

ORDINANCE NO. 2017-9

AN ORDINANCE AMENDING SECTION 1133.09-PARKING MAXIMUMS OF THE PLANNING AND ZONING CODE WITHIN THE CODIFIED ORDINANCES OF THE CITY OF HURON AND DECLARING AN EMERGENCY

WHEREAS, the City of Huron Planning Commission has reviewed the proposed amendment language, held a public hearing on March 22, 2017, and unanimously recommended the approval of the proposed changes; and,

WHEREAS, City Council has duly advertised and held a public hearing on this matter on April 25, 2017;

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

SECTION 1. That Section 1133.09 Parking Maximums of the Planning and Zoning Code within the Codified Ordinances of the City of Huron, Ohio **WHICH CURRENTLY READS AS FOLLOWS**, shall be and hereby is amended.

1133.09 PARKING MAXIMUMS.

The following vehicle parking space maximums are applicable to all surface parking lots for multi-family, non-residential, and mixed-use development uses:

- (a) Surface parking areas may not exceed one-hundred and ten percent (110%) of the required minimum number of vehicle parking spaces.
- (b) Existing surface parking areas that exceed the parking maximums must come into conformance with the maximum number of parking spaces when the following occurs:

- (1) A new principal building is constructed on the site.
- (2) Over fifty percent (50%) of the total area of an existing parking lot is reconfigured. When surface parking areas exceed the number of spaces permitted by this section and are required to come into conformance, the excess spaces must be converted into any combination of the following:
 - A. General landscaping as specified by Chapter 1131 Landscape Requirements.
 - B. Temporary bicycle parking spaces.

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

SECTION 2. That, Section 1133.09 Parking Maximums of the Planning and Zoning Code within the Codified Ordinances of the City of Huron, Ohio **IS HEREBY AMENDED TO READ AS FOLLOWS:**

1133.09 PARKING MAXIMUMS.

The following vehicle parking space maximums are applicable to all surface parking lots for multi-family, non-residential, and mixed-use developments within the City of Huron:

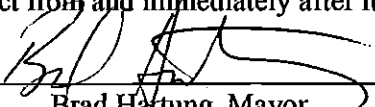
- (a) Surface parking areas may not exceed one-hundred and twenty-five percent (125%) of the required minimum number of vehicle parking spaces per the regulations set forth in section 1133.03 of this ordinance.
- (b) Existing surface parking areas that exceed the parking maximums must come into conformance with the maximum number of parking spaces when the following occurs:
 - (1) A new principal building is constructed on the site.
 - (2) An addition is made to an existing principal structure that would modify the parking calculation.
 - (3) Over fifty (50%) of the total area of an existing parking lot is reconfigured.
- (c) When surface parking areas exceed the number of spaces permitted by this section and are required to come into conformance, the excess spaces must be converted into any combination of the following:
 - A. General landscaping as permitted by Chapter 1131 Landscape Requirements
 - B. Temporary bicycle parking spaces.
- (d) The Planning Commission may grant the ability to exceed the maximum parking requirement set forth in this section in the event that the applicant or property owner can show that industry standards or elements specific to the development result in the need to allow for additional parking spaces, and that the provision of additional parking will not be detrimental to the general welfare, safety, infrastructure, traffic congestion, or public interest of the community.

(Ord. 2017-9. Passed 4-25-17)

SECTION 3. Codified Ordinance Section 1133.09 Parking Maximums as existing prior to the adoption of this Ordinance shall be, and the same hereby is, repealed.

SECTION 4. 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 5. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public, health, safety, and general welfare of the city and for the further reason to support economic development in accordance with the Master Plan; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage.



 Brad Hartung, Mayor

ATTEST: 

 Clerk of Council

ADOPTED: APR 25 2017