

Article XI

OFF-STREET PARKING, LOADING FACILITIES, and DRIVEWAYS

(for All Districts)

1101 GENERAL REQUIREMENTS

A. No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking, loading spaces, and driveways have been provided in accordance with provisions of this Resolution.

B. The provisions of this Article, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as many of such spaces as may be required by this Resolution.

C. Whenever a building or structure constructed after the effective date of this Resolution is changed or enlarged in floor area, number of employees, number of housing 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, provided whenever a building or structure existing prior to the effective date of this Resolution is enlarged to the extent of fifty (50%) percent 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.

D. Uses – Parking and loading areas shall be used for parking spaces, loading spaces, driveways, access aisles, landscaping and for no other purposes.

E. Traffic Control – A plan for traffic control both inside and outside the parking area or loading zone shall be prepared for each area. Access drives shall open onto feeder streets and not onto main thoroughfares unless drives to feeder streets cannot reasonably be made available. Where practicable, any access drive opening onto a main thoroughfare shall be used as an entrance only, and an access drive opening upon a feeder street shall be used as a combination entrance and exit. Access drives shall be located away at a twenty-five (25) foot minimum from street intersections

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1102 PARKING SPACE DIMENSIONS

A. A parking space shall have minimum rectangular dimensions of not less than ten (10) feet in width and twenty (20) 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 twenty-one (21) feet in length for sixty (60°) degree parking, and twelve (12) feet in width and twenty (20) feet in length for forty-five (45°) degree parking. All dimensions shall be exclusive of driveways, aisles, and other circulation areas.

B. Minimum Size and Number – Each parking area shall include two (2) or more parking spaces for each residence in RI-1 Districts (four (4) for two (2) family dwellings; two (2) for each unit). All other non-residential Districts shall have a minimum of five (5) parking spaces. Any layout or design may be reviewed. For any new construction or alterations, reference shall be made and documentation submitted for the number of spaces, traffic patterns, physical layout of design, and other features for submission to the Zoning Inspector and/or Board of Zoning Appeals (BZA) in the Plan (see 1131, Plot Plan Review), confirming requirements from a nationally accepted handbook or standard such as:

“American Planning Association” (APA), Chapter5, Parking Lot Design

“American Institute of Architects” (AIA), Parking Planning

“Architect’s Handbook of Professional Practice”, Parking Planning

National Institute of Building Sciences, “Whole Building Design Guide” (WBDG),
Parking Facilities

“Landscape Architectural Graphic Standard”, Parking Standards

International Code Council (ICC), “Off-Street Parking”

1103 LOADING SPACE REQUIREMENTS AND DIMENSIONS

A. 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 for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to five thousand (5000 sq ft) square feet. One loading space shall be provided for each additional ten thousand (10,000 sq ft) square feet or fraction thereof (refer to handbook material, see 1102, (B)).

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B. No such space shall be located closer than fifty (50) feet to any residence within any R-1 District, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted fence not less than six (6) feet in height and provided such wall or fence is located no closer than ten (10) feet from a lot in an RI-1 District which intervening area shall be landscaped and properly maintained at all times.

1104 PAVING / GRADING

The required number of parking spaces and loading spaces as set forth in this Article and Plot Plans together with driveways, aisles, and other circulation areas, shall be improved with acceptable road materials (gravel, concrete, asphalt) to provide a relatively dust free and durable surface.

1105 DRAINAGE

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

1106 MAINTENANCE

The owner of the property used for parking and/or loading shall maintain such area in good condition without holes and free of excess dust, trash, and other debris, along with needed landscaping, trimming, and maintenance of any screening.

1107 LIGHTING

Any parking or loading area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking or loading area shall be so arranged as to reflect the light away from the adjoining properties and any public street.

1108 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.

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- b) Parking spaces for commercial, industrial, or institutional uses shall be located not more than five hundred (500) feet from the principle use. Parking lots farther than five hundred (500) feet from the principle use may be approved by the Zoning Board of Appeals (BZA).
- c) Parking spaces for apartments, dormitories, or similar residential uses shall be located not more than two hundred (200) feet from the principle use.

1111 DISABLED MOTOR VEHICLES

- A) Automobile junk yards, automobile grave yards, or junk yards are NOT permitted in any R-1 or GB-1 District in Brighton Township.
- B) No motor vehicle shall be parked in a front yard area, other than a driveway or parking area except for temporary parking for visitors or guests.
- C) No more than a total of two (2) vehicles being: “disabled motor vehicles” (salvage, wrecked, or those missing major components per definition and ORC 505.173 E) or “un-licensed” motor vehicles shall be permitted except for an approved commercial automotive or repair business in a GB-1 or LI-1 District.
 - 1) Any disabled motor vehicles shall be removed or located in an enclosed garage or accessory use structure within two (2) months of their acquisition. A tarp over a motor vehicle does not constitute a garage or structure.
 - 2) A collector, hobby, or project vehicle will be considered a disabled vehicle if it meets the definition.
 - 3) If not parked in a driveway or parking area, disabled or un-licensed motor vehicles may be temporarily stored on side yards (maintaining a minimum ten (10) feet from the lot line) or rear lot area while maintaining the general landscape.
- D) Unless located in a GB-1 or LI-1 District as an approved business involving vehicles and/or storage, vehicles shall be registered and/or titles in the occupants or property owner’s name or their lending institution.

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E) Abandoned Vehicles

The Zoning Inspector and/or Township Trustees shall contact the Lorain County Sheriff's Department for removal of any abandoned vehicles within the Township.

Reference Ohio Revised Code (ORC) Sections: 505.173

505.871

4513.63

4513.65

1112 Trailer and Boat Parking (Non-Motorized Vehicles)

Definition; Non-Motorized Vehicle: Sport utility trailers, travel trailers, boat trailers, all fall into this "non-motorized vehicle" definition. Examples would include travel trailers, fifth wheel trailers, folding camper trailers, sport utility trailers, boat trailers, horse trailers, general purpose car hauling and enclosed trailers, camper top shells as examples where there are others.

Outdoor storage of utility trailers, travel trailers, and boats etc. shall be located in a parking area, driveway, side yard (with 10 foot clearance or set-back) or rear lot area. They may be in the front yard area for no longer than seven (7) days for cleaning or maintenance activities.

Unless located in a GB-1 District as an approved storage business, trailers & boats shall be registered and/or the property of the occupants or property owners where otherwise they would be prohibited from operating a storage business for other persons.

If trailers and/or boats are left deteriorated and inoperable, they could be determined to be a "junk vehicle" and subject to storage in an enclosed structure, garage, or removal.

1121 DRIVEWAYS

A. No driveway or access road shall be constructed less than five (5) feet from the side lot line in all Districts.

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B. A driveway shall be a minimum of twelve (12) feet in width for its entire length from the roadway to the dwelling unit or garage, whichever is furthest from the road. There shall be a minimum twenty-four (24) feet long culvert constructed of suitable piping at the roadside ditch entry to the driveway. All driveway piping and grading of the road ditch shall conform to either Township, County, or State standards, and shall have a driveway permit.

1) Township road access requires a driveway permit issued by the Brighton Township Zoning Inspector. Due to past issues, the permit fee includes installation of culvert pipe and the first twenty (20) feet of gravel driveway, installed by the Township or its contractor.

Non-driveway open land or agricultural road access must not impede roadway ditch drainage or flow. Installation of any culvert pipe requires a permit, with no fee, and construction plans and completed work approved by the Township Zoning Inspector.

All township driveway permits are forwarded to the County Engineers Office for their review as required.

2) County road access requires a driveway permit issued by the Lorain County Engineers office with approved construction by the Lorain County Engineer.

3) State Route and highway access requires a driveway permit by the Ohio Department of Transportation (ODOT), form MR 505, and shall meet the requirements specified. At the discretion of ODOT, this may be overseen by the Lorain County Engineers office.

The Brighton Township Zoning Inspector shall be notified that the proper permit application and/or approval were received from Lorain County or ODOT for driveways off County, State Routes, or highway roadways so the Township is aware of any planned construction activities.

Prior to any excavation in the road right-of-way, the Ohio Utilities Protection Service (OUPS) MUST be contacted in accordance with Ohio Revised Code (ORC) Section 3781.25 to 3781.32. OUPS can be reached at **1-800-362-2764**. A call must be made to the OIL & Gas Producers Underground Protection Service (OGPUPS) at **1-800-925-0988**.

C. Adequate space shall be maintained for the turning around of emergency vehicles if the driveway has curves, or extends more than one hundred and fifty (150) feet from the edge

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of the road. This shall be a spur, twenty (20) feet minimum in length off the main driveway located in the final one third (1/3) of the driveway length approaching the primary structure.

D. Fences, walls, gates, and any other improvements shall be placed no closer to either outer edge of the driveway than three (3) feet. Fences, walls, and gates shall meet the height and location requirements in General Regulations, Section 305.01 or for screening specifically specified by Conditional Permits around Parking and Loading Facilities in GB-1 and LI-1 Districts.

E. Planting and/or natural vegetation growth shall be maintained by occupant or owner so as to be no closer to either outer edge of the driveway than three (3) feet.

F. Driveway Slope – The maximum slope of any driveway or ramp shall not exceed twenty (20°) degrees.

G. Driveway beds shall have a minimum six (6) inch bed of crushed stone or gravel and certainly may be paved (asphalt, brick, concrete, etc.). Driveway beds shall be expected to sustain a temporary weight of 25 tons (50,000 lbs) for an ambulance or fire district pumper if required for emergencies. Consideration should be given to a 34 ton (68,000 lb) weight limit for the fire district ladder truck or water tanker which might be required for larger or multiple structure emergencies.

H. A limit of two (2) commercial vehicles are permitted to be parked outdoors in any R-1 residential non-farm parcel provided they have adequate room in the driveway and/or parking area.

1122 PRIVATE BRIDGES

A. No person shall construct a bridge on their property which is intended for vehicular travel, especially emergency vehicles (ambulances and/or fire trucks), without a building permit. Construction plans including the maximum volume and flow of water in drainage ditches, creeks, and rivers that will not be impeded, must also be submitted and approved by the Lorain County Engineers office.

B. Entrance to and exit from the bridge shall be maintained as specified in Article XI, Section 1121 (D) (E).

C. Structural type bridges shall have a minimum width of fourteen (14) feet to allow for a one (1) foot buffer zone on each side of the twelve (12) feet minimum width requirement in Article XI, Section 1121 (A). Culver type pipe(s) bridges shall be constructed with a minimum twenty-four (24) feet of pipe crossing the driveway width.

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D. Multiple dwellings shall utilize their independent driveways and shall not share private bridges.

E. Bridges shall be designed and constructed to support a minimum load limit of 24 tons (50,000 lbs) for the fire district pumper and ambulance trucks. Consideration should be given to a 34 ton (68,000 lb) capacity for the fire district ladder truck and/or water tanker trailer which might be required for larger or multiple structure emergencies.

It is at the discretion of emergency services crews if a bridge is fit for use and can be safely crossed or not. Reflective markings, load limit identification, and periodic review of bridge inspections with the fire and ambulance district is strongly recommended.

F. Initial bridge designs and plans shall be approved by a certified professional engineer registered in the state of Ohio.

G. It is the property owners responsibility to maintain bridge decking and under-structure at all times. It is the obligation of the property owner to maintain history records on the bridge structure including certified bridge inspection reports by a licensed engineer or certified bridge inspector every five (5) years as a minimum.

1130 GENERAL INTERPRETATIONS

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

- A. Parking facilities, loading zones, and driveway access for other permitted or conditional uses not listed in this Article shall be determined by the Zoning Board of Appeals (ZBA).
- B. Fractional numbers shall be increased to the next whole number.

1131 PLOT PLAN REVIEW

Whenever a driveway, parking facility, loading zone, or private bridge is required for a given use under the requirements of this Article, plans and specifications for the construction or alteration shall be submitted to the Zoning Inspector before a zoning permit can be issued. Such plans and specifications shall show the location, basis and capacity calculation, size, site design, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, and any other detailed features essential to the complete design and construction of the driveway, bridge, or parking/loading area. Supporting information and reference to the handbooks, guidelines and standards in section 1102 (B) is required for any new construction or alterations.