



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2015-71:**

**AN ORDINANCE SUPPLEMENTING AND
AMENDING SECTION 1221.11 OF THE
ZONING CODE AS TO DRIVEWAYS TO
PARKING AREAS.**

WHEREAS, the Director of the Planning and Planning Commission recommended Council consider legislation amending the Zoning Code as to driveways to parking areas; and

WHEREAS, after careful consideration, the Planning Commission of the City of Westlake, on the 1ST day of June, 2015, recommended approval of the changes to the Zoning Code herein specified as requested by this Council; and

WHEREAS, pursuant to the Charter of the City of Westlake, Article III, Section 13, Council held a public hearing concerning the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1: That Section 1221.11 "Driveways To Parking Areas" be and the same is hereby supplemented and amended to read as follows:

"1221.11 DRIVEWAYS TO PARKING AREAS.

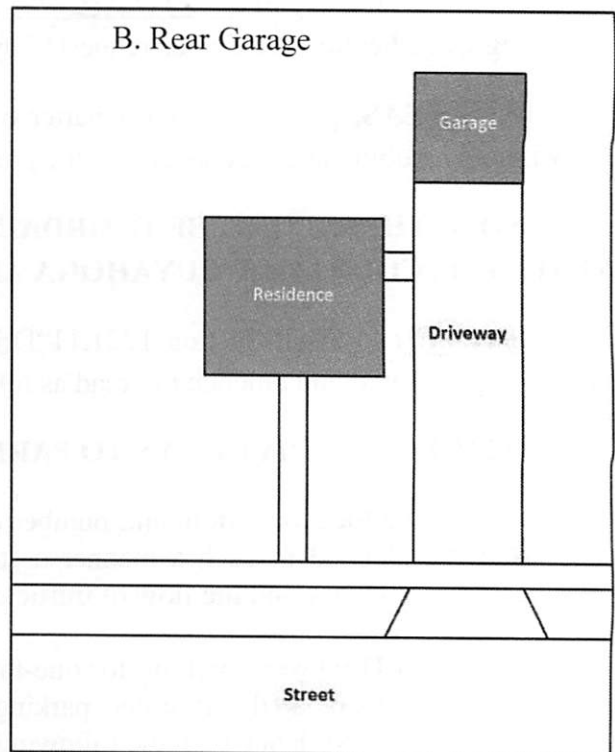
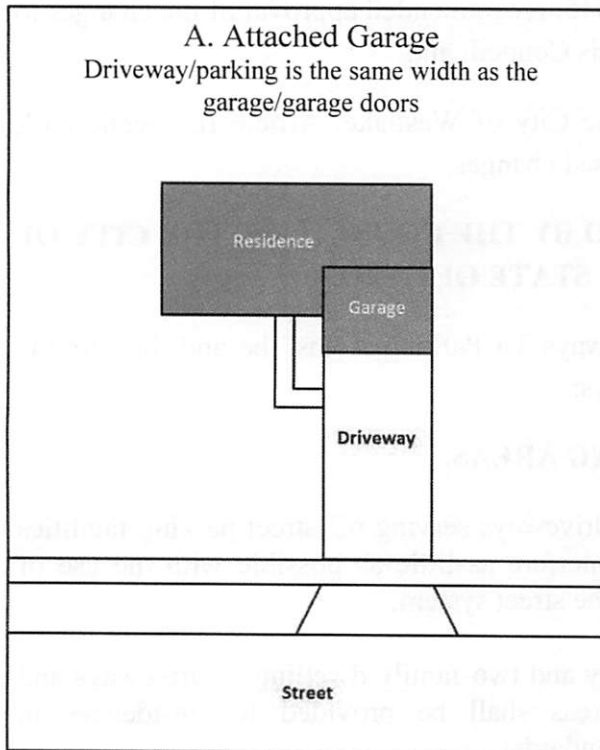
The location, width and number of driveways serving off-street parking facilities shall be planned in such a manner as to interfere as little as possible with the use of adjacent property and the flow of traffic on the street system.

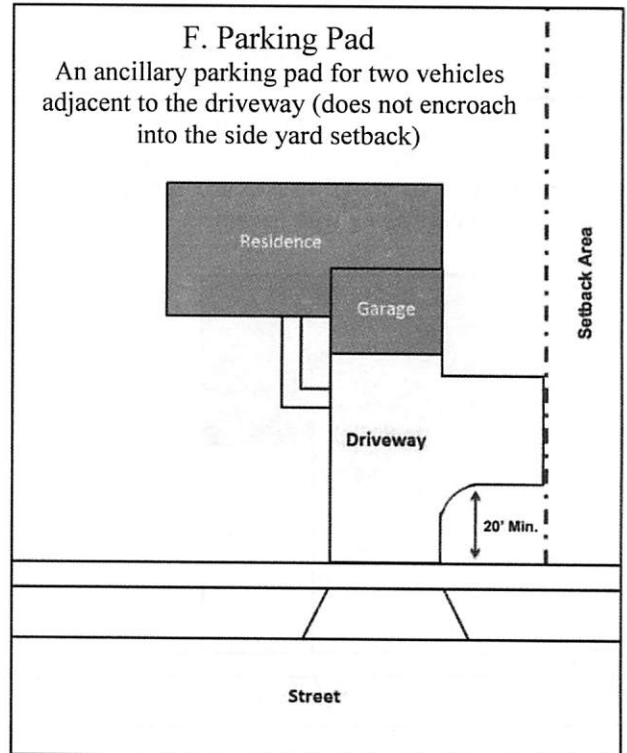
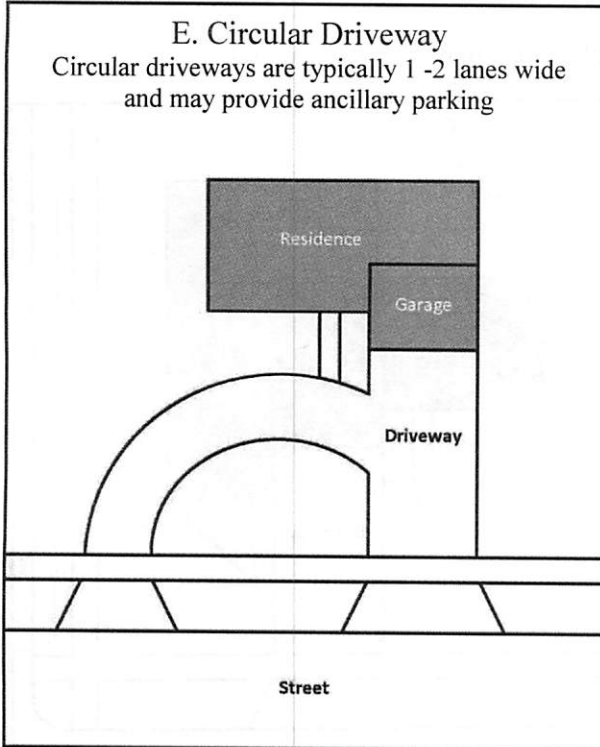
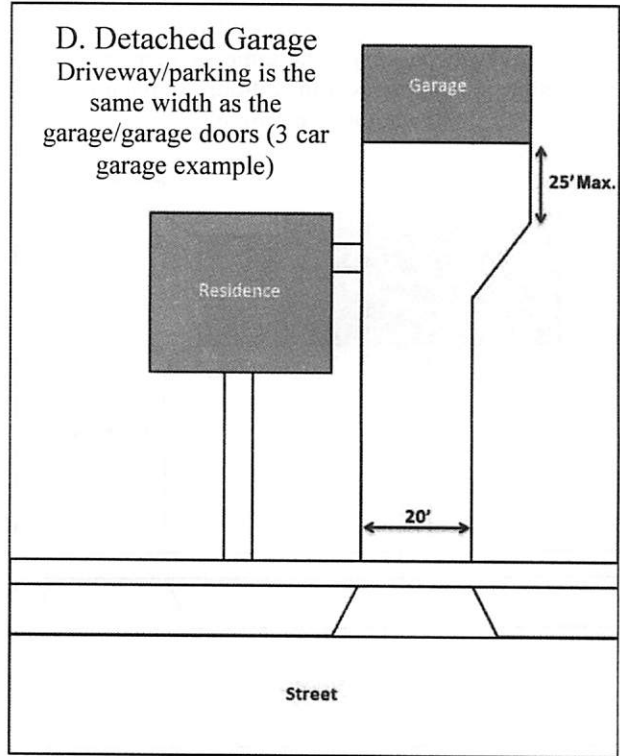
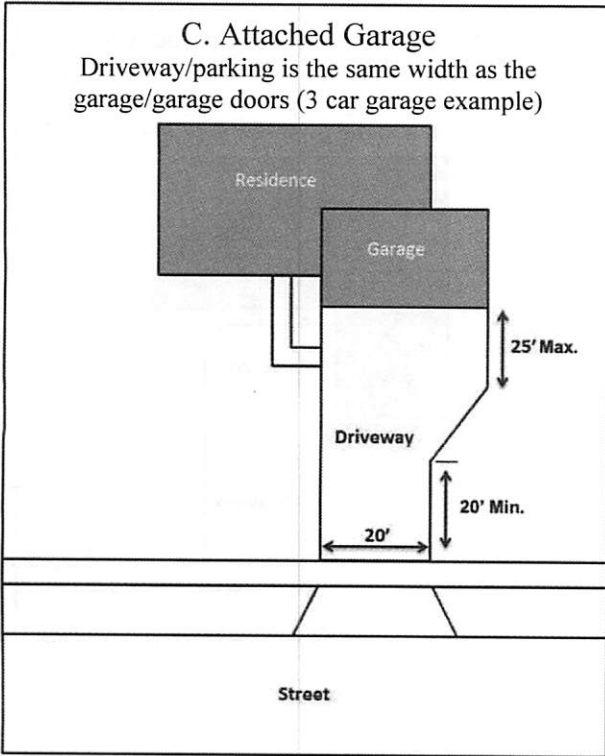
- (a) Driveways/parking for one-family and two-family dwellings. Driveways and associated off-street parking areas shall be provided for residences in accordance with the following standards:
 - (1) Driveway/parking shall consist of an improved surface of concrete, asphalt or brick.
 - (2) Driveway/parking shall not cover more than fourteen (14) percent of an entire lot nor shall they cover more than 35 percent of front yard.
 - (3) Driveway/parking shall be located in accordance with the following regulations and 1221.11 (b):
 - A. The location shall be approved by the Engineering Department.
 - B. The location may be in a required front, side or rear yard in accordance with the following regulations:

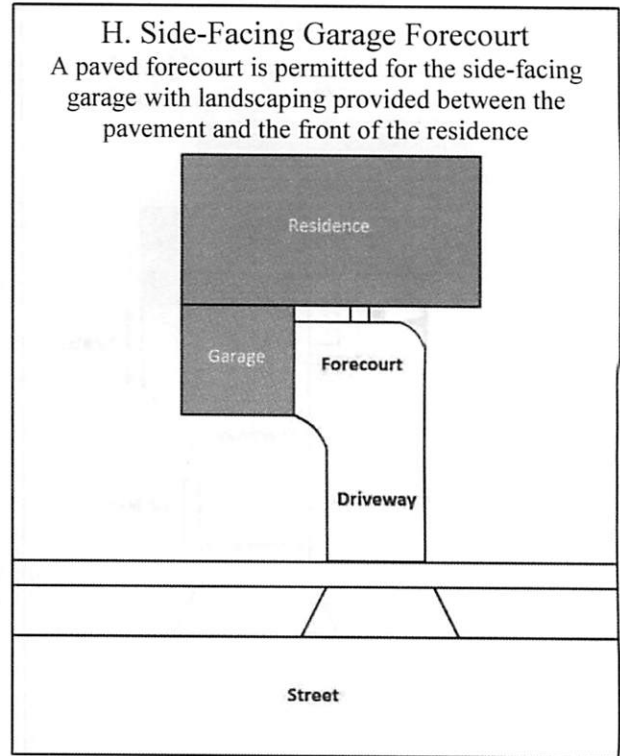
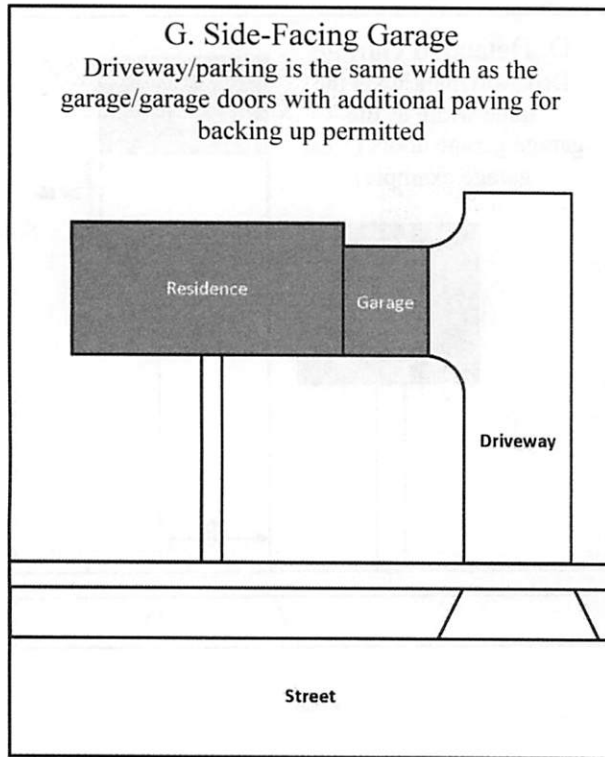
- a. Vehicles shall not be parked:
 - i. On lawns or other unpaved areas.
 - ii. Where they extend over any portion of a lot line or public sidewalk.
 - iii. Within an unobstructed sight zone.
- b. The location of parking areas shall typically be in front of and not wider than the garage for the residence with the maximum width of the driveway limited to 20' when not within 25' of the garage.
- c. The rear yard shall not be paved for parking unless it is also the location of a garage.
- d. Ancillary parking is permitted on circular driveways and/or on parking pads adjacent to driveways.
 - i. Parking pads shall not be located within side yard setbacks.
 - ii. Parking pads are limited to one per property for a maximum of two vehicles.

(b) Illustrative driveway/parking layouts.

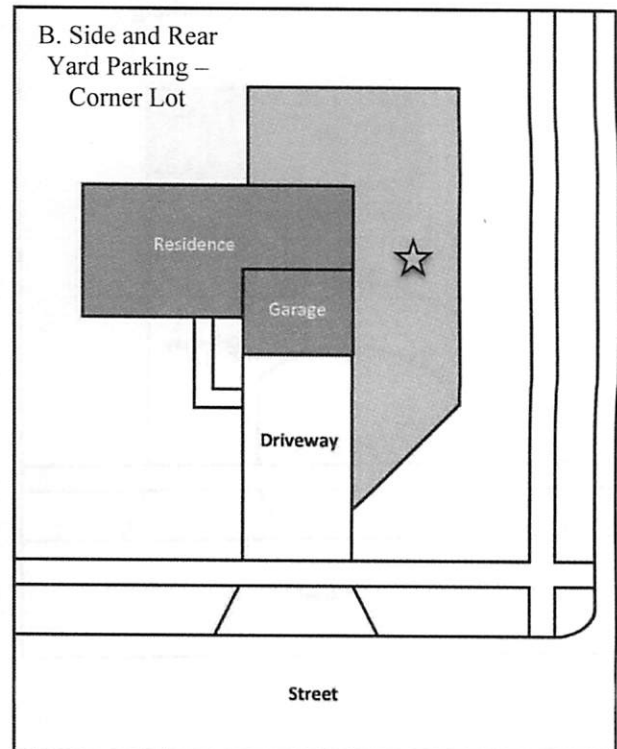
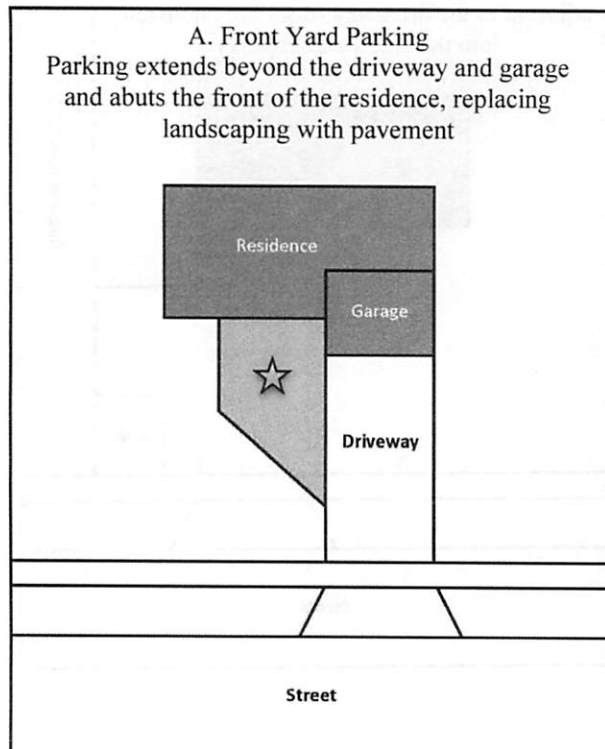
(1) Driveway/parking – examples of permitted layouts.

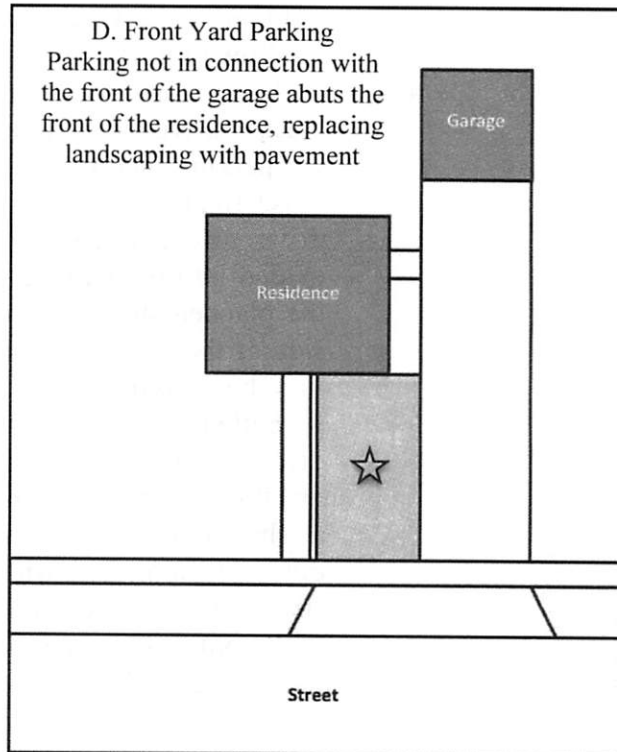
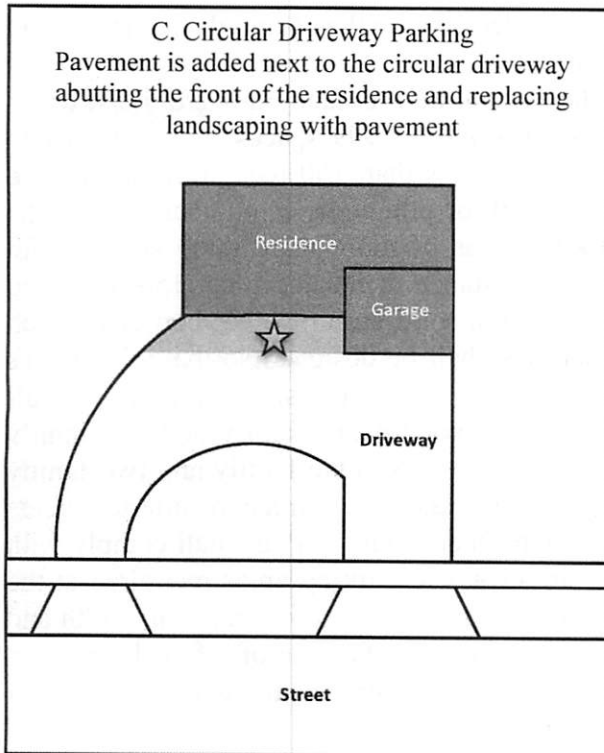






(2) Driveway/parking – examples of layouts that are not permitted.





(c) Driveways for uses other than one-family and two-family dwellings. Driveways to parking areas shall be provided for all permitted uses according to the standards set forth in the following schedule:

Number of Parking Spaces Served	Distance from Center Line of Access Drive to Right of Way at Nearest Intersecting Street (b)	Number of Drives		Minimum Number of Access Lanes	Minimum Distance Between Center line of Drives (b)
		Min.	Max.		
19 or less	40	1	2	1	50
20 to 59	40	1	2	2	50
60 to 299	100	1	2	2	50
300 to 999	150	1	2	3	100
100 to 2999	200	2	3	6	10
3000 and over	300	3	4	10(a)	200 between 2 four-lane drives 100 between all other drives

(d) The Planning Commission may require these distances to be increased in order to minimize interference with the flow of traffic on dedicated streets. The Commission may permit a decrease in the required distances if in the

opinion of the Commission such decrease will not unduly interfere with the flow of traffic on dedicated streets.

- (e) At least four of the required lanes shall be provided on one divided drive. Access drives to parking areas of 1,000 - 2,999 spaces shall extend into the parking facility a distance of not less than 100 feet from the planned street right of way with a solid curb or other barrier on each side of the drive. Access drives to parking areas of more than 3,000 spaces shall extend into the parking facility a distance of not less than 150 feet from the planned street right of way with a solid curb or other barrier on each side of the drive. Parking facilities shall be designed so that all vehicles may be driven forward into the street. This provision shall apply to all permitted uses in all use districts except for one-family and two-family dwellings located on local residential streets. One-family and two-family dwellings located on streets designated as major streets or arterial streets as shown on the City Thoroughfare Plan or Guide Plan shall comply with this provision. The width of driveways to parking areas measured at the street property line (right of way) shall not exceed four lanes in width and shall conform to the following schedule. In the case of a four-lane drive, the lanes shall be designed as two adjacent entrance and exit lanes divided by a barrier a minimum of six feet wide.

Width of Driveway		
Number of Lanes In Drive	Minimum (in feet)	Maximum (in feet)
One lane	10	12
Two lanes	20	24
Three lanes	30	34
Four lanes	40(a)	46(a)

(a) Plus a minimum six-foot divider.

In Executive Office Park Districts there shall be no more than two access drives to a public street per twelve-acre development area.”

Section 2: That it is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

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Section 3: That any Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: 5/21/15

Referred to Planning Commission: 5/21/15

Report of Planning Commission on: 6/1/15

The Planning Commission recommended to Council that this Ordinance be:

Approved: Disapproved:

Second Reading: 6/4/15

Public Hearing: 6/18/15


Passed: 6/18/15


Michael F. Killeen
President of Council

Presented to Mayor: 6/19/15

Approved: 6/24/15

ATTEST:


Denise L. Rosenbaum, Clerk of Council


Dennis M. Clough, Mayor

I, Denise L. Rosenbaum, Clerk of Council of the City of Westlake do hereby certify that Ordinance/Resolution no. 2015-71 adopted 6/18/15 was duly posted on 6/24/15 and remained posted for a period of 15 days thereafter in not less than 2 of the most public places in the City as determined by the Charter of said City.



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2015-74:**

**AN ORDINANCE ENACTING NEW CHAPTER
1230 "GENERAL PROVISIONS" OF TITLE FIVE
"REGULATIONS APPLYING TO ALL USE
DISTRICTS" OF THE ZONING CODE.**

WHEREAS, the Director of the Planning and Planning Commission have recommended that Council consider legislation to create a new chapter of the Zoning Code entitled "General Provisions"; and

WHEREAS, after careful consideration, the Planning Commission of the City of Westlake, on the 1ST day of June, 2015, recommended approval of the changes to the Zoning Code herein specified as requested by this Council; and

WHEREAS, pursuant to the Charter of the City of Westlake, Article III, Section 13, Council held a public hearing concerning the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1: That new Chapter 1230 "General Provisions" of Title Five "Regulations Applying to All Use Districts" is hereby enacted and as enacted shall read as follows:

"CHAPTER 1230 GENERAL PROVISIONS.

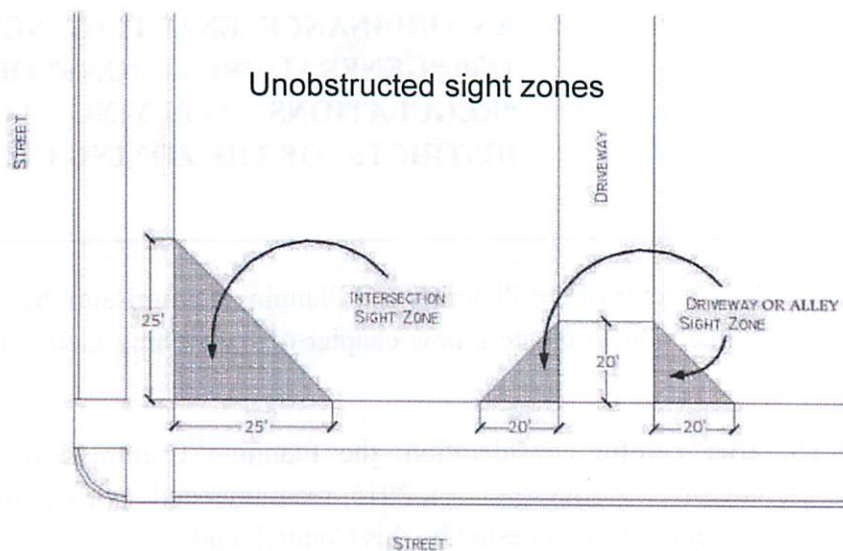
1230.01 Unobstructed Sight Zone.

No sign, ornamental fence, wall, structure, or planting shall be erected, established or maintained on any lot which will obstruct the view of drivers in vehicles approaching an intersection of two streets or the intersection of a street and a driveway, except as provided below. This area shall be known as the unobstructed sight zone.

(a) The unobstructed sight zone shall be determined as follows:

- (1) The area formed at the corner intersection of two planned right-of-way lines. The two sides of the triangular area being 25 feet in length measured along abutting planned right-of-way lines and third side being a line connecting these two sides, or
- (2) The area formed at the corner intersection of a planned right-of-way and a driveway, the two sides of the triangular area being 20 feet in length measured

along the right-of-way line and edge of the driveway, and the third side being a line connecting these two sides.



- (b) Fences, walls, structures, or plantings located in the unobstructed sight zone shall not be permitted to obstruct cross-visibility within a vertical height band between two and one-half feet to six feet above curb level. Trees shall be permitted provided that limbs and foliage are trimmed so that they do not extend into the cross-visibility area or otherwise create a traffic hazard.”

Section 2: That it is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

Section 3: That any Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: 5/21/15

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Referred to Planning Commission: 5/21/15
Report of Planning Commission on: 6/1/15
The Planning Commission recommended to Council that this Ordinance be:
Approved: X Disapproved: _____

Second Reading: 6/4/15

Public Hearing: 6/18/15


Passed: 6/18/15

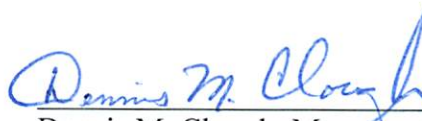

Michael F. Killeen
President of Council

Presented to Mayor: 6/19/15

Approved: 6/24/15

ATTEST:


Denise L. Rosenbaum, Clerk of Council


Dennis M. Clough, Mayor

I, Denise L. Rosenbaum, Clerk of Council of the City of Westlake do hereby certify that Ordinance/Resolution no. 2015-74 adopted 6/18/15 was duly posted on 6/24/15 and remained posted for a period of 15 days thereafter in not less than 2 of the most public places in the City as determined by the Charter of said City.