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**CHAPTER 1173
OFF-STREET PARKING AND LOADING, ACCESS CONTROL,
AND TRANSPORTATION STANDARDS**

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SECTION 1173.01 ESTABLISHMENT OF STANDARDS

It is in the interest of the public health, safety and general welfare of the City of Kettering to minimize traffic impacts of development and to assure that all development adequately and safely provides for the storage and movement of vehicles in a manner consistent with good engineering and site design practices. Therefore it is necessary to establish standards regulating off-street parking and loading, access control to and from public streets, and proper provision for the overall traffic impact of a development and use of land.

SECTION 1173.02 OFF-STREET PARKING AND LOADING REQUIRED.

Off-street parking and loading are necessary for the public safety and convenience and for the economic viability of the business community in Kettering. Every land use shall be provided with off-street parking and loading to accommodate motor vehicles of residents, employees, visitors or customers of a land use at the time any building is erected or modified, or at the time that any land use is extended or changed.

SECTION 1173.03 OFF-STREET PARKING STANDARDS.

A. Utilization

1. Off-street facilities as required in Subsection (G) shall be used only for the parking of operable motor vehicles of patrons, occupants or employees of such uses.
2. No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or in association with any off-street parking area, except that off-street parking areas for residential uses may be used for occasional auto washing or minor repairs of vehicles owned by the occupant(s).
3. No motor vehicle, including trucks, truck beds and semi-tractor trailers, shall be stored or parked in any off-street parking area for the purpose of warehousing or distributing goods, except for temporary sales pursuant to the regulations in Section 1167.20, Temporary Uses. All such vehicles shall otherwise be parked in designated off-street loading areas as regulated under Section 1173.05, Off-Street Loading.
4. No off-street parking areas shall be used for the parking of a business or service vehicle or truck larger than a normal passenger vehicle which can fit within a space of the size specified in the Environmental Standards Manual. Vehicles excluded by this provision shall be parked either in an enclosed building, in designated off-street loading areas as regulated in Section 1173.05, Off-Street Loading, or in an area specifically designated only for the parking of business vehicles. Such area designated for the parking of business vehicles shall not be located in any front yard or street side yard along a street, and shall be located at least twenty-five (25) feet from any right-of-way line.

Any van, pick-up truck or other similar business vehicle which is the size of a normal passenger vehicle, is commercially licensed and carries commercial advertising shall be stored or parked at least twenty-five (25) feet from any street right-of-way line.

5. Motor vehicles with signs painted on or attached to them shall not be parked in such a manner so as to violate or circumvent the provisions of Chapter 1171, Sign Regulations.
6. Off-street parking areas shall not be used for the display of vehicles for sale unless such display is in conjunction with the operation of an automobile sales facility.
7. The off-street parking of any recreational vehicle, boat or boat trailer, utility trailer, bus, semi-tractor trailer or commercial vehicle designed or used for carrying merchandise or freight shall be permitted in a residential district only under the following conditions:

- a. One (1) camping or recreational vehicle may be parked on any lot in a residential district on a front driveway that is permanently hard-surfaced for a period of time not to exceed forty-eight (48) consecutive hours within any seven (7) day period.
- b. One (1) commercial vehicle having empty weight of less than four thousand (4,000) pounds and not more than seven (7) feet in height may be parked on any lot in a residential district on a driveway that is permanently hard-surfaced.
- c. One vehicle less than eight thousand (8,000) pounds empty weight and less than ten (10) feet in height, or one bus, boat or trailer less than thirty (30) feet in length may be parked or stored on any lot in a residential district. However, such parking or storing shall be prohibited in any front yard, street side yard, required side yard or, if stored outside of a garage or carport, within ten (10) feet of any side or rear lot line. Areas used for the parking of such vehicles shall be screened from adjoining properties and from any street by a solid fence, wall or continuous evergreen hedge not less than six (6) feet in height.
- d. All permitted camping and recreational vehicles and equipment and commercial vehicles shall be kept in operable condition and carry a current year's license and registration. Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.
- e. Parked or stored camping and recreational vehicles and equipment or other similar habitable vehicles shall not be connected to electricity, water, gas or sanitary sewer facilities other than for temporary maintenance purposes; and at no time shall these vehicles or equipment be used for living, sleeping, or housekeeping purposes. No person shall permanently remove the wheels or similar transporting devices of any habitable vehicle parked in any residential district, nor shall such vehicle be otherwise fixed to the ground by any person in any manner that would prevent the ready removal of said habitable vehicle.
- f. No person shall conduct business within or from any vehicle on a property in a residential district.

- g. The conditions set forth in Subsections (a) through (c) above shall not apply under the following situations:
 - i. Commercial vehicles making service calls, including vehicles being used for moving personal goods.
 - ii. Vehicles owned, rented or leased by a church, school or other institution, provided that such vehicle is parked or stored only on the property where such use is located and that the location and screening of such storage or parking area complies with the provisions of Subsection (c) above.
- B. Size, Design, and Surface Pavement and Curbing
- 1. The size and design of off street parking areas shall be in accordance with the standards contained in the Environmental Standards Manual (ESM).
 - 2. Surface Pavement - All off-street parking areas, driveways, service areas and passenger or material drop-off areas used for vehicular traffic, parking or for vehicle storage that is not enclosed within a structure shall be paved with a hard-surface of portland cement concrete, asphalt concrete, clay or concrete pavers tightly laid over a compacted aggregate base, or a pavement treatment equivalent to the above as determined by the zoning administrator, except as provided in subsentence a and b below. Unless a different surface material is approved by the city engineer, any driveway apron between a street curb and a public sidewalk shall be portland cement concrete. Upon enactment of this section, existing non-conforming surfaces of vehicular use areas, including single family residential uses shall be regulated in accordance with Section 1137.06 Non-conforming sites. The following areas are exceptions from the general rules set forth above:
 - a. The parking area surface for recreational vehicles in the side and rear yards of residential properties shall be as prescribed in Section 1173.03A7.
 - b. Temporary parking areas may be unpaved or improved to a lesser level than otherwise required by this ordinance. The specific surface treatment, layout and duration of temporary parking is subject to the approval of the zoning administrator.
 - 3. All vehicular use areas shall be separated from adjoining non-paved surfaces with a continuous portland cement concrete curb at least four-

inches tall. Subject to approval of the zoning administrator, curb height may be lowered to accommodate service ramps, pedestrian ramps and for storm runoff control. Existing, uncurbed vehicular use areas shall be regulated in accordance with Section 1137.06 Non-conforming Sites. Exceptions to the curbing requirements of this section are:

- a. Vehicular parking and circulation areas exclusively serving not more than two residential buildings containing not more than four dwelling units each do not require curbing.
- b. Exterior parking areas for five or less vehicles do not have to be curbed except when the parking is in the front yard, side yard, where the pavement is within five feet of a principal structure or a fence, or to protect a sign structure.
- c. Except as noted in this section, vehicular parking and circulation areas of planned unit developments shall be curbed in accordance with this section except where alternative means are approved through the planned unit development design and approval process.
- d. Vehicular parking areas for the exclusive use of employees, students, company or business vehicles, which exclude customer and visitor parking, do not require curbing except when located in the front yard or side yard.

C. Location

1. Zoning district.

All required off-street parking shall be located in the same zoning district as the use served or in an adjoining zoning district in which the use served is a permitted or conditional use, except that vehicle storage may be permitted as a conditional or special use pursuant only to the provisions of Section 1167.13, Vehicle Storage Facilities.

2. Proximity.

- a. All required and surplus off-street parking facilities for office, commercial or industrial uses shall be on the same lot as the structure or use they are intended to serve except as provided below. When practical difficulties occur, as determined by the Zoning Administrator, the following proximity standards shall apply for off-street parking facilities which may be placed on

adjoining lots, provided such parking area meets all other requirements of this ordinance.

- i. Public or customer parking may be located so that the farthest space is not more than four hundred (400) feet from the premises which the parking serves.
 - ii. Employee parking shall be located so that the farthest space is not more than one thousand (1,000) feet from the use served.
 - iii. Surplus parking may be located on a lot which is separate from and not adjoining the structure or use it serves, provided it is approved as a conditional use as permitted by 1157.03 (O-Office District), 1161.02 (B-General Business District), or 1165.04 (I-Industrial District).
 - b. All required parking for a residential use shall be located on the premises for which such parking is required, unless one of the following conditions exists:
 - i. Parking may be permitted on an adjoining lot if it is under the same ownership as the residence and there is an easement on the residential property running with the land guaranteeing access to parking on the adjoining property.
 - ii. Parking may be permitted on a lot immediately across the street if the property is under the same ownership as the residence and there is an easement on the residential property running with the land ownership guaranteeing access to parking on the property across the street.
 - iii. Surplus parking may be located on a lot which is separate from and not adjoining the structure or use it serves, provided it is approved as a conditional use as permitted by 1157.03 (O-Office District), 1161.02 (B-General Business District), or 1165.04 (I-Industrial District).
3. Parking provided under separate ownership.

If a use requiring parking spaces is in one ownership and all or part of the required parking spaces provided is in another ownership, the

property owners involved shall submit a legal agreement approved by the Law Department of the City of Kettering guaranteeing that the required parking spaces shall be maintained so long as the use requiring parking is in existence or unless the required parking is provided elsewhere in accordance with the provisions of this chapter. Such instrument shall be recorded by the property owner in the office of the Montgomery County Recorder and a copy filed with the Zoning Administrator.

4. Required yards and buffer yards.

Except for driveways, parking areas and services aisles shall not be located in any required buffer yard adjoining a street, and in no case shall a parking area be located within a buffer yard adjoining another property as required in Section 1169.04, Table of Bufferyard Requirements. A driveway shall not cover more than thirty-five (35) percent of the required front yard of a single-family residential use, except that the Zoning Administrator may modify this regulation to allow for circle drives or turn-arounds for single-family uses fronting on arterial streets.

D. Mixed or Joint Use of Parking Spaces

1. The total requirement for off-street parking facilities for properties containing a mixture of different uses or for parking areas shared by two or more buildings shall be the sum of the requirements for the various uses computed separately. If the mixed occupancies of the two or more buildings are under separate ownership, there must be reciprocal easements for off-street parking satisfactory to the Zoning Administrator. Such easements assure that the separate owners or users have a legal right to continue the shared off-street parking arrangement for the duration of their ownership or use.
2. The Zoning Administrator may authorize a reduction in the total number of required parking spaces for two or more non-residential uses jointly providing off-street parking when their respective hours of operation do not normally overlap. Reduction of joint use parking shall be subject to the following conditions:
 - a. No more than fifty (50) percent of the parking spaces required for a building or use may be supplied by parking facilities required for any other building or use.

- b. The applicant shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses proposing to make use of the joint parking facilities.
- c. The property owners involved in the joint use of off-street parking facilities shall submit a legal agreement approved by the Law Department of the City of Kettering guaranteeing that the parking spaces shall be maintained so long as the use requiring parking is in existence or unless the required parking is provided elsewhere in accordance with the provisions of this chapter. Such instrument shall be recorded by the property owner in the office of the Montgomery County Recorder and a copy filed with the Zoning Administrator.

E. Parking for Handicapped Persons

Any parking area shall have parking facilities to accommodate the handicapped as may be required by the Kettering Building Code.

F. Computation

1. Number of spaces. When determination of the number of off-street parking spaces required by this section results in a fractional space, the fraction of one-half (1/2) or less may be disregarded and a fraction in excess of one-half (1/2) shall be counted as one (1) parking space.
2. Units of measurement. For the purpose of determining off-street parking requirements, the following units of measurement shall apply:
 - a. Floor Area: Floor area for non-residential purposes shall be the sum of the gross horizontal area of all floors of a building measured from the exterior faces of the exterior walls.
 - b. Hospital Beds: The number of hospital beds shall be computed on the basis of the maximum patient census that the hospital was designed to accommodate for patients retained in the hospital overnight.
 - c. Places of public assembly:
 - i. Benches. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each eighteen (18) inches of such seating facilities shall be counted as one seat.

ii. Fixed seats and assembly areas. In cases where a place of assembly has both fixed seats and an assembly area capable of holding portable seats, requirements shall be computed separately for each type and added together.

d. Employees on the largest work shift.

Employees on the largest work shift means the maximum number of employees which could be employed at a facility, regardless of the time period during which this occurs and regardless of whether any such person is a full-time employee.

e. Capacity.

Capacity means the maximum number of persons which may be accommodated by the use as determined by the Building Code or by provisions of this Zoning Code. In the event that there is a difference between the provisions of this Zoning Code and the Building Code, the Building Code determination of capacity shall control.

G. Reduction of Non-Residential Parking Requirements

In order to prevent the establishment of a greater number of parking spaces than is actually required to serve the needs of non-residential uses, a conditional reduction of required parking spaces may be permitted. The Zoning Administrator may authorize up to a fifteen percent (15%) reduction in required parking spaces and the Board of Zoning Appeals may authorize up to a total reduction of thirty percent (30%) of the required spaces. In either case, the property owner must provide evidence based on parking studies of the same use or similar uses indicating that the reduction in required parking spaces will not result in traffic congestion or additional on-street parking.

Before either the Zoning Administrator or the Board of Zoning Appeals may authorize reductions in parking spaces provided in this Section, the Zoning Administrator or the Board of Zoning Appeals shall first give notice and an opportunity for hearing for the applicant and for all owners and occupants of the real estate within two hundred (200) feet of the applicant's real estate, and the applicant shall have the burden to persuade the decision maker, be it the Zoning Administrator or the Board of Zoning Appeals, by a preponderance of the evidence that the reduction in the required parking spaces will not result in traffic congestion or additional on-street parking.

In cases where the Zoning Administrator or the Board of Zoning Appeals authorizes a reduction in the provision of parking spaces, the following conditions shall be met:

1. The design of the parking lot, as indicated on the development plan, shall designate sufficient space to meet eighty-five percent (85%) of the parking requirements of this article. The plan shall also illustrate the layout for this number of parking spaces.
2. The conditional reduction shall provide for the establishment of not less than seventy percent (70%) of the required number of parking spaces. This initial phase of the parking provision shall be clearly indicated on the plan.
3. The balance of the parking area conditionally reserved shall not include areas for required bufferyards, setbacks, or areas which would otherwise be unsuitable for parking spaces due to the physical characteristics of the land or other requirements of this ordinance. This parking area which is reserved shall be located and have characteristics so as to provide amenable open space should it be determined the additional parking spaces are not required. The developer shall provide a landscaping plan for the reserved area with the land development plan.
4. The developer shall enter into a written agreement with the City that, any time after one (1) year following the issuing of the last occupancy permit, the additional parking spaces shall be provided at the developer's or owner's expense should the Traffic Engineer and Zoning Administrator concur that the required number of parking spaces are necessary to provide sufficient off-street parking required by the particular development as demonstrated by an increase in on-street parking caused by the particular development.
5. If it is determined by the Traffic Engineer and Zoning Administrator, following total occupancy of the building, that the reserved area will not be needed for additional parking, they may recommend to the Board of Zoning Appeals that a portion of such reserved area be permitted to be used for expansion of the building, should plans for such be submitted.

SECTION 1173.04 OFF-STREET PARKING SPACES REQUIRED

A. Number of Parking Spaces Required

1. Residential Uses:

- a. Single-family detached and semi-detached, two-family, single-family attached and multi-family (excluding high-rise apartments): two (2) spaces per dwelling unit.
 - b. High-rise apartments: one and one-half (1.5) spaces per dwelling unit, with not less than one (1) off-street space per unit located in a garage under the main building, or in a garage, the roof of which is landscaped and developed as a pedestrian open space.
2. Special Residential Uses:
- a. Convents and rectories: one (1) space per six (6) residents plus one (1) space per employee.
 - b. Corporate guest houses: one (1) space per two (2) bedrooms, plus one (1) space per employee.
 - c. Family and group care homes: one (1) space per four (4) residents plus one (1) space per employee.
 - d. Retirement villages and senior citizen housing: three-fourths (3/4) space per dwelling unit, plus one (1) space per employee.
3. Institutional and Recreational Uses:
- a. Cemeteries: one (1) space per employee, plus one (1) space per four (4) seats in any chapels.
 - b. Community centers, libraries, museums, art galleries, botanical gardens and other establishments of historical, educational and cultural interest: one (1) space per two hundred fifty (250) square feet of gross interior floor area, plus one (1) space per employee on the largest work shift.
 - c. Child daycare centers: one (1) space per employee, plus one (1) space per five (5) children at capacity, plus a drop-off area consistent with the provisions of Section 1151.08, Day Care Centers.
 - d. Elementary and junior high schools: one (1) space per employee, plus one (1) space per two (2) classrooms.

- e. High schools: one (1) space per employee, plus one (1) space per six (6) students at capacity.
- f. Hospitals: one (1) space for every two (2) beds, plus one (1) space for every staff and employee on the largest work shift.
- g. Junior colleges, colleges and universities: one (1) space for every three (3) student classroom seats, plus one (1) space per employee.
- h. Places of worship: one (1) space per four (4) seats at maximum capacity of the main sanctuary.
- i. Public offices and buildings: one (1) space for every two hundred fifty (250) square feet of gross floor area.
- j. Nursing and personal care facilities, including nursing homes, extended care facilities, rest homes and convalescent homes: one (1) space per six (6) beds, plus one (1) space for each staff and employee on the largest work shift.
- k. Recreation uses, indoor and outdoor:

All such uses shall provide the total number of spaces required for the specific combination of recreation facilities provided, based on the following:

- i. Auditoriums, arenas, stadiums, gymnasiums, and playing fields with stands: one (1) space for every four (4) seats at capacity.
- ii. Golf courses: ten (10) spaces per hole, plus fifty (50) percent of the spaces otherwise required for an accessory use (e.g., bars, restaurants, pro shops).
- iii. Parks, playgrounds, nature areas and other open space: shall provide sufficient parking to avoid the necessity for park, playground or nature area users to park on public streets outside the park, playground or nature area during its peak user periods as determined by the Zoning Administrator based upon evidence presented by the owner or operator of the park, playground, nature area or other open space.

- iv. Recreation centers: one (1) space for every two hundred fifty (250) square feet of floor area, except those designed for use exclusively by senior citizens or youth under age 16, in which case there shall be one (1) space for every seven hundred fifty (750) square feet.
- v. Skating rinks: one (1) space per three hundred (300) square feet of gross floor area.
- vi. Swimming pools: one (1) space for every seventy-five (75) square feet of water surface area.
- vii. Tennis, racquetball and handball courts: indoor - four (4) spaces for each playing court; outdoor tennis courts - two (2) spaces for each court.

In addition to the above requirements, all recreational uses shall provide one (1) space for every two (2) employees on the largest work shift.

- 4. Business and Professional Offices:
 - a. Business and professional offices and associations: one (1) space per three hundred (300) square feet of gross floor area, but not less than two (2) spaces per office.
 - b. Medical offices and clinics: three (3) spaces per treatment or examination room or chair, plus one (1) space per staff and employee, but not fewer than five (5) spaces per practitioner.
- 5. Retail Commercial and Service Uses:
 - a. Animal hospitals and veterinary clinics: three (3) spaces for each treatment area, plus one (1) space for each staff and employee, except that pet stores shall provide parking pursuant to Subsection (i) below.
 - b. Commercial schools and studios: one (1) space for every three (3) students at capacity and one (1) space for each employee.
 - c. Financial establishments, banks and savings and loan associations: one (1) space per two hundred (200) square feet of gross floor area, plus one (1) space per employee on the largest work shift, plus five (5) off-street waiting spaces per drive-in window or drive-through teller machine.

- d. Funeral homes and mortuaries: one (1) space for every fifty (50) square feet of public floor area, plus one (1) space for each employee, plus one (1) space for each business vehicle.
 - e. General merchandise stores and supermarkets: one (1) space for each one hundred fifty (150) square feet of gross floor area used for sales and display and one (1) space for every two hundred fifty (250) square feet of storage, warehouse and office area.
 - f. Home furnishings and home improvement stores: one (1) space for each four hundred (400) square feet of indoor and outdoor sales and display area and one (1) space for each eight hundred (800) square feet of office, storage and warehouse area.
 - g. Nurseries and garden supply stores: one (1) space for each employee on the largest shift, one (1) space for each two hundred (200) square feet of gross floor area of inside sales or display and one (1) space for each one thousand (1,000) square feet of exterior sales and display area.
 - h. Cafeteria, buffet or dining room restaurant: one (1) space per one hundred (100) square feet of gross floor area, plus one (1) space per employee on the largest work shift.
 - i. Specialty retail commercial, specialty food stores, personal services and planned unit Commercial Developments: one (1) space for every two hundred (200) square feet of gross floor area less than two thousand (2,000) and one (1) space for every two hundred fifty (250) square feet of gross floor area greater than two thousand (2,000) square feet, except that commercial entertainment uses in commercial centers shall provide additional parking as required in Subsection (6)(d) below, and no use shall have less than five (5) spaces.
 - j. Business and cleaning services: one (1) space for every three hundred (300) square feet of sales and office area, plus one (1) space for every employee on the largest work shift, plus one (1) space for every company or service vehicle regularly stored on the premises.
6. Road Service and Commercial Entertainment Uses:
- a. Automobile accessories sale and installation: two (2) spaces for every service bay, plus one (1) space for each employee, plus

one (1) space for every four hundred (400) square feet of sales area.

- b. Automobile service stations and auto repair, painting and body shops: two (2) spaces for each service bay, plus one (1) space for each employee and service vehicle, with a minimum of six (6) spaces.
- c. Automobile washing facilities: one (1) space for each employee with a minimum of four (4) spaces, plus five (5) off-street waiting spaces for each car washing device or stall, or fifteen (15) off-street waiting spaces for an assembly line type washing establishment, and two (2) parking spaces at the end of each washing bay for drying and hand-finishing vehicles.
- d. Commercial Entertainment:
 - i. Bowling alleys: five (5) spaces for each alley, plus any additional spaces required for a bar, restaurant or other accessory use.
 - ii. Dance halls, bingo halls, assembly and exhibition halls: one (1) space for every fifty (50) square feet of floor area.
 - iii. Drive-in theatre: one (1) space for each automobile station, plus one (1) space per employee.
 - iv. Game rooms and pool halls: one (1) space for every two (2) patrons at maximum capacity, plus one (1) space for every two (2) employees on the largest work shift.
 - v. Golf driving range: one (1) space per tee, plus one (1) space per employee on the largest work shift.
 - vi. Miniature golf: one and one-half (1 1/2) spaces per hole, plus one (1) space per employee on the largest work shift.
 - vii. Other outdoor commercial entertainment: one (1) space for every four (4) patrons at maximum capacity, plus one (1) space for every two (2) employees on the largest work shift.

- viii. Theatres, concert halls and meeting and banquet halls: one (1) space for every two and one-half (2 1/2) seats at capacity.
 - e. Convenience food stores, mini-markets and carry-outs: one and one-half (1 1/2) spaces for every two hundred (200) square feet of floor area, plus one (1) space for each employee.
 - f. Drive-through stores, including kiosks and stand alone automatic teller machines: one (1) space for each employee, plus off-street waiting space for five (5) vehicles per transaction location, plus one (1) space for each two hundred (200) square feet of sales area open to the public.
 - g. Fraternal and social associations and private clubs: one (1) space for every fifty (50) square feet of floor area in assembly or meeting rooms, plus one (1) space for every two hundred (200) square feet of other floor area.
 - h. Hotels and motels: one (1) space per room or suite, plus one (1) space for every three (3) employees on the largest work shift, plus one (1) space per three (3) persons to the maximum capacity of each public meeting and/or banquet room, plus fifty (50) percent of the spaces otherwise required for accessory uses (e.g., restaurants and bars).
 - i. Restaurants, fast food: one (1) space per fifty (50) gross square feet of floor area, plus one (1) space per employee on the largest shift with a minimum of fifteen (15) total spaces and with off-street automobile waiting space for eight (8) vehicles for each drive-in window, with such automobile waiting spaces to be located behind the point where a drive-in order is placed.
 - j. Taverns, bars and nightclubs: one (1) space for each three (3) persons of capacity, plus one (1) space for each employee on the largest work shift.
 - k. Vehicle sales and service: one (1) parking space for each eight hundred (800) square feet of floor area, plus one (1) space for each three thousand (3,000) square feet of open lot area devoted to the sale and display of motor vehicles.
7. Light Industrial Uses:

- a. Construction trades and contractor offices and industrial craft shops: one (1) space for every three hundred (300) square feet of floor area, plus one (1) space for every motor vehicle used by the business in its normal business affairs.
 - b. Lumberyards and building materials sales: one (1) parking space for each eight hundred (800) square feet of floor area, plus one (1) space for every three thousand (3,000) square feet of lot area devoted to the storage and display of building materials.
 - c. Manufacturing, printing and publishing establishments and laundry and dry-cleaning plants: one (1) space for each employee on the largest work shift, plus one (1) visitor parking space for every ten thousand (10,000) square feet of floor area, plus one (1) space for every company vehicle regularly stored on the premises.
 - d. Recycling centers: one (1) space for each employee or volunteer on the largest work shift, plus one (1) parking space for each collection vehicle and two (2) drop-off spaces for each bay and/or collection vehicle and container.
 - e. Warehouses and mini-warehouses: one (1) space for every four thousand (4,000) square feet of gross floor area, plus one (1) space per employee on the largest work shift.
 - f. Wholesaling facilities: one (1) space for every three hundred (300) square feet of office and sales area, plus one (1) space for every four thousand (4,000) square feet of warehouse and storage area, plus one (1) space per employee on the largest work shift.
8. Heavy Industrial, Transportation and Utility Uses:
- a. Heavy equipment rental, sales and storage: one (1) space for every eight hundred (800) square feet of floor area, plus one (1) space for every three thousand (3,000) square feet of lot area devoted to the sale and display of vehicles.
 - b. Heavy industry: one (1) space for each employee on the largest work shift, plus one (1) space for each company vehicle normally stored on the premises, plus one (1) space for every ten thousand (10,000) square feet of lot area and floor area in industrial use.

- c. Public service yards and garages: one (1) space for each employee on the largest work shift, plus one (1) space for each business vehicle.
 - d. Public transit stations: one (1) space per employee, plus one (1) space per three (3) patrons to capacity.
 - e. Public Utilities: one (1) space for every two hundred fifty (250) square feet of floor area, plus one (1) space for each business vehicle, where applicable, with a minimum of two (2) spaces.
 - f. Transportation terminals: one (1) space for every five (5) seats in the waiting area, plus one (1) space for every employee on the largest shift, plus one (1) space for every company vehicle normally parked on the premises.
- B. The Zoning Administrator shall determine how the parking space requirements as provided in this section 1173.04A apply in cases where a land use is not listed.

SECTION 1173.05 OFF-STREET LOADING.

A. Off-Street Loading Spaces Required

In any zoning district every building or structure built, structurally altered, enlarged or having a change of use, which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, shall be provided with off-street loading spaces or berths as required in this Section. These requirements shall not apply to buildings occupied exclusively by one to four families.

B. Design Standards

1. Dimension.

Each off-street loading space shall be at least ten (10) feet in width by twenty-five (25) feet in length with a vertical clearance of fifteen (15) feet and adequate area for ingress and egress.

2. Access.

- a. Each required loading berth shall be served by access to a street, service drive, or alley in a manner that will not interfere with traffic or parking lot circulation.

- b. No loading space shall be located in such a manner as to allow a vehicle to back onto a public street or to extend into the right-of-way while being loaded or unloaded.
 - c. All access to loading spaces shall meet the access control requirements of Section 1173.09, Transportation and Access Control Standards.
 3. Surfacing and drainage.

All loading areas shall be graded as necessary and improved with bituminous or Portland cement and shall be provided with adequate drainage consistent with the provisions of Section 1104.13, Storm Water Runoff, Soil Erosion and Sedimentation Control.
 4. Location.

Off-street loading areas shall not be located in any front yard, street side yard or within twenty-five (25) feet of any street right-of-way, except for areas used for the occasional drop-off or pick-up of goods in vans, step vans, or panel trucks.
 5. Marking.

Designated loading areas shall be clearly marked in accordance with Environmental Standards Manual.
- C. Utilization
 1. No storage, motor vehicle repair work or service of any kind other than for an emergency shall be permitted within any required loading berth.
 2. Space allocated to a required loading berth shall not be used to satisfy any requirement of this ordinance for off-street parking spaces.
- D. Computation
 1. The term "floor area" is used for computation purposes as defined in Subsection 1173.03(F)(2)(a), Floor Area.
 2. Fractions of spaces shall be computed as described in Subsection 1173.03(F)(1), Number of Spaces.
- E. Spaces Required

1. Institutional, public assembly and residential buildings:
 - a. Schools, hospitals, nursing homes and other similar institutional uses and high-rise residential uses: One (1) loading space for twenty thousand to two hundred thousand (20,000 to 200,000) square feet of gross floor area and one (1) space for each additional two hundred thousand (200,000) square feet or fraction thereof.
 - b. Auditoriums, gymnasiums, stadiums, theaters, convention centers and other buildings for public assembly: One (1) space for ten thousand to twenty thousand (10,000 to 20,000) square feet of gross floor area and one (1) space for each additional one hundred thousand (100,000) square feet.
2. Offices and financial institutions:

One (1) space for the first twenty-five hundred to seventy-five thousand (2,500 to 75,000) square feet of gross floor area and one (1) space for additional twenty-five thousand (25,000) square feet.

Offices and financial institutions shall be required to provide one (1) space for the first twenty-five hundred to seventy-five thousand (2,500 to 75,000) square feet of gross floor area and one (1) space for each additional twenty-five thousand (25,000) square feet.
3. Retail commercial service, road service and commercial entertainment uses:

For each establishment, one (1) space for the first ten thousand (10,000) square feet of gross floor area and one (1) space for each additional twenty thousand (20,000) square feet.

For each establishment that renders retail commercial services, road services and commercial entertainment, one (1) space for the first ten thousand (10,000) square feet of gross floor area shall be required and one (1) space for each additional twenty thousand (20,000) square feet shall be required, but no space shall be required for any establishment that occupies less than ten thousand (10,000) square feet.
4. Industrial uses:

Every industrial establishment shall be required to have one (1) space for every ten thousand (10,000) square feet of gross floor area.

SECTION 1173.06 SCREENING AND LANDSCAPING OF OFF-STREET PARKING AND LOADING AREAS.

Screening and landscaping of off-street parking or loading area shall conform to the provisions of Chapter 1169 Bufferyards and Landscaping.

SECTION 1173.07 LIGHTING OF OFF-STREET PARKING AND LOADING AREAS.

Any exterior lighting of an off-street parking or loading area shall conform to the provisions of Subsection 1154.02(E), Exterior Lighting Standards.

SECTION 1173.08 MAINTENANCE OF OFF-STREET PARKING AND LOADING AREAS.

All off-street parking and loading areas shall be well maintained, free of potholes, broken curbs and wheel stops, debris and weeds, clearly striped, and with all lighting in working condition, pursuant to the provisions of the City of Kettering's Property Maintenance Code.

SECTION 1173.09 TRANSPORTATION AND ACCESS CONTROL STANDARDS.

Standards regulating access to public streets and mitigating the impact that a development will have on the City's thoroughfare system for the purpose of providing access for emergency vehicles, clear visibility, and standards designed to minimize safety hazards, traffic congestion and other deleterious impacts which occur when land use development is not carefully coordinated with the street and roadway system are contained in the Environmental Standards Manual.

SECTION 1173.10 ACCESS FOR EMERGENCY VEHICLES AND APPARATUS

It is in the interest of the public health, safety and general welfare of the City of Kettering that all premises to which the Kettering Police and Fire Departments may be called to in case of an emergency shall be readily accessible for effective safety operations. The access requirements for emergency vehicles and apparatus are detailed in the Fire Prevention Code.

SECTION 1173.11 CLEAR VIEW REQUIRED AT INTERSECTIONS.

In order to provide a clear view to motorists at street intersections and driveways, the standards contained in the Environmental Standards Manual shall be required.

Legislative history: Ord. 3545-92; passed 4/28/92. Ord. 3680-95; passed 6/20/95. Ord. 3684-95; passed 7/11/95.