

ORDINANCE NO. 2019-O-38

**AN ORDINANCE AMENDING CODIFIED ORDINANCE 1280.05
REGARDING DRIVEWAYS AND PARKING AREAS**

WHEREAS, Council wishes to amend Ordinance 1280.05 regarding conditions of parking areas in the City

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Mentor-on-the-Lake, County of Lake and State of Ohio, as follows:

Section 1. That Codified Ordinance Section 1280.05 is amended and as amended Section 1280.05 hereby reads as follows:

1280.05 CONDITIONS OF PARKING AREAS.

(a) Residential

(1) All driveways constructed in residential districts shall be constructed with a hard surface. A hard surface shall be deemed to be any of the following: concrete, asphalt, brick, block or gravel or any other material approved by the Planning Commission. The apron of the driveway that is located in the road right of way shall consist of concrete, asphalt or any other material approved by the Planning Commission.

(2) All driveways shall be at least eight (8) feet wide and shall be located at least three (3) feet from the property line unless the Planning Commission allows the driveway to be placed on the property line or closer to the property line than three (3) feet. In the event that the driveway is placed less than three feet from the property line, then the applicant for the driveway permit shall locate the survey property pins where the driveway is to be located and proves such fact to the Zoning Inspector at the time of applying for the driveway permit. In the event that the property pins cannot be located, then before the driveway permit can be issued, the applicant shall have a boundary survey prepared and sealed by a surveyor registered in the State of Ohio so that property pins are established along the property line where the driveway is to be located. All existing driveways that are less than three feet from the property line as of the date of the passage of this Ordinance are grandfathered in and such a driveway

can be repaved or reconstructed at that same location without the need to locate the survey pins or have a survey performed unless the City has received actual notice that there is a property line dispute with the adjacent property owner.

(3) A driveway permit shall be obtained before any driveway is established or relocated or altered or enlarged.

(b) Multifamily or Business

(1) All required parking areas and driveways for multifamily or business areas shall have a smoothly graded, stabilized and dustless surface of concrete or asphalt or any other material approved by the Planning Commission and any such surface shall have adequate drainage as determined by the City Engineer. There shall be appropriate bumper guards where needed. There shall be adequate lighting, arranged so that it will be shielded from adjacent residential areas.

(2) Entrance and exit driveways shall be not less than nine feet or more than twelve feet for a one-directional drive, and not less than eighteen or a maximum of twenty-two feet for a two-directional drive. Wherever possible such drives shall be located at least seventy-five feet from an intersection of two streets (measured on centerlines) spaced at not less than 150-foot intervals, and generally located where they will interfere the least with normal traffic movements on the street. Locations of such driveways shall be approved by the Planning and Zoning Commission before construction.


(3) When located in or adjacent to any Residential District, such parking areas shall be not nearer than five feet to the side or rear lot line, and all the land lying between the edge of the parking area and the lot line shall be kept free from debris, and shall be landscaped and maintained with at least one hedge row of hardy shrubs approximately five feet in height, or a wall or solid fence. If located opposite any Residential District, the parking area shall be not nearer to the street than the established building line.

(4) A driveway permit shall be obtained before any driveway is established or relocated or altered or enlarged or resurfaced.

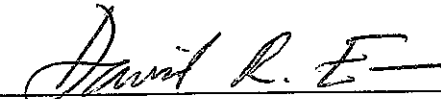
(c) The required parking area (for overnight car storage) for a one-family, two-family or multifamily residential building shall not be provided in the required front yard.

Section 2. That all formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Ordinance shall be in full force and effect thirty day after its passage by Council and approval by the Mayor.



DESIREA THOMPSON
PRESIDENT OF COUNCIL



DAVID R. EVA
MAYOR
Dated: 12/10/19

ADOPTED: December 10, 2019

ATTEST: Joyce M. Aape
Clerk of Council