

AN ORDINANCE AMENDING SECTION 405.330 SCHEDULE OF REQUIRED PARKING SPACES, OF THE MUNICIPAL CODE OF THE CITY OF RICHMOND HEIGHTS.

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WHEREAS, the City of Richmond Heights updated its Comprehensive Plan in 2023; and

WHEREAS, the City's 2022 land use analysis showed that parking currently makes up over 3% of land use within the City; and

WHEREAS, Richmond Heights is very auto-centric, providing significant parking within commercial developments in the 1960s - early 2000s, creating expansive asphalt, negatively impacting the environment and pedestrian safety; and

WHEREAS, during the Comprehensive Plan public process, the community expressed the desire to see less surface parking and creating more shared parking arrangements, freeing valuable real estate for new development;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHMOND HEIGHTS AS FOLLOWS:

SECTION 1. Section 405.330 of the Municipal Code is hereby repealed and amended to read as follows:

**Section 405.330 Schedule of Required Parking Spaces.**

A. The following shall be the minimum number of off-street parking spaces required for each land use, activity, building or structure permitted by this Chapter.

*B. Residential And Lodging Uses.*

1. *Detached single-family dwellings:* At least one (1) parking space shall be provided for each detached single-family dwelling unit on a paved drive area (notwithstanding the definition of parking space in this Chapter).
2. *Two-family, multiple-family, or attached townhouse dwellings:* one and one-half (1.5) parking spaces shall be provided for each dwelling unit. Parking within a Transit-Oriented Development District, which is a planned land use district located no more than one-half (0.5) miles from a transit station, may be reduced to one (1) parking space per dwelling unit.

3. *Motels and hotels:* One and fifteen hundredths (1.15) parking spaces for each sleeping room. Additional spaces are required for restaurants or places of assembly within such development.
4. *Assisted or Nursing home:* One (1) parking space for every three (3) beds occupied at maximum capacity, plus one (1) for every business vehicle.

C. *Retail And Service Uses.*

1. *Retail businesses:* Parking or storage space for all vehicles used directly in the conduct of such business, plus one (1) parking space for each three hundred (300) square feet of gross floor area
2. *Regional Shopping Center:* An area with a zoning district classification of "PD-C" (Planned Development District with a subclassification of Commercial) with a primary use as a regional shopping center (defined as shopping center having in excess of one million (1,000,000) square feet of gross floor area), the parking requirement shall be four (4) parking spaces per one thousand (1,000) square feet of gross leasable floor area
3. *Theaters:* One (1) parking space for every four (4) seats or (one (1) seat equals two (2) feet of bench length), or one (1) space for every fifty (50) square feet of gross floor area when there is no fixed seating
4. *Recreation centers, swimming pools, skating rinks and other public/private recreation and amusement facilities:* One (1) parking space for every two hundred (200) square feet of gross floor area
5. *Bowling alley:* Two (2) parking spaces for every one thousand (1,000) square feet of gross floor area
6. *Restaurants:* Eighteen (18) parking spaces for every one thousand (1,000) square feet of gross floor area
7. *Private clubs, lodges or other organization of a fraternal, civic, union related, religious or similar nature:* Nineteen (19) parking spaces for every one thousand (1,000) square feet of gross floor area.
8. *Auto Service and gasoline filling stations:* Parking or storage parking space for all vehicles used directly in the conduct of the business, plus four (4) parking spaces for each service bay or similar auto service work space
9. *Personal services, salons, laundry facilities:* Four (4) spaces per one thousand (1,000) square feet of gross floor area.
10. *Financial institutions:* Four and six tenths (4.6) spaces per one thousand (1,000) square feet of gross floor area

11. *Pet Care facilities:* Two and one-half (2.5) spaces per one thousand (1,000) square feet of gross floor area.
12. *Automobile, truck, recreational vehicle, or other large equipment sales:* One (1) parking space per three thousand (3,000) square feet of gross sales area
13. *Food markets:* Four and one-half (4.5) parking spaces for every one thousand (1,000) square feet of gross floor area
14. *Funeral homes, mortuaries:* Fifteen (15) parking spaces for every one thousand (1,000) square feet of gross floor area
15. *General contracting services:* Three (3) spaces for every one thousand (1,000) square feet of gross floor area, plus one (1) space for every vehicle used in operation of business or stored upon the property

D. *Offices.*

1. *General offices:* Three (3) parking spaces per one thousand (1,000) square feet of gross floor area for business, professional, governmental or institutional offices, excluding medical or dental offices.
2. *Medical or dental offices or clinics:* One (1) parking space per two hundred fifty (250) square feet of gross floor area.

E. *Community Service Uses And Places Of Assembly.*

1. *General, places of assembly:* Auditoriums, convention halls, banquet facilities, dance halls, exhibition halls, and other similar places of assembly, including churches, shall provide at least one (1) parking space per four (4) seats (one (1) seat equals two (2) feet of bench length) of the assembly or meeting space, or one (1) space for every fifty (50) square feet of gross floor area when there is no fixed seating.
2. *Universities, colleges, academies and similar institutions of higher learning:* One (1) parking space for every four (4) seats (one (1) seat equals two (2) feet of bench length) occupied at maximum capacity in combination of any classroom, assembly hall, auditorium, stadium and/or gymnasium on the campus, or one (1) space for every fifty (50) square feet of gross floor area where there is no fixed seating
3. *Public or private primary and secondary schools:*
  - a. One (1) parking space for each classroom and teaching station for a primary/elementary/middle school
  - b. Two (2) parking spaces for each classroom and teaching station in a high school

4. *Vocational or business schools*: Two (2) parking spaces for every classroom and teaching station

F. *Miscellaneous Uses*.

1. *Libraries, museums, galleries*: Five (5) parking spaces for every one thousand (1,000) square feet of gross floor area
2. *Storage warehouses*: Two (2) parking spaces for every one thousand (1,000) square feet of gross floor area. Does not include office requirements.
4. *Hospitals*: One (1) parking space for every two hundred (200) square feet of gross floor area

G. *Other Uses*. The Zoning Administrator shall determine to which of the preceding categories of parking regulations any unlisted use belongs.

H. *Shared Parking*.

1. Notwithstanding the parking requirements set out in Article VI of this Chapter, the number of required parking spaces may be reduced if a developer demonstrates that the proposed use is designed and located so that shared parking within the proposed development or within adjacent development meets the minimum standards of this Section.
2. *Calculation of shared parking*. The number of required parking spaces for a proposed development to be used on a shared basis shall be calculated in accordance with the methodologies as established in the Urban Land Institute (ULI) study entitled "Shared Parking". The calculation basis is generally set forth as follows (but should not be considered all-inclusive or as a substitute for the ULI methodologies):
  - a. The square footage of each land use in the proposed shared parking development shall be identified, together with a description of anticipated hours of operation of each use.
  - b. The peak parking demand for each land use in the proposed shared parking development shall be calculated on the basis of seasonally adjusted peak demand with a reduction for:
    - (1) Alternative mode factor based on existing or projected community transportation mode use conditions; and
    - (2) Captive market adjustment, if data is available on which to estimate the captive market factor.

(3) Peak parking demand shall be employed to establish hourly accumulation curves for the proposed shared parking development.

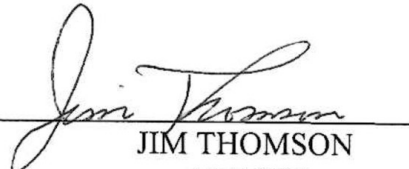
(4) The hourly accumulation curves shall be cumulated to establish the overall required parking spaces for the proposed shared parking development.

SECTION 2. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 3. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 4. This Ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.


PASSED and SIGNED this 20th day of February, 2024.

  
JIM THOMSON  
MAYOR

ATTEST:

  
AMY HAMILTON  
CITY CLERK

APPROVED AS TO FORM:

  
KENNETH J. HEINZ  
CITY ATTORNEY

First reading: February 5, 2024  
Second reading: February 20, 2024