

PARKING LOTS

DEFINITION: A parking lot is defined as an area providing vehicular parking spaces along with adequate drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of vehicles. A parking space is defined as a surface improvement, exclusive of drives, aisles, or entrances giving access thereto, that is designed for the storage or parking of a vehicle.

REFERENCE: City of Piqua Code of Ordinances: §154.005 Definitions, §154.081 Parking - General Regulations, and §150.105 Property Maintenance Code Adopted.

STANDARDS: The following information highlights the standards applicable to parking lots and parking spaces.



Requirements – Section 154.082 of the zoning code defines the minimum number of employee and customer spaces required. A parking stall must be designated with 4" white pavement markings and if the parking lot is open for use after dark it must have approved lighting. Parking lots and other approved surfaces including incidental walkways, curbs and steps shall be kept in a proper state of repair and maintained free from hazardous conditions.

Dimensions – All parking spaces are to be a minimum of ten (10) feet in width and twenty (20) feet in length. A minimum maneuvering lane width of 24 feet shall be maintained adjacent to all parking stalls.

Proximity to Lot Lines – The minimum setback from a front, side, or rear lot line for a parking lot, parking space or driveway serving any use shall be (5') feet.

Access – All parking spaces must have access provided by driveway and improvements must meet the minimum applicable standards.

Surface Material – All parking lots and parking spaces shall be surfaced with a bituminous asphalt or Portland cement concrete pavement surface. The pavement composition of all parking lots, parking spaces, and driveways shall be designed to a strength and thickness adequate to support the anticipated traffic loads, with all pavement designs subject to City of Piqua Zoning Regulations.

Permit Requirement – A permit is required from the City of Piqua Development Department prior to the construction, reconstruction, enlargement or alteration of a parking lot or parking spaces. A permit is not required for the ordinary maintenance (sealing, repairing cracks, & pot holes) of a parking lot.

Prohibited – Over parking a parking lot, parking more vehicles than there are parking stalls, and parking vehicles in required maneuvering lanes is prohibited. All vehicles must be parked in a proper parking stall. The repair of a vehicle (automobile, trailer, recreational vehicle) in a parking lot, parking space, or maneuvering lane is prohibited. Parking on grass or dirt is not permitted. No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any parking lot; and, at no time shall any vehicle located upon a parking lot be in state of major disassembly, disrepair, or in the process of being stripped or dismantled.

Disclaimer - This publication provides an overview of the actual code language related to this topic and is intended only to highlight the information most relevant to the subject topic. To view the adopted language concerning this topic please visit codelibrary.amlegal.com/codes/piqua and access the code sections referenced in this document.