

## **CHAPTER 1183: PARKING AND LOADING FACILITIES**

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***Cross-reference:***

*Business Districts, see Ch. 1155*

*Community Facilities District, see Ch. 1153*

*Industrial Districts, see Ch. 1157*

*Residential districts, see Ch. 1151*

*Sign definitions, see § 1113.20*

*Signs in parking areas, see § 1183.15(c)*

### **§ 1183.01 INTENT.**

Off-street parking and loading requirements and regulations are hereby established in

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order to achieve, among others, the following purposes:

- (a) To relieve congestion so the streets can be utilized more fully for movement of vehicular traffic;
- (b) To promote the safety and convenience of pedestrians and shoppers by locating parking areas so as to lessen car movements in the vicinity of intensive pedestrian traffic;
- (c) To protect adjoining residential neighborhoods from on-street parking;
- (d) To promote the general convenience, welfare and prosperity of business, service, research, production and manufacturing developments which depend upon off-street parking facilities; and
- (e) For such purposes as to provide regulations and standards for accessory off-street parking and loading facilities in accordance with the objectives of the Master Plan of the city.

('64 Code, § 1183.01) (Ord. 2042, passed 12-20-72)

#### **§ 1183.02 SCOPE OF REGULATIONS.**

(a) Accessory off-street parking and loading facilities shall be provided as a condition precedent to occupancy of all residential, institutional, recreational, places of assembly, business, office, research, production, service and industrial uses in conformance with the provisions of this chapter:

- (1) Whenever a building is constructed or a new use established;
- (2) Whenever an existing building is altered and there is an increase of the number of dwelling units, seating capacity, the floor areas of the building; and
- (3) Whenever the use of an existing building is changed to a more intensive use which requires more off-street parking facilities, except certain nonconforming uses may continue as provided in § 1173.04(e).

(b) This Zoning Code shall be construed as encouraging the voluntary establishment of accessory off-street parking and loading facilities to serve an existing use of land or buildings, provided that there is adherence to the regulations herein controlling the location, capacity, design and operation of such facilities.

('64 Code, § 1183.02) (Ord. 2042, passed 12-20-72)

**§ 1183.03 MEASUREMENT UNITS.**

For the purpose of determining the off-street parking and loading facilities required as accessory to a use, definitions and standards for measurement are established as follows:

**EMPLOYEES.** Wherever the parking requirement is based on employees, means the maximum number of employees on duty on the premises at one time.

**FLOOR AREA.** For determining parking requirements, means the total area of all the floors of the building used by the principal activity as enumerated in the schedule, § 1183.05, measured from the exterior faces of the building. Basement areas or other floors, or parts thereof, designed, arranged or used exclusively for storage or similar uses, may be excluded from the floor area if approved by the Planning Commission.

**GROSS FLOOR AREA.** For determining loading requirements, means the total floor area used for the main and accessory activities, and storage areas of the building served.

**OFF-STREET LOADING SPACE.** Means an open space or enclosed area as part of a building, directly accessible to a public street and available whenever needed for the loading or unloading of goods and products to the main use.

**OFF-STREET PARKING FACILITY.** Means an open or enclosed area (garage) directly accessible from a public street for parking of automobiles of owners, occupants, employees, customers or tenants of the main use. Each space shall be directly accessible from a drive or aisle, and not less than ten feet wide by 20 feet long, exclusive of all drives, aisles, ramps and turning space, except parking areas operated by an attendant and parking areas for one and two-family dwellings, may be less than the above size if approved by the Commission.

**SEATING CAPACITY.** Means the number of seating units installed or indicated on plans for places for assembly. Where not indicated on plans it shall be assumed that a fixed seating unit will occupy seven square feet of floor area exclusive of all aisles or areas used for assembly. For areas without fixed seating, it shall be assumed that a seating unit will occupy 15 square feet of floor area.

('64 Code, § 1183.03) (Ord. 2042, passed 12-20-72; Am. Ord. 2303, approved by voters 6-6-78)

**§ 1183.04 APPLICATION AND DESIGN.**

(a) *Application for providing facilities.* An application for a permit to construct a building or parking area, or for a certificate of occupancy for a change in use of land or a

building shall include a site plan drawn to scale and fully dimensioned, showing the proposed design of the parking area and loading facilities to be provided in compliance with the provisions of this Zoning Code.

(b) *Determination of required parking facilities.* The minimum number of spaces required for accessory off-street parking shall be determined by applying the section on measurement units to the various categories and uses in the Schedule of Parking Requirements and any other applicable provisions of this Code. The computation shall be based on the total area of the various functions and activities, including consideration of number of employees and all of the types of functions such as office, assembly, recreation, education, and the like, for a given category where applicable. Modification to the number of spaces determined as a result of these computations, may be approved by the Planning Commission pursuant to § 1183.06. Where the computations result in fractional space in excess of one-half, it shall be counted as one additional space.

(c) See the following Standards for Designing Parking Areas.

**Standards For Designing Parking Areas**

Scale 1" = 30.0'

All parking spaces are 10.0' by 20.0'

One-Way Traffic 45° Parking

Two-Way Traffic 45° Parking

One-Way Traffic 60° Parking

Two-Way Traffic 60° Parking

One- or Two-Way Traffic 90° Parking

(d) Perimeter parking areas may be paved to a depth of eighteen (18) feet where curbing is provided to limit car overhang to two (2) feet over the non-paved area provided the two (2) foot overhang area is not included in the required yard setback area. Where cars are parked against raised sidewalks, the parking area may be paved to a depth of eighteen (18) feet if the sidewalk width is extended two (2) feet to allow for the car overhang of the sidewalk. Site plans shall indicate the total parking stall dimensions including any overhang area.

('64 Code, § 1183.04) (Ord. 2042, passed 12-20-72; Am. Ord. 2303, approved by voters 6-6-78; Am. Ord. 3824, passed 8-1-00)

**§ 1183.05 SCHEDULE OF PARKING REQUIREMENTS.**

A building occupied by one use shall provide the off-street parking spaces as required for that use. A building or group of buildings, occupied by two or more types of functions or uses operating normally during the same hours, shall provide spaces required for each function and use except as may be modified by § 1183.06.

Accessory off-street parking facilities shall be provided in quantities not less than set forth in the following schedule:

<i>MINIMUM ACCESSORY OFF-STREET PARKING FACILITIES</i>	
<i>Building Functions and Uses</i>	<i>Minimum Spaces Required (per square feet of floor space of main use, unless otherwise noted)</i>
(a) <i>Residential</i>	
(1) One-family dwellings	Two enclosed spaces per dwelling unit
(2) Apartments	Two and one-quarter spaces per dwelling unit, including one enclosed space
(3) Rented rooms	One space per rented room
(b) <i>Industrial.</i>	One space per 1.5 employees, plus one space per motor vehicle maintained on the premises or one space per every 300 square feet, whichever is greater. Spaces shall also be provided for anticipated visitors.
(c) <i>Business and Offices.</i>	
(1) General	One space per 200 square feet
(2) Places serving food and drink	One space per 50 square feet or net indoor customer service area spaces
(3) Hotels	One space per guest room plus other uses
(4) Mortuaries	One space per 50 square feet in parlors
(d) <i>Assembly Areas.</i>	
(1) Auditoriums, lodge halls, theaters, gyms, stadiums, churches, club and	One space per three seats. For areas without fixed seating, the estimated seating shall be based on

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<b>MINIMUM ACCESSORY OFF-STREET PARKING FACILITIES</b>	
<b><i>Building Functions and Uses</i></b>	<b><i>Minimum Spaces Required (per square feet of floor space of main use, unless otherwise noted)</i></b>
community centers, meeting room and spectator areas	maximum seating capacity.
(2) Exhibition areas, art galleries, libraries, museums, and the like	One space per 400 square feet
(e) <i>Recreation (exclusive of spectator areas covered under assembly areas).</i>	
(1) Swimming pools, skating rinks, dance halls, and the like	One space per 50 square feet of active area
(2) Tennis court	Four spaces per court
(3) Open commercial amusement	One space per 500 square feet of lot area
(4) Bowling alleys	Six spaces per lane
(5) Playing fields	One space per 1000 square feet of playfield area
(f) <i>Educational Classrooms</i>	
(1) Kindergarten, and the like	Two spaces per classroom but not less than six spaces
(2) Elementary and junior high schools	Two spaces per classroom and one space per eight seats in auditorium
(3) High schools	One space for each classroom and per ten students
(4) Business, technical and trade schools, colleges, and the like	One space for each two students
(5) Child Day Care Requirement	1 space per 200 square feet
(g) <i>Health and Welfare.</i>	
(1) General and special hospitals	One space per bed
(2) Institutions for children and aged, nursing homes, sanitariums	One space per two beds
(3) Medical clinics	One space per 200 square feet

<i>MINIMUM ACCESSORY OFF-STREET PARKING FACILITIES</i>	
<i>Building Functions and Uses</i>	<i>Minimum Spaces Required (per square feet of floor space of main use, unless otherwise noted)</i>
(h) <i>Additional Parking Spaces Requirements.</i>	In addition to the requirements contained in divisions (a) through (g), Minimum Space Required, one space per employee shall be provided.

('64 Code, § 1183.05) (Ord. 2303, approved by voters 6-6-78; Am. Ord. 2430, passed 5-15-79; Am. Ord. 3195, passed 2-4-92)

**§ 1183.06 MODIFICATIONS OF REQUIREMENTS.**

(a) *Public facilities available.* The required spaces as determined by the schedule in § 1183.05 and standards may be modified by the Planning Commission in business areas where free parking areas or publicly owned parking areas are readily accessible and where land is not available for development of accessory off-street parking as required herein.

(b) *Joint use of parking facilities.* Institutions, places of amusement or assembly may make arrangements with adjacent business establishments which normally have different hours of operation for sharing up to, but not more than 50% of their requirements in adjacent parking areas which are accessory to such business uses, provided, however, where there is a sharing of facilities by different owners or tenants, there shall be a deed, lease agreement or easement covering a period of time as may be required by the Commission, and provided further that, should any of the uses be changed or the facilities discontinued, then the required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the use of such building or buildings.

(c) *Excessive parking requirements.* Wherever the parking requirements based on functions and uses, area and seating, based on the Schedule of Parking Requirements can be shown by the applicant to result in an excessive number of parking spaces, the Commission may recommend a reduction of spaces up to the number that are excessive. The Planning Commission shall make their determination on reduced required parking, based on a written request and documentation submitted by the applicant.

(d) *Reduction of enclosed garages for new multiple family developments.* The Commission may recommend to Council a reduction in the required number of enclosed garages

in exchange for outdoor parking spaces when either:

- (1) The proposed development has included sufficient supplemental landscaping both along the periphery of the site to screen parking from adjacent property, and in the parking areas to effectively reduce the visual impact of large parking areas; or
- (2) The site has unique topographic features which achieve the landscaping objectives.

This section does not reduce the total sum of the open and enclosed parking spaces which shall be provided for new multiple family development.

(e) *Reserved area for future parking requirement.* Whenever the Commission recommends the construction of a lesser number of spaces than the required number of spaces from the Schedule of Parking Requirements, pursuant to this section, the Commission shall require that all of the area needed to accommodate the additional number of parking spaces to make up the total parking requirement be reserved as open areas on the site. Such reserved parking shall be in addition to all required yards and shall be indicated on drawings as reserved area for future parking requirement.

('64 Code, § 1183.06) (Ord. 2042, passed 12-20-72; Am. Ord. 2303, approved by voters 6-6-78)

### **§ 1183.07 CONTINUATION OF FACILITIES.**

Off-street parking and loading facilities accessory to an existing use on the effective date of this Zoning Code (Ordinance 2042, passed December 20, 1972) and those required as accessory to a use created or a building constructed or altered thereafter, shall be continued and maintained in operation, and shall not be used for automobile sales, service, repair of motor vehicles or other outdoor uses and shall not be reduced below the requirements during the period that the main use is maintained unless an equivalent number of spaces shall be provided for such use in another approved location.

('64 Code, § 1183.07) (Ord. 2303, approved by voters 6-6-78)

### **§ 1183.08 LOCATION OF FACILITIES.**

Accessory parking facilities shall be provided at locations as set forth in this chapter except as may be regulated or modified by the provisions in other chapters of the Planning and Zoning Code.



(a) *Residential districts.* Enclosed and/or open parking facilities as required, shall be located on the same lot as the dwelling unit to which they are accessory; in addition, in group and apartment dwelling districts, the parking facilities shall be located within a walking distance of two hundred (200) feet of the building entrance of the dwelling unit to be served.

The total number of open accessory parking spaces provided for any dwelling shall not exceed the spaces required by more than fifty percent (50%) unless permitted as a conditional use.

(b) *Institutional, amusement and assembly uses, business and office uses.* Parking facilities shall be located on the same lot as the institution, place of amusement or assembly, business or office. However, parking on an adjoining lot may be permitted pursuant to § 1183.06(b). The Commission shall determine that such parking on the adjoining lot is so located to conveniently meet the needs of the building to be served. Evidence of the applicant's right to use such parking spaces during nonconflicting normal hours of use shall be submitted to the Commission.

(c) *Industrial districts and uses.* Parking facilities shall be located on the same lot as the use.

('64 Code, § 1183.08) (Ord. 2303, approved by voters 6-6-78)

### **§ 1183.09 STACKING SPACES FOR DRIVE-THRU FACILITIES.**

Drive-thru establishments and other establishments which, by their nature, create lines of customers waiting to be served within automobiles shall provide off-street stacking spaces, on the same lot as the use, in addition to the required number of parking spaces specified in Schedule 1183.05, in accordance with the following:

- (a) *Minimum number of stacking spaces:*
1. Establishments serving and/or selling food and/or drinks 10 stacking spaces
  2. Automatic car wash facilities where a chain conveyor or other similar method is used to move the vehicle through the structure 10 stacking spaces
  3. Facilities with service windows or service entrances such as banks, ticket booths, and other similar facilities 6 stacking spaces
  4. Gasoline stations: per accessible side of a gasoline pump island. 2 stacking spaces

(b) *Vehicles prohibited within the public right-of-way.* In any case, vehicles shall not be permitted to wait within the public right-of-way for service at such drive-in or drive-thru facilities.

(c) *Waiting space dimensions.* Each off-street stacking space shall have an area not less than 144 square feet (measuring 8 feet by 18 feet) exclusive of access drives and parking aisles and shall not interfere with parking or circulation.

(Ord. 3741, passed 7-20-99)

**§§ 1183.10 - 1183.14 [RESERVED].**

**§ 1183.15 IMPROVEMENTS OF PARKING AREAS AND DRIVEWAYS.**

Parking areas and access driveways shall be designed, constructed, altered, graded and maintained as follows:

(a) *Grading and pavement.* Parking areas and access driveways shall be so graded and drained so as to dispose of all surface water, and drainage shall not be allowed to flow across a public sidewalk or onto adjacent properties. The areas and driveways shall be improved with concrete, asphaltic pavement, or other hard, permanent surface as may be approved by the Building Commissioner and City Engineer. All grading, pavement and construction shall be in accordance with the standards established by the City Engineer.

(b) *Design of parking lots.* Parking areas shall be appropriately designed and developed, as required by the Planning Commission, with landscaped areas, pedestrian walkways and planted island reasonably distributed throughout so as to interrupt the expanse of paved areas. The parking areas shall meet the following requirements, except as otherwise approved by the Planning Commission and approved by Council:

1. Islands, walkways and landscaped areas shall have a minimum dimension of ten (10) feet.
2. Every landscaped area shall be planted with a large or medium sized permitted street tree as defined in Chapter 915, and according to the planting instructions contained in that chapter.
3. Parking areas shall be designed so as to have no more than twenty (20) cars in an unobstructed line of sight without an intervening landscaped island.

4. Not less than ten percent (10%) of the land area within the parking area shall be developed as landscaping planting areas. This requirement may be modified by the Planning Commission for parking areas containing less than one hundred (100) parking spaces.

5. Parking areas with existing specimen trees of eighteen inches (18") of D.B.H. or greater, as defined in Chapter 915, shall be designed to accommodate the preservation of these trees with islands adequate to protect the tree and root system unless otherwise approved by the City Arborist.

(c) *Signs.* Signs located on or related to parking areas shall be limited to those indicating instructions for parking or safety.

(d) *Wheel blocks.* Wherever a parking area extends to a property line or sidewalk, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line or blocking the sidewalk.

(e) *Striping.* All parking areas with a capacity over twelve (12) vehicles shall be striped to indicate the parking stalls.

(f) *Maintenance.* The owner of the property used for parking and/or loading shall maintain such area in good condition without holes, free of all dust, trash and other debris.

('64 Code, § 1183.15) (Ord. 2042, passed 12-20-72; Am. Ord. 2303, approved by voters 6-6-78; Am. Ord. 3741, passed 7-20-99; Am. Ord. 3824, passed 8-1-00; Am. Ord. 4228, passed 12-20-05)

#### **§ 1183.16 ILLUMINATION OF PARKING, LOADING AND OUTDOOR SALES AND STORAGE AREAS.**

(a) Parking areas shall be illuminated wherever necessary to protect the public safety. Such illumination shall not be less than one-quarter ( $\frac{1}{4}$ ) of one (1) lumen per square foot of parking area.

(b) Lighting fixtures shall be so designed and located as to directly illuminate the specific area only, and not reflect rays of light beyond the lot line. Direct illumination on adjoining residential districts and streets is prohibited. The intensity of all lighting shall not have excessive brightness or cause a glare hazardous to pedestrians and auto drivers and shall otherwise conform to standards designated by the Commission.

('64 Code, § 1183.16) (Ord. 2303, approved by voters 6-6-78)

**§ 1183.17 DRIVEWAYS TO PARKING, LOADING AREAS AND DRIVE-IN FACILITIES.**

The location, width and number of entrance and exit driveways serving accessory parking facilities (other than those required for detached and semi-detached dwellings), including waiting spaces for lines to drive-in windows, pick-up and control stations, ticket booths and similar facilities, fee parking lots and public and accessory parking lots shall conform to the following regulations.

(a) *Design of driveways.* All such driveways shall be designed to minimize interference with the use of adjacent property, pedestrian movement and the flow of traffic on the streets to which they connect.

(b) *Distance between driveways and intersection streets.*

(1) The minimum distance from the nearest edge of a driveway and the right-of-way of the inter-secting arterial or collector street (as designated on the Zoning Map), measured along the property line or extension thereof, shall not be less than sixty (60) feet.

(2) The minimum distance from the nearest edge of a driveway and the right-of-way line of a local street (as designated on the Zoning Map), measured along the property line or extension thereof, shall not be less than forty (40) feet.

(c) *Distance between two driveways along arterial streets.*

(1) For lots of record, the minimum distance between the centerlines of any two (2) two-way driveways or a pair of one-way driveways connected to an existing or proposed arterial street (as designated on the Zoning Map of the city), shall not be less than two hundred (200) feet, provided that any lot of record which, on the effective date of this section has a frontage less than two hundred (200) feet, may, at the option of the Commission, be permitted one (1) two-way driveway or a pair of one-way access drives. Where appropriate, the Planning Commission may require common driveways for two (2) or more adjacent parcels in order to achieve the objectives of this section.

(2) Any subdivision proposed which would create one (1) or more lots of record with frontages less than two hundred (200) feet, shall not be approved unless an agreement, deed restriction or other legal conveyance, acceptable to the Commission, is duly recorded as a part of the subdivision to assure that any subsequent development on the two (2) or more separate parcels shall be carried out in conformance to this section.

(d) *Entrance or exit driveways.* Entrance or exit driveways shall not exceed three (3) lanes in width and shall be designed so that all vehicles can be driven forward into the street. The

width of such driveways, measured at the street property lines, shall conform with the following schedule:

<i>WIDTH OF DRIVEWAY (Feet)</i>		
<i>Number of Lanes</i>	<i>Minimum</i>	<i>Maximum</i>
One	12	18
Two	18	24
Three	27	36

If both entrance and exit traffic is to be accompanied by four (4) or more lanes adjacent to each other, such entrance lanes shall be separated from exit lanes by a median divider which shall have a minimum width of five (5) feet and be appropriately landscaped or other separation acceptable to the Commission. The angle of intersection between the driveway and the street shall be between seventy (70) and ninety degrees (90°). The radii of the edge of the driveway apron shall be at least twenty-five (25) feet, unless under special circumstances, and when recommended by the Planning Commission, such driveway radii may be reduced to not less than fifteen (15) feet.

(e) *Drive-in windows.* Each drive-in window, pickup and control station, ticket booth and similar facility shall provide spaces in a waiting line to accommodate at least six (6) vehicles on the lot occupied by the facility.

('64 Code, § 1183.17) (Ord. 2303, approved by voters 6-6-78)

**§§ 1183.18 and 1183.19 [RESERVED].**

**§ 1183.20 LOADING FACILITIES.**

Accessory loading and unloading facilities shall be provided as a condition precedent to occupancy of all business, service and industrial buildings hereafter erected and altered to such uses and shall be maintained so long as such building is occupied or unless equivalent facilities are provided in conformance with the regulations of this chapter.

(a) *Allocation of use.* Space required and allocated for any off-street loading shall

not, while so allocated be used to satisfy the space requirements for off-street parking. An off-street loading space shall not be used for repairing or servicing of motor vehicles, and shall be available for its designated purpose when needed.

(b) *Location of facility.* All required accessory loading berths shall be related to the building and use to be served so that no part of the truck shall project into a public street, sidewalk or off-street parking area during the loading or unloading process. A required loading space shall not be located in a required front yard, or a required side or rear yard if adjoining a residential district or a street. If the loading space is enclosed it may be located in a side or rear yard if approved by the Planning Commission.

(c) *Access-driveways.* Each required off-street loading space shall be designed for direct vehicular access by means of a driveway or driveways to a public street in a manner set forth in § 1183.17.

(d) *Improvements.* All accessory off-street loading spaces shall be improved as required for parking areas as set forth in § 1183.15.

(e) *Minimum size criteria.* Each required off-street loading space for buildings less than 20,000 square feet in gross floor area shall be at least ten feet wide by at least 25 feet in length. Each required loading space for a building of 20,000 square feet or more of floor area shall be not less than 14 feet wide by 50 feet in length. The above areas shall be exclusive of the maneuvering space, and each space shall have a vertical clearance of at least 14 feet.

(f) *Schedule of required loading facilities.* Buildings of less than 5,000 square feet of floor area shall be provided with receiving platforms or other commensurate facilities and buildings of 5,000 square feet or more shall be provided with accessory off-street loading spaces as required herein:

<b><i>Required Loading Facilities Building, Use or Activity</i></b>	<b><i>Gross Floor Area of Building (square feet)</i></b>	<b><i>Required Number of Loading Spaces</i></b>
Retail stores, all types	5,000 to 10,000	1
	10,000 to 40,000	2
	40,000 to 100,000	3
Printing, publishing warehouses, storage establishments	5,000 to 40,000	1
	40,000 to 100,000	2
Servicing, cleaning, repairing, testing or manufacturing	5,000 to 40,000	1

<i>Required Loading Facilities Building, Use or Activity</i>	<i>Gross Floor Area of Building (square feet)</i>	<i>Required Number of Loading Spaces</i>
establishments	40,000 to 100,000	2
	each additional 100,000	1 additional

(g) *Excessive facilities.* Wherever the schedule for loading facilities is shown to result in excessive size or number of loading facilities for a building or group of buildings by virtue of the size of the facilities or the design thereof, reduced requirements can be recommended by the Commission.

('64 Code, § 1183.20) (Ord. 2042, passed 12-20-72; Am. Ord. 2303, approved by voters 6-6-78)

**§§ 1183.21 - 1183.24 [RESERVED].**

**§ 1183.25 APPROVAL OF FACILITIES.**

(a) Detailed drawings of accessory off-street parking and loading facilities shall be submitted in accordance with all the provisions of this chapter for review by the Planning Commission.

(b) The Commission may require structural or landscape features such as bumper guards, curbs, walls, fences, shrubs, ground cover or hedges to further carry out the objectives of the Master Plan and of this Zoning Code before the application is approved and a building permit or certificate of occupancy may be issued.

('64 Code, § 1183.25) (Ord. 2042, passed 12-20-72)