

J
ORDINANCE NO. 2021-05
INTRODUCED BY: Mayor Bodnar

**AN ORDINANCE AMENDING MAYFIELD VILLAGE CODIFIED ORDINANCE
SECTION 1183.10 IMPROVEMENTS TO PARKING AND LOADING AREAS**

WHEREAS, Mayfield Village adopted Chapter 1183 of the Codified Ordinances pertaining to Off-Street Parking and Loading; and

WHEREAS, Section 1183.10 sets forth the requirements for improvements to parking and loading areas; and

WHEREAS, the Mayfield Village Council deems it in the best interest and for the health, safety and welfare of Mayfield Village and its residents to amend Section 1183.10 of the Codified Ordinances to clarify that the Ohio Building Code applies.

NOW, THEREFORE, BE IT ORDAINED by the Council of Mayfield Village, Cuyahoga County, State of Ohio that:

SECTION 1. Section 1183.10 of the Village's Codified Ordinances is amended to read as fully set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2. That any sections of the Codified Ordinances in conflict herewith are hereby and herein repealed and amended accordingly. All other provisions of the Village Codified Ordinances not inconsistent herewith shall remain in full force and effect.

SECTION 3. The Clerk of Council is authorized and directed to forward a certified copy of this Ordinance to the Codifier of Mayfield Village.

SECTION 4. The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council and that deliberations of this Council and of its committees, resulting in such formal action, took place in meeting open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect after adoption and at the earliest time allowed by law.

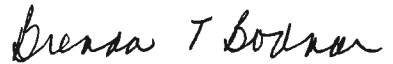

STEPHEN SCHUTT
Council President

First Reading: April 19, 2021

Second Reading: May 17, 2021

Third Reading: June 21, 2021

PASSED: June 21, 2021


BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:


ANTHONY J. COYNE, ESQ.,
Director of Law

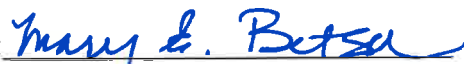
ATTEST: 
MARY E. BETSA, MMC
Clerk of Council

EXHIBIT A

1183.10 IMPROVEMENTS TO PARKING AND LOADING AREAS.

(a) All parking areas and driveways shall be surfaced with asphaltic concrete or Portland cement concrete, or other similar hard surface as shall be approved by Council and be as approved by the Village Engineer.

(b) All parking areas and driveways shall provide adequate drainage so that all water is contained within the lot on which the parking area or driveway is located in such manner that water shall not drain across other private or public property.

(c) Portland cement concrete at least six inches above the levels of the surface of the parking area and at least twelve inches below the surface shall be provided to define the limits of the parking area except at exits and entrances. Such curbs shall be at least six inches thick. The following design parameters apply to curb installation:

(1) Curbs shall be arranged so that no part of a parked vehicle shall project into that portion of a required yard in which off-street parking is prohibited.

(2) Curbs separating landscaped areas from parking areas shall allow storm water runoff to pass through them where appropriate and approved by the Village Engineer. Curbs may be:

A. Perforated with gaps or breaks,

B. When applicable, removed from the perimeter of paved areas, or installed flush with the pavement surface to allowing sheet flow from storm water runoff into bioretention cells or filter strips. Wheel stops may be required in place of curbs or where a flush curb is used.

(d) Planted islands shall be developed and distributed so as to interrupt the expanse of paved area. Such islands shall have a minimum dimension of ten feet.

(e) The Planning and Zoning Commission may require landscape features and a wall or a fence between a parking and loading area and a side or rear lot line of a residential district.

(f) Parking spaces shall be defined by painted single solid lines.

(g) An approved barrier shall be provided to establish the limits of each parking area on each lot.

(h) All required off-street parking spaces shall have a vertical clearance of at least six (6) feet and six (6) inches.

(i) Handicapped off-street parking spaces shall be provided in size and number as specified in the Ohio Basic Building Code.

(j) Required off-street parking spaces shall have a maximum square foot area of no more than 180 square feet or nine feet wide and twenty feet in length exclusive of access drives and aisles.

(k) If a column or other obstruction is adjacent to a parking space and would interfere with car door openings, then the maximum stall width of that space shall be increased by 1 foot. The inner face of the column or other obstruction shall form the actual boundary of the space when measuring the width or length of the spaces.

(l) Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided without requiring the moving of any other motor vehicle.

(m) Parking areas designed to hold 100 parking spaces or more shall:

(1) Dedicate at least 10% of the spaces to compact cars.

A. The maximum layout dimensions for compact car parking spaces shall have a maximum square footage of no more than 144 square feet or eight feet wide and eighteen feet in length.

B. The owner of the parking area shall designate compact car spaces by signs approved by Planning and Zoning Commission with a minimum of 1 sign per every 4 compact car spaces.

C. Compact car parking spaces shall be grouped to promote better use.

(2) Include interior landscaping to cover not less than 10% of the parking and maneuvering area, in addition to any parking lot perimeter landscaping and screening requirements. This landscaping requirement can include bioretention cells, enhanced swales or filter strips for storm water management where appropriate and approved by the Village Engineer. Review and approval by the Village Engineer shall be as detailed in Chapter 1128 Comprehensive Storm Water Management and include the required inspection and maintenance agreements.