nature of uses and the times when the individual uses will operate so as to demonstrate the lack of potential conflict between them.
 - (iv) The shared parking spaces will not be located in excess of 300 feet from the uses they are intended to serve;
 - (v) A legal shared parking agreement is submitted and approved by the Springfield Township Attorney or the prosecuting attorney, that provides for the rights of the respective parties to use the shared parking areas in a manner adequate to accommodate multiple users or that parking spaces will be shared at specific times of the day (i.e., one activity uses the spaces during daytime hours and another activity use the spaces during evening hours). This agreement shall include provisions, evidence of deed restrictions or other recorded covenants that ensure that the spaces will be properly maintained during the life of the development.
 - (vi) The approved shared parking agreement shall be filed with the application for a zoning certificate and shall be filed with the county recorder and recorded in a manner as to encumber all properties involved in the shared parking agreement.
 - (vii) No zoning certificate will be issued until proof of recordation of the agreement is provided to the Zoning Administrator.
 - (viii) Shared parking shall not account for more than 30 percent of the required parking spaces as established in [Section 11.04\(B\): Required Number of Parking Spaces](#).

(3) Off-Site Parking

A portion of the required parking spaces may be located on a separate lot from the lot on which the principal use is located if the off-site parking complies with the following standards.

- a) Off-site parking shall not be used to satisfy the off-street parking standards for residential uses, hospitals, bars (if not incidental to a restaurant), or convenience stores and other convenience-oriented uses. Required parking spaces reserved for persons with disabilities shall not be located in an off-site parking facility.
- b) No off-site parking space shall be located more than 500 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This route may include crossing a right-of-way provided it uses a legal crosswalk.
- c) Off-site parking shall not be permitted on a vacant lot in a residential zoning district.
- d) Off-site parking areas shall adhere to the regulations of the same or a more intensive zoning classification than that required for the use served.
- e) In the event that an off-site parking area is not under the same ownership as the principal use served, a written off-site parking agreement shall be required.
- f) An off-site parking agreement shall be submitted and approved as to form by the Springfield Township Attorney or the prosecuting attorney. This agreement shall include provisions, evidence of deed restrictions or other recorded covenants that ensure that the spaces will be properly maintained during the life of the development.
- g) The off-site parking agreement approved by the Springfield Township Attorney shall be filed with the application for a zoning certificate and shall be recorded as a deed restriction or covenant in a manner as to encumber all properties involved in the off-site parking agreement.
- h) Final inspection to authorize occupancy shall not be granted until proof of recordation of the agreement is provided to the Zoning Administrator.
- i) Off-site parking shall be used and maintained solely for parking as long as the use, as recorded and approved, exists. The off-site parking agreement may be terminated when the additional site is no longer necessary, there is a change of use, or the approved conditions are no longer applicable.

(F) DESIGN STANDARDS FOR PARKING LOTS

Unless otherwise specified, the standards of this section shall apply to all parking lots or areas that can accommodate five or more parking spaces.

(1) Location

All driveways and open off-street parking areas shall comply with the following:

- a) All motor vehicles shall be parked in a driveway, open off-street parking space, or garage.
- b) All parking spaces shall be connected to a public street by a driveway, except dwelling units which may be accessed from an alley.
- c) Parking spaces required for dwelling units shall be located on the same lot as the dwelling unit served. Required guest parking in a multi-family development shall be equally distributed throughout the development.
- d) Parking for commercial, office or industrial uses shall not be permitted in residential districts.
- e) All required off-street parking spaces shall have direct access to an aisle or driveway without the need to move any other vehicle.

- f) All off-street parking lots of more than five spaces shall be set back a minimum of 20 feet from the right-of-way in the C-1 and C-2 districts, and 30 feet in all other nonresidential zoning districts.
- g) All off-street parking lots of more than five spaces shall be set back 10 feet from the side and rear lot lines (where shared parking is not utilized) when adjacent to other nonresidential districts and 20 feet when adjacent to a residential district.
- h) All truck parking in industrial districts shall be set back a minimum of 50 feet from all lot lines.

(2) Dimensional Requirements

- a) Parking stalls shall conform to the minimum standards set forth in [Table 11.04-C](#) and [Figure 11.04-3](#).
- b) Any parking space adjoining a landscaped area of the parking lot may include a two-foot overhang into the landscaped area as part of the required parking stall length, provided curbing or well-maintained wheel stops are used to prevent damage to landscaped areas. (See [Figure 11.04-3](#).)

TABLE 11.04-C: PARKING AREA DIMENSIONS				
ANGLE OF PARKING (DEGREES)	ONE-WAY MANEUVERING AISLE WIDTH (FEET) "A"	TWO-WAY MANEUVERING AISLE WIDTH (FEET) "A"	PARKING STALL WIDTH (FEET) "B"	PARKING STALL LENGTH (FEET) "C"
0 – Parallel	12	21	10	23
30 – 53	14	21	10	20
54 – 75	19	22	10	20
76 – 90	22	24	9	18

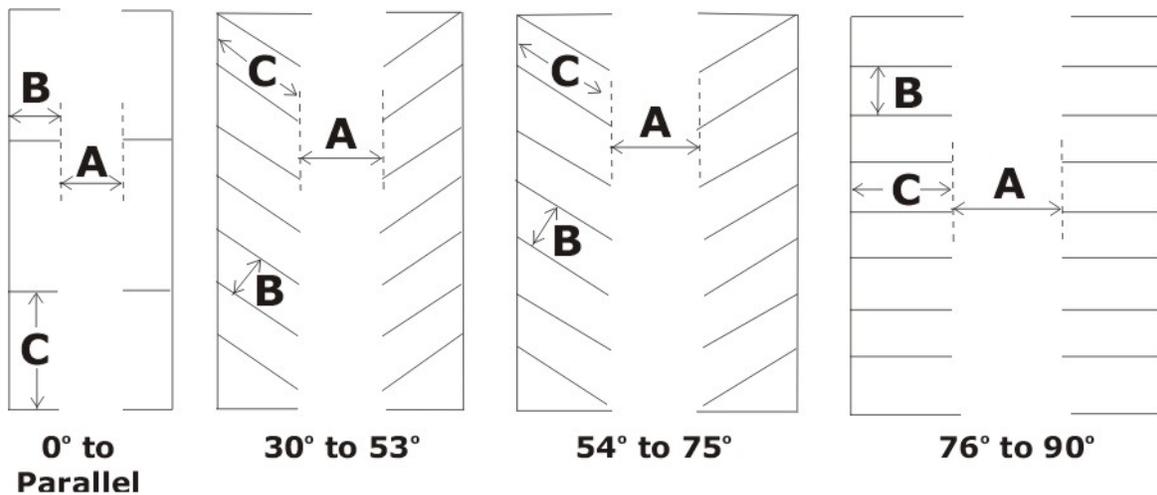


Figure 11.04-3: Parking area dimensions

(3) Cross Access Easements

a) The Zoning Administrator shall review all sites in nonresidential zoning districts to determine whether it is necessary to provide cross access easements to adjacent parcels in order to achieve better circulation throughout the corridor and to minimize driveway cuts along public roads. Such review will be in conjunction with the Summit County Engineers Office.

b) Where a cross access easement is determined to be necessary, shared maintenance agreements shall be filed with the Summit County Recorder and provided to the Zoning Inspector prior to approval. All cross access easements shall comply with the Summit County Engineer’s Office Access Management Regulations or as otherwise approved or required.

(G) WHEELS STOPS AND CURBING

(1) Continuous concrete curbing or wheel stops that are at least six inches high and six inches deep shall be provided for parking spaces located adjacent to fences, walls, walkways, sidewalks, and landscaped areas to protect pedestrians and landscaped areas.

(2) When provided, wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space.

(3) Wheel stops and curbing should be designed to allow for snow removal and access to snow storage areas, including on landscaped islands and adjacent buffers.

Section 11.05 Off-Street Loading Requirements

(A) APPLICABILITY

On the same premises with every building, structure, or part thereof, erected and occupied for commerce, industry, public assembly, or other uses involving the receipt or distribution by vehicles of materials or merchandise, there shall be provided and permanently maintained adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets or alleys in conformance with this section.

(B) NUMBER OF LOADING SPACES REQUIRED

(1) [Table 11.05-A](#) establishes the number of loading spaces required.

TABLE 11.05-A: LOADING SPACE REQUIREMENTS	
GROSS FLOOR AREA	REQUIRED NUMBER OF SPACES
Up to 10,000 sq. ft.	0
10,001 to 25,000 sq. ft.	1
25,001 to 50,000 sq. ft.	2
50,001 to 100,000 sq. ft.	3
100,001 to 200,000 sq. ft.	4
Over 200,001 Square Feet	4 plus 1 additional space for every 50,000 square feet over 200,001 square feet

(2) Off-street loading spaces shall not count toward any minimum parking space requirements.

(C) LOADING SPACE DESIGN STANDARDS

Every loading space shall be designed, constructed, and maintained in accordance with the standards and requirements set forth below:

(1) Location of Required Loading Spaces

a) Loading spaces shall be located on the same lot as the building or structure to which they are accessory.

- b) No loading space shall be located in any front yard, nor shall it permit any vehicle to extend into any front yard or across any lot lines of a more restrictive district while the vehicle is being loaded or unloaded.

(2) Dimensions

Loading spaces shall have a minimum width of 12 feet, a minimum length of 40 feet and a minimum vertical clearance of 15 feet.

(3) Access

- a) Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with traffic movement and parking lot circulation. The Zoning Administrator shall approve access to and from loading spaces.
- b) No part of any truck or van that is being loaded or unloaded may extend into the right-of-way of a public thoroughfare.
- c) Loading spaces shall be designed with sufficient apron area to accommodate truck-turning movements and to prevent backing of trucks onto any street right-of-way.

(4) Screening

- a) All operations, materials, and vehicles within any loading space that are visible from a public street or from any residential use shall be screened.
- b) The screening material shall be at least six feet in height and 100 percent opaque and shall satisfy the buffer requirements of the most restrictive adjacent district.
- c) Screening areas shall also be subject to applicable requirements and standards in [Article 12: Landscaping and Buffering](#).

Section 11.06 Stacking Space Requirements for Drive-Through Facilities

- (A) The number of required stacking spaces shall be as provided for in [Table 11.06-A](#). See [Figure 11.06-1](#) for illustration of stacking spaces:

TABLE 11.06-A: STACKING SPACE REQUIREMENTS		
ACTIVITY	MINIMUM STACKING SPACES (PER LANE)	MEASURED FROM:
Bank, Financial Institution or Automated Teller Machine (ATM)	3	Teller or Window
Restaurant	6	Pick-Up Window
Full Service Car/Truck Wash	6	Outside of Washing Bay
Self-Service or Automated Car/Truck Wash	2	Outside of Washing Bay
Fuel or Gasoline Pump Island	2	Pump Island
Other	As determined by the Zoning Administrator	

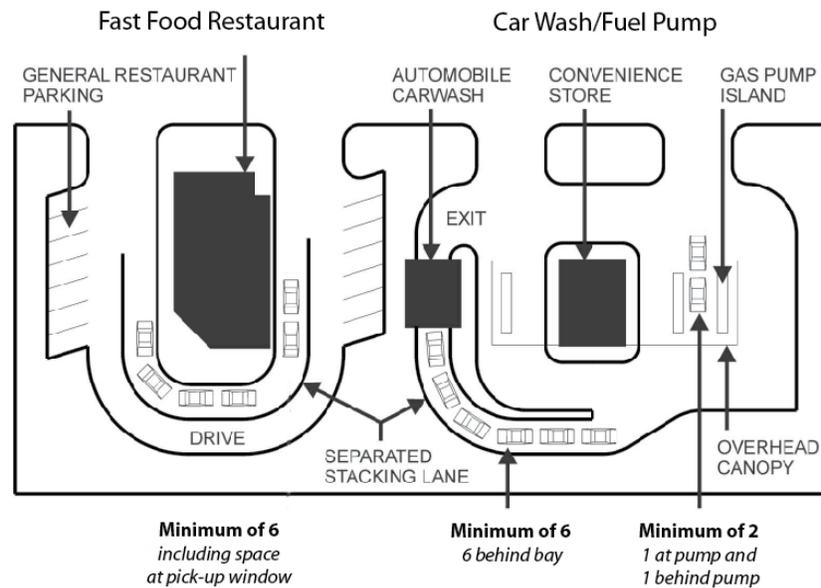


Figure 11.06-1: Location of stacking spaces and lanes. Note that the stacking lanes are oriented toward the side and rear yards rather than the front yard.

(B) Stacking lanes shall be provided for any use having a drive-through establishment and shall apply comply with the following standards:

- (1)** All stacking lanes shall be set back 25 feet from all rights-of way.
- (2)** Drive-through stacking lanes shall have a minimum width of ten feet.
- (3)** When stacking lanes are separated from other stacking lanes, bypass lanes or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, or landscaping.
- (4)** Washing bays in a car wash shall not count toward the stacking space requirement.
- (5)** Pump spaces can count toward the stacking space requirement.
- (6)** Stacking spaces shall be a minimum of 10 feet by 20 feet in size.
- (7)** Stacking spaces may not impede on- or off-site traffic movements or movements in or out of off-street parking spaces.
- (8)** Stacking spaces shall be separated from other internal driveways by surface markings or raised medians.
- (9)** These stacking space requirements shall be in addition to the off-street parking space requirements.
- (10)** See [Section 7.01\(G\)\(6\): Drive-Through Facilities](#) for additional design requirements for all drive-through establishments.

Section 11.07 Driveway Standards

To preserve and maintain efficient traffic movement, permitted access to all public streets shall be limited as defined herein. A goal of these driveway standards is to limit and reduce the number of driveways in favor of combined driveways and the construction of service roads to handle access to multiple parcels. These regulations are in addition to any other required state, county, or local approvals.

(A) Driveways shall be subject to Summit County's driveway apron requirements.

(B) Driveways shall be located in such a manner as to interfere as little as possible with the use of adjacent residential property and the flow of traffic on adjacent streets, and to avoid undue interference with pedestrian access to street corners.

(1) Driveways on corner lots shall be located as far from the street intersection as practicable.

(2) For parking areas having a capacity of 10 or more vehicles, the center line of the driveway apron shall be located not less than 75 feet from the nearest street intersection right-of-way line.

(3) Driveways for conforming uses and lots shall not be located less than 20 feet from a side lot line nor 40 feet from an access drive on an adjoining lot.

(4) Access drives for nonconforming uses and lots shall be located as far as practicable from another access drive, measured from the edge of the pavement, as determined by the BZA.

(C) New driveways shall be aligned with existing driveways across a street unless such alignment is shown to be undesirable in a Traffic Impact Study. Where such alignments are shown to be undesirable, the centerlines of opposing driveways shall be offset at least 100 feet.

(D) Each lot shall be permitted to have a single, two-way driveway, except in cases where a Traffic Impact Study is prepared clearly demonstrates that it is beneficial to permit a second driveway from the standpoint of traffic movement. Examples of where a second drive may be justified include large corner lots where driveways on both streets may be desirable and instances where two, one-way drives are preferred more than one, two-way drive.

(E) The width and coverage of driveways and access drives shall comply with the following:

(1) Driveways for single-family detached and attached dwelling units shall have a minimum width of eight feet and a maximum width of 30 feet.

(2) The minimum width of driveways for multi-family dwellings and nonresidential uses shall be 12 feet for a one-lane access drive or 20 feet for a two-lane access drive at the right-of-way line, and shall not exceed a total of 30 feet in width at the curb line of the street.

(3) One-way entrances and exits shall be limited to two lanes and all other access drives shall not exceed three lanes.

(4) The driveway or access drive shall not cover more than 35% of the area of the front yard.

(F) Driveways may be used for the following purposes:

(1) The parking of passenger cars owned by the occupants of the dwelling and their visitors.

(2) The parking of one commercial car or truck not exceeding seven feet in height nor having more than one and one half (1 ½) ton capacity as specified by the manufacturer, that is used in connection with said occupant's livelihood, except that larger trucks may momentarily park in a driveway for emergencies and making deliveries. This provision does not include construction equipment or landscaping equipment, or trailers to haul such equipment.

(3) The parking or storage of recreational vehicles in compliance with [Section 11.08: Parking or Storage of Vehicles in Residential Districts](#).

(G) Applications for zoning certificates or certificates of conformance that include a driveway shall be submitted to the Springfield Township Fire Department for review and comment related to emergency access, fire control, and related safety issues.

(H) Driveways that require a culvert may be subject to review and permitting requirements from the Springfield Township Roads Department.

(I) Left turn storage lanes shall be provided within the public street for all truck terminal facilities and for any commercial, manufacturing, wholesale or storage facility with more than 100,000 square feet of gross floor area unless they are found to be unnecessary by a Traffic Impact Study.

Section 11.08 Parking or Storage of Vehicles in Residential Districts

- (A) Off-street parking spaces for residential uses in a residential zoning district shall comply with the provisions of this section.
- (B) Uncovered off-street parking spaces that are located on a driveway may be located in any yard but shall be set back a minimum of 20 feet from any right-of-way and three feet from any lot line.⁴
- (C) **PARKING AND STORAGE OF RECREATIONAL VEHICLES**
- (1) Not more than two recreational vehicles, campers or boats, or trailers for such vehicle or equipment, shall be stored outdoors. Only one of the two recreational vehicles may have a length greater than 24 feet.
- (2) Outdoor storage shall be permitted only in the side or rear yard. The Zoning Administrator may approve an alternate location if the property owner can demonstrate the lot configuration and structure create practical difficulties with side and rear yard storage. The practical difficulties may not be self-created.
- (3) The outdoor storage of a recreational vehicle shall be set back a minimum of five feet from a rear lot line and 10 feet from a side lot line.
- (4) Recreational vehicles shall be parked on a paved or gravel surface.⁴
- (5) No screening shall be required for recreational vehicles stored more than 15 feet from any lot line. Recreational vehicles stored closer to a lot line than 15 feet shall be screened with solid fencing in accordance with [Article 9: Fencing, Walls, and Hedges](#).
- (6) A recreational vehicle, camper, boat or trailer may be parked on a driveway in the front yard only for loading or unloading purposes for a period not to exceed seven days in any 30 day period. ⁴
- (7) Recreational vehicles, campers, and boats shall not be used as a dwelling, office, or other business, structure, or for storage of any material.

Section 11.09 Parking of Inoperable Vehicles

- (A) No person shall park, store or leave, or permit the parking or storing of any unlicensed motor vehicle or any vehicle in a rusted, wrecked, junked, partially dismantled, inoperative, or abandoned conditions, whether attended or not, upon any property within Springfield Township unless the same is completely enclosed within a building.
- (B) No person shall store or leave or permit the storing of any boat or trailer that is in a rusted, wrecked, junked, partially dismantled, inoperative, or abandoned conditions, whether attended or not, upon any property within Springfield Township unless the same is completely enclosed within a building.

⁴ Effective 11/4/13

⁴ Effective 11/4/13