

ORDINANCE NO. 10-21 As Amended

AN ORDINANCE AMENDING SECTION 1145.03 OF THE CODIFIED ORDINANCES OF THE CITY OF PORT CLINTON AND DECLARING AN EMERGENCY

WHEREAS, the City has previously adopted an Ordinance regulating off-street parking in the City of Port Clinton, and

WHEREAS, this Council finds and determines an amendment needs to be made to Section 1145.03 of the Codified Ordinances to exempt the properties located in the Downtown Waterfront Overlay District, the Central Business District, and the Manufacturing Districts located west of Monroe Street and north of the rail line, as outlined in Exhibit A, from this section; and

WHEREAS, this Council finds and determines this exemption is necessary to promote high-value land development in the downtown area, promote a walkable downtown, and to encourage adaptive redevelopment and new construction of the limited properties available in the Downtown Waterfront Overlay District, Central Business District, and Manufacturing Districts located west of Monroe Street and north of the rail line.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Port Clinton, County of Ottawa and State of Ohio:

Section 1. Section 1145.03 of the Codified Ordinances of the City of Port Clinton, as enacted by Ordinance 22-08, is hereby amended to read as follows:

1145.03 OFF-STREET PARKING.

(a) General. To reduce traffic problems and hazards by eliminating on-street parking, every use of vacant land hereafter started or changed shall include on-premises parking sufficient for the needs normally generated by the use as provided herein. Parking spaces or bays contiguous to the street, required by subdivisions or other ordinances, or voluntarily supplied, are in addition to and not in place of the spaces herein required.

(b) Size of Parking Space. Each parking space shall be at least nine feet wide and twenty-two feet long for parallel parking, or twenty feet long for right angle parking, or twenty-one feet long for sixty-degree parking or twenty feet long for forty-five degree parking; the length of nonparallel parking being measured at right angles to the edge of the usable parking area formed by the angles exclusive of passageways.

(c) Location of Parking Spaces. The parking spaces required herein shall be located on the premises or within 300 feet of the premises, and shall not be a part of an alley, street or other roadway. Parking spaces may not be located in the required front yard except in business and industrial districts.

(d) Surface of Off-Street Parking. Any parking space for a business use, if in the open, shall be paved with asphalt or concrete.

(e) Miscellaneous Parking Provisions.

A group of uses may provide a joint parking area if the number of spaces in the area at least equals the aggregate of the spaces required for the several uses, and other regulations are met.

A use that requires a parking area at times when nearby uses do not need their parking facilities may by agreement approved by the Planning Commission, use those facilities instead of providing their own; except that such other facilities must be off-street, paved and meet the total requirements for churches and temples.

The following use shall be enclosed by a solid masonry wall or similar barrier six inches thick along any lot line when adjacent to any residential district or residential use.

Public, customer or employee parking areas where parking spaces are closer than ten feet from the lot line.

(f) Number of Spaces Required. Parking spaces shall be provided as specified in the following schedule:

<u>Uses</u>	<u>Required Parking Spaces</u>
Automobile, trailer or other vehicle sales areas(open)	1 per 1,000 square feet of land used for retail area.
Automobile sales & repair (indoor)	1 per 200 square feet of floor area
Banks, business & professional offices, similar business uses, postal stations, telegraph, telephone & similar uses	1 per 300 square feet floor area.
Boarding, lodging, dormitories, etc.	1 per occupant.
Bowling alleys	4 per lane plus 1 per 4 spectator seats.
Business uses not otherwise listed	1 per 200 square feet of floor area.
Churches or temples	1 per 4 seats in largest used at any one time.
Clinics	1 per employee plus 3 per doctor.
Country clubs or golf courses	1 per employee plus 3 per hole.
Department and retail stores, apparel shops, flower shops, drug-stores, hardware, stationary, record, news, and grocery stores, photo studio, delicatessens, bakeries, meat and super markets, locker services, road-side stands, appliance shops, shoe repair, clothing services, dry cleaning, billiard rooms, & similar uses	1 per 200 square feet of floor area.
Barber/beauty shops	1.5 per chair + 1 per employee
Restaurant, bar, nightclub, tavern	1 per 60 square feet of customer area + 1 per employee in the maximum shift.
Private club or lodge	1 per 60 square feet of floor area + 1 per employee
Home occupation	1 per 125 square feet.
Laundry services/laundromat	1 per 2 cleaning/washing machines

Hospital	1 per 2 beds plus 1 per doctor on staff plus 1 per employee on the largest work shift.
Hotels, motels	1 per room + 1 per employee in largest shift.
Industrial uses	1 per employee in largest shift
Child care center	1 per 4 children.
Travel trailer park	2 per trailer space.
Mortuaries/funeral homes	1 per 3 seats in main room.
Nursing homes, assisted living facilities	1 per 5 patients and 1 per employee.
Outdoor commercial recreation uses	1 per 400 square feet of area used.
Bed and breakfast	1 per room rented plus 2 for the owner of the dwelling.
Residential uses including condominiums and floating dwellings	2 per dwelling unit.
Schools	
Elementary/Middle school	2 per classroom + 1 per 4 seats in auditorium/cafeteria + 1 per nonteaching employee.
High school	1 per 5 students or 1 per 4 seats in auditorium whichever is greater.
Stadiums, coliseums, etc.	1 per employee plus 1 per 3 seats.
Indoor theaters	1 per 3 seats.
Live theaters	1 per 3 seats.
Kennels	1 per 5 animal spaces (dens or cages).
Wholesale distribution	1 per employee.

g) **Exempt Properties:** Section 1145.03 does not apply to the properties located in the Downtown Waterfront Overlay District, the Central Business District, and Manufacturing Districts located west of Monroe Street and north of the rail line, as outlined in Exhibit A.

Section 3. Existing Section 1145.03 of the Codified Ordinances of the City of Port Clinton as currently enacted is hereby repealed.

Section 4. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or committees, and that all deliberations of this Council, and any of its committees, that resulted in those actions were in meetings open to the public, in compliance with the law.

Section 5. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective so that the exemption for properties located in the Downtown Waterfront Overlay District, the Central Business District, and Manufacturing Districts located west of Monroe Street and north of the rail line can take effect immediately upon its passage and approval by the Mayor; **wherefore**, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: _____, 2021

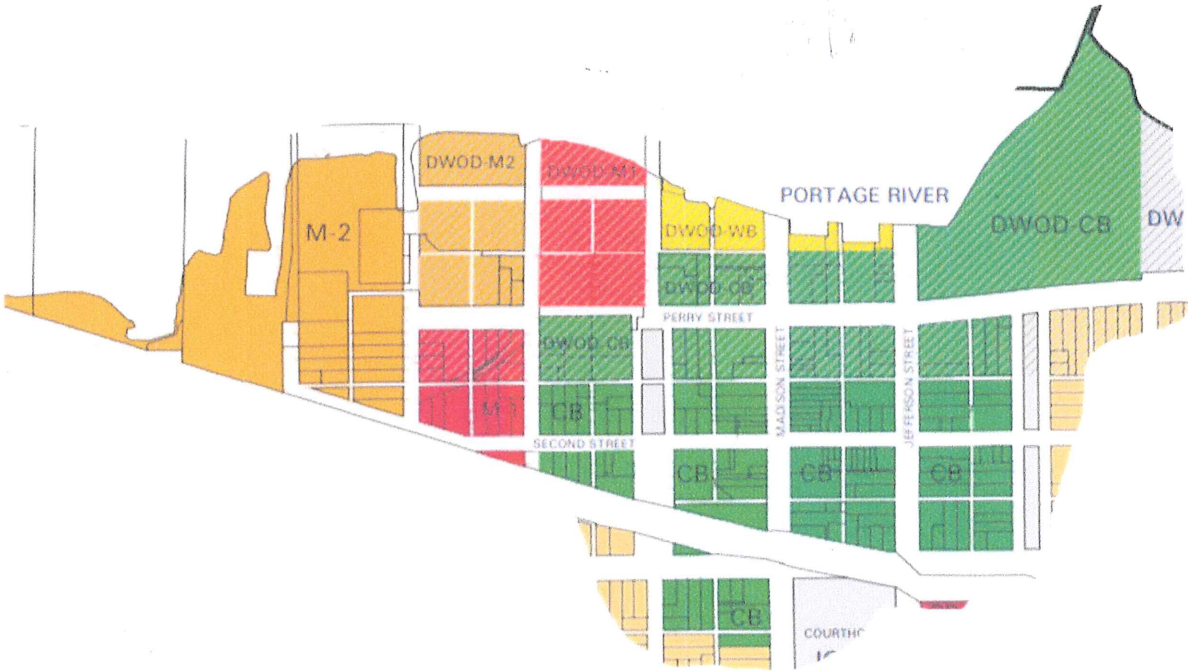
President of Council

Attest: _____
Clerk of Council

Approved _____, 2021

Mayor

EXHIBIT A



Source: PC Zoning Map (2019)