

CHAPTER 305

OFF-STREET PARKING AND LOADING

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CROSS REFERENCES

Ch. 304 Landscaping and Buffering

305.01 GENERAL PROVISIONS

Surfaced off-street automobile parking shall be provided on any lot on which any of the following uses are hereafter established and are intended for use by the public, whether as customers, employees, or residents of a use or uses. Off-street loading and vehicle storage space shall be provided for the handling of materials and products of commercial and industrial uses. Such off-street parking, loading and vehicle storage spaces shall be provided with vehicular access to a publicly dedicated street.

Such required facilities, additional space provided, and access drives thereto, including required curbs, shall be sloped and constructed to provide adequate drainage of the area, surfaced as required herein, and maintained in such a manner that no dust will be produced by continuous use. The design and construction of all such facilities shall be subject to approval by the Zoning Administrator.

305.02 DIMENSIONS

- A. Parking Spaces. Minimum area and dimensions exclusive of driveways and aisles shall be set forth in Table 8.
- B. Parking Aisles. Minimum widths shall be set forth in Table 9.

Table 8 PARKING SPACE DIMENSIONS Jackson Township Zoning Resolution			
TYPE OF PARKING SPACE	MINIMUM WIDTH	MINIMUM LENGTH	MINIMUM AREA
45-Degree Parking	13	20	260
60-Degree Parking	10	20	200
90-Degree Parking	10	20	200
Parallel Parking	10	23	230

Table 9 PARKING AISLE DIMENSIONS Jackson Township Zoning Resolution	
TYPE OF PARKING	MINIMUM AISLE WIDTH
Angle Parking	18
Parallel Parking on One-Way Drive	14
90-Degree Parking	22

305.03 SCHEDULE OF PARKING SPACES

The number of off-street parking spaces required shall be as set forth in Table 10. For uses not specifically named herein, the requirement shall be the same as required for a listed use similar in nature, as determined by the Zoning Administrator.

1. Where two (2) or more uses are provided on the same lot, including principal and supplementary uses, the total number of spaces required shall equal the sum of their individual requirements.
2. The calculation of parking spaces shall be to the next highest whole number where a fractional space results.
3. Whenever a building or use is constructed or enlarged in gross floor area, by number of employees, by number of dwelling units, by seating capacity or otherwise after the effective date of this Resolution such as to create a requirement under this chapter for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
4. Churches and houses of worship may establish with public or commercial establishments joint parking facilities for fifty percent (50%) or less of their required spaces provided that a written agreement thereto is obtained and that all parking areas so designated lie within three-hundred (300) feet of the main entrance of the church or house of worship.

Table 10-A SCHEDULE OF PARKING SPACES	
Jackson Township Zoning Resolution	
USE	REQUIRED PARKING SPACES
RESIDENTIAL USES	
One (1) or two (2) dwelling units per lot	Two (2) spaces per dwelling unit
Three (3) dwelling units per lot	One and one-half (1 1/2) spaces per dwelling unit
Four (4) or more dwelling units per lot	Two (2) spaces per dwelling unit
Bed and Breakfast Inn	Two (2) spaces per dwelling unit and one (1) space per each guest room
Boarding Home	One (1) space per two (2) occupants
Residential Group Home	One (1) space per two (2) occupants
COMMERCIAL USES	
Automobile service station	One (1) space for each two (2) pumps and two (2) spaces for each service bay
Automobile repairs, car washes	One (1) space for each two hundred (200) sq. ft. of gross floor area
Commercial lodging	One (1) space for each sleeping room and space as required herein for supplementary uses (e.g., restaurants)
Drive-in or fast-food restaurants, with seating	One (1) space for each seventy-five (75) sq. ft. of gross floor area

Drive-in or fast-food restaurants, without seating	One (1) space for each one-hundred and fifty (150) sq. ft. of gross floor area
Funeral homes and mortuaries	One (1) space for each one-hundred and fifty (150) sq. ft. of gross floor area devoted to this use, but no less than six (6) spaces
Indoor sales exclusively of motor vehicles, aircraft, watercraft, lumber, plants, or furniture	One (1) space for each one-thousand (1,000) sq. ft. of sales area

Table 10-B SCHEDULE OF PARKING SPACES Jackson Township Zoning Resolution	
USE	REQUIRED PARKING SPACES
COMMERCIAL USES (Continued)	
Outdoor display and sales	One (1) space for each one-thousand (1,000) sq. ft. of display or sales area
Personal services, such as barber or beauty shops	Two (2) spaces per service provider
Restaurants or bars not elsewhere specified	One (1) space for each one-hundred (100) sq. ft. of gross floor area
Retail sales or services not elsewhere specified	Three (3) spaces for the first one-thousand (1,000) sq. ft. of gross floor area and one (1) space for each additional two-hundred (200) sq. ft. of gross floor area
Service-related uses such as printing or plumbing shops	One (1) space for each two (2) employees and one (1) space for every two (2) vehicles used for service or delivery
OFFICE AND INSTITUTIONAL USES	
Administrative or business office	One (1) space for each three-hundred (300) sq. ft. of gross floor area, but no less than three (3) spaces
Banks, savings and loans, or financial Services	One (1) space for each four-hundred (400) sq. ft. of gross floor area, but no less than four (4) spaces
Business, technical or trade school, college or university	One (1) space for each two (2) students

Child care centers	Two (2) spaces for each classroom, but not less than six (6) spaces
Convalescent or nursing facilities	One (1) space for each two (2) beds
Elementary or middle schools	One (1) space for each teacher and staff member and one (1) space for each student up to five (5) percent of the student body
High school	One (1) space for each four (4) students

Table 10-C SCHEDULE OF PARKING SPACES Jackson Township Zoning Resolution	
USE	REQUIRED PARKING SPACES
OFFICE AND INSTITUTIONAL USES (Continued)	
Libraries, museums or art galleries	One (1) space for each four-hundred (400) sq. ft. of gross floor area
Medical, dental or veterinarian offices or Clinics	One (1) space for one-hundred and fifty (150) sq. ft. of gross floor area
RECREATION	
Assembly halls without fixed seating	One (1) space for each one-hundred (100) sq. ft. of gross floor area used for assembly
Auditoriums, stadiums or similar places with fixed seating	One (1) space for each four (4) seats
Bowling alleys, tennis courts or similar places of intensive public activity	Four (4) spaces for each alley, court or similar activity area and space as required herein for supplementary uses
Driving range	Two (2) spaces for each three (3) playing locations
Golf course	Seven (7) spaces for each hole and one (1) space for each two (2) employees on combined work shifts
Miniature golf course	Two (2) spaces for each hole and one (1) space for each two (2) employees on combined work shifts
Pool, indoor	One (1) space for each five (5) persons capacity [computed as one (1) person for each one-thousand (1,000) gallons of pool capacity] and one (1) space for each

	four (4) seats or thirty (30) sq. ft. of gross floor area used for seating, whichever is greater
Pool, outdoor	One (1) space for each five (5) persons capacity [computed as one (1) person for each five-hundred (500) gallons of pool capacity] and space as required herein for supplementary uses

Table 10-D SCHEDULE OF PARKING SPACES Jackson Township Zoning Resolution	
USE	REQUIRED PARKING SPACES
RECREATION (Continued)	
All other recreational uses	One (1) space for each three (3) patrons the establishment is designed to serve
MANUFACTURING USES	
Manufacturing, warehousing, wholesaling or similar establishments	One (1) space for each two (2) employees on combined work shift and one (1) space for each ten-thousand (10,000) sq. ft. of gross building area
OTHER USES	
Cemeteries	One (1) space for each one-half (1/2) acre
Churches or houses of worship with fixed seating	One (1) space for each four (4) seats
Churches or houses of worship without fixed seating	One (1) space for each one-hundred (100) sq. ft. of gross floor area used for assembly

CROSS REFERENCES

Ch. 304 Landscaping and Buffering

305.04 DEVELOPMENT STANDARDS

Every parcel of land hereafter used as a public or private off-street parking area, including a commercial parking lot and automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

- A. **Minimum Distance.** No part of any parking area for more than five (5) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital or other institution for human care located on an abutting or adjoining lot, unless separated by a one-hundred percent (100%) opaque wood fence or other approved constructed screen six (6) feet in height.
- B. **Location Relative to Use.** Off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking space required of several uses may be provided contiguous and in common to the several structures and uses served. Parking spaces may be located on a lot other than that containing the principal use provided it is within 300 feet of the principal use, with the approval of the Planning and Zoning Board, and subject to meeting all applicable requirements of this Ordinance.
- C. **Parking Lot Layout.** All parking areas having a capacity over twenty (20) vehicles shall be striped with double lines twelve (12) inches both sides of center between stalls to facilitate in and out movement. Whenever a parking lot extends to a property line or where the extension of a vehicle beyond the front line of the parking space would interfere with drive or aisle access, wheel blocks or other devices shall be used to restrict such extension.
- D. **Surfacing.** All off-street parking areas shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, or brick so as to provide a durable and dustless surface. Off-street parking area designs shall be reviewed and approved by the Township prior to issuance of a Certificate of Zoning Compliance.
- E. **Lighting.** Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any residential zoning district and public right-of-way.
- F. **Vehicular Access.** All parking areas shall be provided with direct vehicular access to a street or alley abutting the property upon which the parking area is provided or to an adjacent parking area.

305.05 ACCESS DRIVES (Amended August 2002)

The frequency of access points along thoroughfares in the Township is to be minimized to reduce vehicle and pedestrian conflict and improve traffic flow. Access drives (driveways) leading to and from a street shall be developed according to the following standards.

- A. Width. The minimum width of an access drive shall be ten (10) feet and the maximum width shall be twenty-five (25) feet, except at curb returns. An additional ten (10) feet of width for access drives may be granted on appeal to the Board of Zoning Appeals for non-residential uses when shown that such addition is necessary to the conduct of business and will not adversely impact traffic flow. Access drive entrances at a street shall be a minimum of eighteen (18) feet in width.
- B. Spacing. The following standards shall apply to determining the permitted spacing of access drives.
 - 1. Street classifications are based upon the Franklin County Thoroughfare Plan-2020, as amended, and interpretation by the Zoning Administrator relative to street classification and posted speed.
 - 2. Access drive spacing shall be related to the classification of the road, the posted speed limit, and the residential density of the zoning district as listed in Table 11a. For those speed limits not listed, the minimum spacing shall be calculated by rounding up the next highest distance.

Table 11a Access Drive Spacing Requirements								
Zoning District	Major Arterials		Minor Arterials		Collectors		*Local (see note below)	
ACOS	55mph	300'	55mph	300'	55mph	275'	45mph	230'
			35mph	250'	35mph	230'	35mph	185'
Rural	55mph	300'	55mph	300'	55mph	275'	45mph	230'
			35mph	250'	35mph	230'	35mph	185'
Semi-Rural	55mph	300'	55mph	300'	45mph	230'	45mph	200'
			35mph	200'	35mph	185'	35mph	150'
Suburban	55mph	300'	55mph	300'	45mph	230'	45mph	200'
			35mph	200'	35mph	185'	35mph	150'
All Other Commercial Industrial	*see Table 11c		*see Table 11c		*see Table 11c		*see Table 11c	

*Note: LOCAL streets, regardless of zoning district, constructed within platted subdivisions with posted speeds of 25mph may have access spacing no less than 25' feet depending upon lot layout. All such spacing to be coordinated through The Franklin County Subdivision Regulations and recorded upon the plat.

- 3. Access driveway spacing shall not be used to deny access or otherwise create variance situations for existing lots of record.

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4. For all residential uses in platted subdivisions on LOCAL streets developed in accordance with The Franklin County Subdivision Regulations – 2000 (as amended), the minimum spacing between access drives shall be 25' feet.
5. For all subdivisions of land in the ACOS and RURAL Zoning Districts, the minimum lot width shall be 300' feet when such lots directly access the existing public roadway. Exceptions shall be granted in the case of major subdivisions developing new local streets, stub streets, cul-de-sacs and other streets classified as "LOCAL" using the The Franklin County Subdivision Regulations – 2000 (as amended) in which case the minimum lot width shall be as listed in Table 2, "Dimensional Requirements."

Table 11b Franklin County Street Classifications Year 2020 Thoroughfare Plan		
Road Name	Classification	Posted Speed Limit Unincorporated Area
SR-104 , Jackson Pike	Major Arterial	55mph
SR-665 , London-Groveport	Major Arterial	55mph
US-62 / Harrisburg Pike	Major Arterial	55mph
Alkire Road	Minor Arterial	55mph
Big Run South Road	Minor Arterial	55mph – 45mph
Grove City Road	Minor Arterial	55mph – 35mph
Hoover Road	Minor Arterial	55mph – 35mph
Stringtown Road	Minor Arterial	55mph
Borrer Road	Collector	55mph – 35mph
Brown Road	Collector	35mph
Demorest Road	Collector	45mph – 35mph
Dyer Road	Collector	45mph – 35mph
Gantz Road	Collector	45mph – 35mph
Haughn Road	Collector	35mph
Holton Road	Collector	45mph – 35mph
Orders Road	Collector	55mph – 35mph
Rensch Road	Collector	55mph
White Road	Collector	55mph – 35mph
Zuber Road	Collector	45mph – 35mph
Hibbs Road	Local	35mph
Hiner Road	Local	35mph
Ridpath Road	Local	45mph
Seeds Road	Local	45mph
Young Road	Local	45mph
All Streets within platted Subdivisions	Local	25mph

Table 11c Access Drive Spacing for Commercial / Industrial Districts			
	Posted	Minor	Major

Street Classification	Speed	Generator	Generator
Major Arterial	55mph	350'	425'
Minor Arterial	45mph	275'	300'
Collector	35mph	200'	275'
DEFINITIONS			
Minor Generator < 200 vehicle trips in the peak hour		Major Generator > 200 vehicle trips in the peak hour	

Ref: NCHRP Report #348, Transportation Research Board, 1992

- C. Side Lot Lines. An access drive, exclusive of curb returns, shall be located no less than ten (10) feet from the side lot line, except that an access drive for a residential use may be no closer than three (3) feet of a side lot line. Access drives for any uses utilizing a common drive may be adjacent to and coterminous with a side lot line.

- D. Quantity Permitted. The number of access drives shall be kept to a minimum to promote safe and reasonable access, improve the convenience and ease of movement of travelers, and permit reasonable speeds and economy of travel while maintaining roadway capacity. For lots with less than 200 feet of frontage on public right-of-way(s) and with less than five (5) acres in total area, no more than two (2) access drives shall be permitted. For lots with more than 200 feet of road frontage on public right-of-way(s) and/or greater than five (5) acres in total area, additional access drives may be permitted by the Rural Zoning Commission. In all cases the spacing standards of Subsec. B shall govern and be met.

- E. Surfacing. All access driveways shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, or brick so as to provide a durable and dustless surface. All access driveway aprons shall be graded for proper drainage and surfaced with concrete. Access driveway and apron designs shall be reviewed and approved by the Zoning Administrator prior to construction. During any construction where an access drive shall be constructed, the stone base for such access drive shall be completed prior to the beginning of any construction activity.

305.06 OFF-STREET LOADING

- A. Classification. A loading space shall consist of a rectangular area of one (1) of the following classes:
 - Class A: An area at least fourteen (14) feet by fifty-five (55) feet having a vertical clearance of fifteen (15) feet or more, plus adequate area for ingress and egress.
 - Class B: An area at least twelve (12) feet by thirty (30) feet having a vertical distance of fifteen (15) feet or more, plus adequate area for ingress and egress.

- B. Schedule of Loading Spaces. Loading space shall be provided for retailing, wholesaling, warehousing, processing, hotel, hospital, goods display, and similar uses requiring the receipt or distribution by vehicles of material or merchandise in accordance Table 12.

- C. Surfacing. Areas designated for off-street loading shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, or brick so as

to provide a durable and dustless surface. Designs shall be reviewed and approved by the Township prior to issuance of a Certificate of Zoning Compliance.

Table 12 SCHEDULE OF LOADING SPACES Jackson Township Zoning Resolution	
BUILDING AREA (Square Feet)	REQUIRED CLASS
Less than 750	None required
750 to 1,499	1 Class B
1,500 to 2,499	1 Class A or 2 Class B
2,500 to 9,999	1 Class A and 1 Class B or 3 Class B
10,000 to 49,999	1 Class A and 1 Class B or 3 Class B, or 1 Class A for each 10,000 sq. ft. over the first 10,000 sq. ft. of area
50,000 and Greater	1 Class A for each 10,000 sq. ft. over the first 10,000 sq. ft. of area and 1 Class a for each 25,000 sq. ft. over the first 50,000 sq. ft.

305.07 LIMITATIONS IN RESIDENTIAL DISTRICTS

The provision of parking space, either open or enclosed, for the parking or storage of vehicles in a residential zoning district or PUD relative to residential uses shall be subject to the following:

- A. **Commercial Vehicles.** Trucks having dual tires on one or more axles (excluding pick-up trucks with characteristics similar to those of a passenger car) designed for transportation of cargo and including tractor-trucks, trailers, and semi-trailers, shall not be allowed on a lot or parked on a street, except in association with a home occupation, subject to approval in accordance with Ch. 302.

Commercial vehicles shall not be stored unless located within an enclosed permitted structure or, if stored outside, unless all of the following requirements are satisfied:

1. Such vehicle shall be stored behind the building line and shall not be stored within a required side and/or rear yard.
2. Such vehicle must be located within an enclosed structure or screened from adjacent properties by a six-foot wood privacy fence or row of evergreen shrubs planted four feet tall and four-foot on center.
3. Not more than one (1) commercial vehicle per dwelling unit shall be permitted to be stored outside on a parcel containing a single family or two-family dwelling.

Backhoes, road graders, bulldozers, well rigs, tractors and similar vehicles and equipment used for construction purposes are prohibited from being stored outside of a permitted structure or accessory structure in any residential area. Construction equipment temporarily used for construction upon a site shall not be prohibited under the terms of this section.

B. **Recreational Vehicles**¹. The parking of recreational vehicles and equipment, including travel trailers, motor homes, pickup campers, folding tent trailers, boats or boat trailers, and other similar recreational equipment, shall not be permitted to be stored in residential zoning districts or PUD relative to residential uses unless the following is met:

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1. Such vehicles and equipment shall not be parked on a public street. ~~or a private access drive for more than seventy-two (72) consecutive hours or overnight.~~
2. Such recreational equipment shall not be stored unless located within an enclosed structure or, if stored outside, unless all of the following requirements are satisfied:
 - a. Such recreational equipment shall **to the extent possible** be stored behind the building line and shall not be stored within a required side and/or rear yard.
 - b. ~~Not more than two (2) pieces of personal recreational equipment owned by the owner and/or resident, per dwelling unit shall be permitted to be stored outside on a parcel containing a single family or two-family dwelling.~~
 - c. Recreational equipment must be legally operable and have current license tags.
 - d. Recreational equipment must be parked so as not to obscure vision to or from the roadway so as to create a safety hazard.
3. For multi-family uses, an area shall be designated for outdoor storage of recreational equipment and shall be limited in area to accommodate no more than one (1) piece of recreational equipment for each fifteen (15) dwelling units and shall meet the screening requirements herein.
4. All recreational equipment stored outside shall be screened from view from all contiguous dwellings and public right-of-ways by a six-foot privacy fence or row of evergreen shrubs planted four feet tall and four-foot on center.
5. Recreational equipment shall not be occupied or used for living, sleeping, housekeeping, storage or business purposes.

For the purposes of this chapter, a boat stored on a boat trailer shall be deemed one piece of recreational equipment.

C. **Additional Limitations.** The following additional limitations apply throughout unincorporated Jackson Township.

1. Sales or Office Use. Recreational vehicles, camping trailers, or other trailers or vehicles designed for sales or office use, and mobile homes shall not be used for business purposes unless approved as a conditional use by the Board of Zoning Appeals.
2. Inoperable Vehicles. Any style or type of motor vehicle used in the conveyance of persons or property which is without a current valid Ohio License plate, which has missing parts, or which is in such condition as to be inoperable or unfit for use as a conveyance shall not be parked or stored except completely within an enclosed structure. The accumulation or storage of trash junk vehicles, vehicle parts, rags or any other debris defined as junk in the Ohio Revised Code in any district shall be a nuisance per se and shall be prohibited outside of an approved junk yard. The purpose of this

¹ Text Amendment approved by Board of Trustees on March 18, 1997 in Resolution #97-39 following hearing and approval by Township Zoning Commission.

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section is to promote the health, safety and welfare of Jackson Township by eliminating environments for breeding of vermin, rodents, insects, and infestations.

3. Additional Requirements. The storage of tools, landscaping equipment, household effects, machinery or machinery parts, empty or filled containers, boxes or bags, trash and similar items in a residential district shall be placed and stored as to be concealed from view. These provisions do not apply to items placed at the road right-of-way line on regular trash collection days for a period of twenty-four (24) hours prior to pick up.