

This section establishes performance standards for development located in flood-prone areas with drainage areas less than 640 acres:

(A) *Flood-carrying capacity.* The flood-carrying capacity shall be maintained for channels with flood-prone areas draining a tributary area of 20 acres or more.

(B) *Flood-prone area conveyance, velocities, flood profiles, and flood storage.*

(1) For all development within a flood-prone area where the tributary drainage area is 100 acres or more, the applicant shall meet the requirements of § 151.149 according to the following criteria and submit to the Lake County Stormwater Management Commission for permit or approval:

(a) An engineering study performed by a registered professional engineer which will determine a floodway which meets the definition of the regulatory floodway and show the proposed development will meet all applicable requirements of § 151.147;

(b) An engineering study performed by a registered professional engineer which will determine a base flood elevation and demonstrate that the proposed development will maintain the existing condition's conveyance, will not increase flood velocities, will not increase flood profiles, and will provide hydraulically equivalent compensatory storage at a ratio of 1.2 to one. Such compensation areas shall be designed to drain freely and openly to the channel and located opposite or adjacent to fill areas in a manner that is hydraulically equivalent; or

(c) An engineering study performed by a registered professional engineer which will demonstrate, for a range of flood elevations (which would exceed the expected 100-year flood elevation), the proposed development will maintain the existing condition's conveyance, will not increase flood velocities, will not increase flood profiles, and will provide hydraulically equivalent compensatory storage at a ratio of 1.2 to one. Such compensation areas shall be designed to drain freely and openly to the channel and located opposite or adjacent to fill areas.

(2) For all development within a flood-prone area where the tributary drainage area is more than 100 acres, the applicant shall meet the requirements of § 151.147.

(Ord., § 8.10, passed 10-13-2009; Ord. passed 10-9-2012)

## GENERAL DEVELOPMENT STANDARDS

### § 151.165 OFF-STREET PARKING.

(A) *Applicability.*

(1) *New development.* The off-street parking standards of this section apply to any new building constructed and to any new use established.

(2) *Expansions and alterations.* The off-street parking standards of this section apply to all principal and accessory uses when an existing structure or use is expanded or enlarged. Additional off-street parking spaces will be required only to serve the enlarged or expanded area, not the entire building or use, provided that in all cases the number of off-street parking spaces provided for the entire use (preexisting + expansion) must equal at least 75% of minimum ratio established in the off-street parking schedule of subsection (B) below.

(3) *Change of use.* Off-street parking must be provided for any change of use or manner of operation that would, based on the off-street parking schedule of subsection (B) below, result in a requirement for more parking spaces than the existing use.

(B) *Off-street parking schedule.* Off-street parking spaces shall be provided in accordance with the following schedule of requirements. (See rules for computing requirements, subsection (C) below.)

Use Category (See § 151.270 for Description)	Use Types	Minimum Number of Off-Street Parking Spaces Required
<b>Residential Use Categories</b>		
Household living		2 per dwelling unit
<b>Public, Civic and Institutional Use Categories</b>		
College		1 per 4 students, plus 1 per staff member
Community service	Library or museum	2.5 per 1,000 square feet or 1 per 4 person-capacity (whichever is greater), plus 1 per employee
	Community service not otherwise classified	1 per 3-person capacity
Day care		1 per teacher/employee, plus 1 per 6 enrollees, or off-street waiting to accommodate at least 6 vehicles
Group living	Assisted living	1 per 4 beds, plus 1 per employee
	Convent or monastery	1 per 6 residents, plus 1 per employee, plus 1 per 2.5 chapel seats if open to the public
	Group living not otherwise classified	1 per 3 residents, plus 1 per employee
Hospital		1.8 per patient bed
Parks and open space	Cemetery	No minimum
	Golf course	60 per 9 holes, plus 1 per employee, plus 50% of spaces otherwise required for any accessory uses (e.g. bars, restaurants)
	Golf course, Par 3	25 per 9 holes, plus 1 per employee
	Parks and open space not	1 per 4-person capacity

	otherwise classified	
Religious institutions		1 per 4 seats, plus 50% of spaces otherwise required for any accessory uses (e.g., banquet hall, day care)
School	Elementary and Junior High	1 per faculty/staff member, plus 1 per 2 classrooms
	Senior High	1 per faculty/staff member, plus 1 per 5 students
Utility, major		None required
<b>Retail, Service and Commercial Use Categories</b>		
Entertainment event, major	Major entertainment event not otherwise classified	1 per 3-person capacity
Office	Office, medical	3 per examining room, plus 1 per staff doctor/employee
	Office, non-medical	2.5 per 1,000 square feet
Parking, commercial		None required
Recreation and entertainment, outdoor	Camp	1 per employee, plus 1 per camp vehicle normally parked on the premises, plus 1 visitor space per acre, with a minimum of 5 and a maximum of 50 spaces.
	Golf driving range	1 per tee, plus 1 per employee
	Golf miniature	1 per hole, plus 1 per employee
	Outdoor recreation and entertainment not otherwise classified	1 per 4-person capacity
Retail sales and service	Bank	2.5 per 1,000 square feet, plus stacking spaces per § 151.165(l)
	Barber or beauty shop	3 per operator chair
	Bars, taverns, dance halls and nightclubs	14 per 1,000 square feet
	Bowling center	5 per lane, plus 1 per employee, plus 50% of spaces otherwise required for accessory uses (e.g., bars, restaurants, gamerooms)
	Convenience store (grocery)	6 per 1,000 square feet
	Funeral home	1 per 4 seats or 25 per chapel, whichever is greater
	Grocery or supermarket	4 per 1,000 square feet
	Hotel or motel	1 per room or suite, plus 1 per employee, plus 1 per person-capacity of each public meeting and banquet room, plus 50% of the spaces otherwise required for accessory uses (e.g., restaurants and bars)
	Repair service	3.2 per 1,000 square feet
	Restaurant, fast food	14 per 1,000 square feet, plus stacking spaces per § 151.165(l)
Retail sales and service not otherwise classified	Restaurant, standard	12 per 1,000 square feet
	Retail sales and service not otherwise classified	4 per 1,000 square feet (shopping centers: 5 per 1,000 square feet)
	Theater or auditorium, indoor	1 per 3-person capacity
	Theater, outdoor	1 per 3-person capacity
	Vehicle sales	0.5 per 1,000 square feet of display area, whether indoor or outdoor plus 2.5 per 1,000 square feet devoted to servicing vehicles
Self-service storage		None required
Vehicle repair		2.5 per 1,000 square feet
Vehicle service, limited		2.5 per 1,000 square feet
<b>Industrial Use Categories</b>		
Industrial sales and service		2.5 per 1,000 square feet
Manufacturing and production		2.5 per 1,000 square feet
Warehousing and freight movement		0.25 per 1,000 square feet
Waste-related use		1 per employee
Wholesale sales		2.5 per 1,000 square feet
<b>Other Use Categories</b>		
Agriculture		None required
Mining	Mining and resource extraction	1 per employee

(C) *Rules for computing requirements.* The following rules apply when computing off-street parking requirements.

(1) *Multiple uses.* Unless otherwise approved, lots containing more than one use must provide parking in an amount equal to the total of the requirements for all uses.