ORDINANCE NO. 2026-28
Introduced by Sam Artino

AN ORDINANCE AMENDING AND RESTATING SECTION 1133.16 (IMPROVEMENT AND MAINTENANCE STANDARDS) UNDER CHAPTER 1133 (OFF-STREET PARKING AND LOADING REGULATIONS) OF THE CITY OF HURON CODIFIED ORDINANCES; AND FURTHER AMENDING CHAPTER 1133 (OFF-STREET PARKING AND LOADING REGULATIONS) OF THE CITY OF HURON CODIFIED ORDINANCES TO DELETE APPENDIX A (BUFFER YARD REQUIREMENTS) IN ITS ENTIRETY.

WHEREAS, this Council hereby determines the changes and amendments set forth within this Ordinance are in the best interest of the City of Huron and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

Section 1. That Section 1133.16 (Improvement and Maintenance Standards) under Chapter 1133 (Off-Street Parking and Loading Regulations) of the Codified Ordinances of the City of Huron, Ohio, which currently reads (see Exhibit "A" attached hereto an made a part hereof), shall be and here by is, amended and restated to read as follows (see Exhibit "B" attached hereto and made a part hereof).

Section 2. That a new amended and restated Section 1133.16 (Improvement and Maintenance Standards) under Chapter 1133 (Off-Street Parking and Loading Regulations) of the Codified Ordinances of the City of Huron shall be, and hereby is, adopted and thereafter shall be in full force and effect.

Section 3. That Appendix A (Buffer Yard Requirements) erroneously included at the end of Chapter 1133 (Off-Street Parking and Loading Regulations) of the Codified Ordinances of the City of Huron, Ohio, which currently reads as follows,

Appendix A - Buffer Yard Requirements											
	Existing Use										
Proposed Use	R-1 and R-1A Single Family Residential	R-2 One/Two Family Residential	R-3 Multi-Family Residential	MU - RFD	MU - CD	MU - GD	B-1 Neighborhood Business	B-2 Downtown Business	B-3 General Business	I-1 Light Industrial	I-2 General Industrial
R-1 and R-1A Single Family Residential	N/A	A	A	B	B	B	B	B	C	D	D
R-2 One/Two Family Residential	N/A	A	A	A	A	A	A	B	B	D	D
R-3 Multi-Family Residential	B	A	A	A	A	A	A	B	B	D	D
MU-RFD	A	A	A	n/a	A	n/a	n/a	A	B	C	D
MU - CD	B	A	A	n/a	Decided case-by-case basis	A	A	A	A	C	D
MU-GD	B	A	A	n/a	A	Decided case-by-case basis	A	A	B	C	D
B-1 Neighborhood Business	B	A	A	n/a	A	A	A	A	A	C	D
B-2 Downtown Business	B	B	B	A	A	B	A	A	A	C	D
B-3 General Business	C	B	B	B	A	B	A	A	A	C	D
I-1 Light Industrial	D	D	D	D	C	C	C	C	C	B	B
I-2 General Industrial	D	D	D	D	D	D	D	D	D	B	A

is hereby deleted in its entirety.

Section 4. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

Section 3. In accordance with Section 3.06 of the Charter of the City of Huron, Ohio, this Ordinance shall take effect thirty (30) days following its adoption.

_____
Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: 10 NOV 2026

1133.16 IMPROVEMENT AND MAINTENANCE STANDARDS.

All required off-street parking and loading facilities including entrances, exits, maneuvering areas, stacking areas, and parking and loading spaces shall be in accordance with the following standards and specifications.

Parking Space Dimensions Full Sized Cars				
Angle of Parking (in degrees)	Minimum Width at Curb	Minimum Length from Curb	Minimum Drive Aisle Width (one- way)	Minimum Drive Aisle Width (two- way)
45	13 feet	19 feet	14 feet	18 feet
60	11 feet	20 feet	18 feet	18 feet
75	9 feet	19 feet	20 feet	20 feet
90	9 feet	19 feet	24 feet	24 feet

(a) Stacking Space Dimensions. Each off-street stacking space for a drive-thru or drive-in facility shall have an area not less than 160 square feet (measuring eight (8) feet by twenty (20) feet) exclusive of access drives and parking aisles.

(b) Circulation Lanes. The minimum width for a circulation lane shall be:

(1) Twenty-four (24) feet for 90 degrees or perpendicular parking;

(2) Eighteen (18) feet for 60 degrees parking one way aisles;

(3) Fourteen (14) feet for 45 degrees parking one way aisles.

(c) Paving. All required spaces, together with driveways, aprons, other circulation aisles and access sidewalks, both public and private, shall be surfaced as follows:

(1) Parking lots and circulation lanes. Concrete not less than four (4) inches in thickness, or with bituminous surface not less than three (3) inches in thickness, consisting of one and three fourths (1 ¾) inches of compacted #301 base course and one and one fourth (1 ¼) inches of compacted #404 surface course, over a six (6) inch compacted aggregate base. Surfaces in areas designated as accessible parking and/or accessible pedestrian paths shall meet all applicable federal and state standards.

(2) Circulation lanes for parking lots. Concrete not less than six (6) inches in thickness, or with bituminous surface not less than four (4) inches in thickness, consisting of two and one half (2 ½) inches of compacted #301 base course and one and one half (1 ½) inches of compacted #404 surface course, over a six (6) inch compacted aggregate base. Paving with semi-pervious materials (e.g. permeable pavers, porous asphalt, porous concrete) that are able to withstand vehicular traffic or other heavy-impact uses are permitted in accordance with this section. Surfaces in areas designated as accessible parking and/or accessible pedestrian paths shall meet all applicable federal and state standards.

(3) Aprons. Concrete not less than six (6) inches in thickness for residential aprons and concrete not less than eight (8) inches in thickness for commercial aprons.

(4) Driveways. Concrete not less than four (4) inches in thickness, or with bituminous surface not less than four (4) inches thick consisting of two and one half (2 1/2) inches of compacted #301 binder course and one and one half (1 1/2) inches of compacted #404 surface course over a four (4) inch compacted aggregate base or paving with semi-pervious materials that are able to withstand vehicular traffic or other heavy-impact uses is permitted (e.g. permeable pavers, porous asphalt, porous concrete).

(5) Alternative paving materials. Semi-pervious materials, such as permeable pavers, porous asphalt, and porous concrete shall permit natural percolation of water and be installed and maintained in accordance with industry and manufacturer's standards and the following:

(A) The manufacturer's specifications are applicable to the subject property's particular soil type and slope (gradient) so that vehicles are supported without rutting and water percolation is achieved.

(B) Semi-pervious parking areas must allow storm water to percolate into the ground at a rate sufficient to accommodate the five-year, 24-hour storm event.

(C) The City may inspect the semi-pervious parking areas as needed. If maintenance is required, the owner may be required to submit to the City documentation of the removal of visible surface sediment accumulations, and/or test results of infiltration rate through the pervious concrete and sub-grade soils system.

(D) For non-residential uses, if only a portion of the parking area is designated for semi-pervious materials, the area designated for semi-pervious parking shall be located at the perimeter of the parking lot, and if possible, remote or furthest removed from the principal building.

(6) Sidewalks, both public and private. Concrete not less than four (4) inches in thickness, and four (4) feet in width on a two (2) inch stone base.

(d) Drainage. All required spaces, together with driveways and other circulation aisles, shall have adequate provision for underdrainage and for the disposal of storm water, so that water shall not flow onto adjoining property or adjacent sidewalks in a quantity or manner that would be detrimental thereto, or inconvenient to persons using the sidewalk.

(e) Curbs. A physical barrier in the way of a concrete curb, parking blocks, or asphalt rolled curb at least six (6) inches in height shall be installed and maintained along the permitted of a parking or loading area that abuts a landscaped area. Curb inlets must be placed in order to allow water flow into the landscaped areas permitted by proper site grading.

(f) Marking. The location of each parking space and the location and direction of movement along the driveways providing access thereto shall be indicated by painting upon the surface, by raised directional signs, or by markers or other similar measures placed in the surfacing.

(g) Screening. Screening and landscaping of parking areas shall be provided pursuant to the Chapter 1131 Landscape Requirements.

(h) Signs. Signs shall be provided in accordance with Chapter 1129 Signage Requirements.

(i) Lighting. Wherever a parking lot or garage is to be used during darkness, lighting shall be installed to provide an adequate standard of illumination over the entire parking lot and access or drive aisles within the parking area. All lights shall be shielded as

to minimize glare will extend to adjacent property.

(j) Maintenance. A parking lot or garage shall be maintained in a manner to keep it as free as practicable from dust, paper and other loose particles, and snow and ice shall be promptly removed by the operator. All adjacent sidewalks shall be kept free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking spaces shall be maintained in a neat and legible condition. Any walls, trees and shrubbery, as well as surfacing of the parking lot or garage, shall be maintained in good condition throughout its use for parking purposes. All exposed concrete walls shall be painted or finished.

(Ord. 2015-10. Passed 8-25-15.)

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(Ord. 2026-28. Passed __-__-26.)