

- (B) A cross access easement drawn to the satisfaction of the Village Solicitor must be provided and include a maintenance plan. Such easement shall be recorded.
- (C) The easement will become effective upon the granting of a reciprocal easement by the adjoining property owner.
- (D) The easement area shall remain clear of obstructions and shall not be used for parking.

20.11 Access Management

The purpose of this Section is to protect the substantial public investment in the Village's street system by preserving the traffic capacity of the Village's existing streets. It is the further intent of this Section to promote safe and efficient travel within the Village; minimize disruptive and potentially hazardous traffic conflicts; establish efficient standards for driveway spacing and the number of driveways; and ensure reasonable vehicular access to properties, though not always the most direct access.

- (A) The standards of this Section shall apply to all non-residential districts and uses.
- (B) Where Warren County or the Ohio Department of Transportation (ODOT) has adopted access management standards the adopted County or ODOT standards shall apply.

20.12 Commercial Vehicle Parking in Residential Districts

One (1) commercial vehicle only, with a rated capacity of not to exceed three quarters (3/4) ton, may be parked on a residential lot, provided that the vehicle is not a utility truck, such as a wrecker, septic tank pumper, or a vehicle that carries flammable or toxic materials.

20.13 Commercial Parking in Neighborhood Business, Downtown Core and Support Districts

- (A) Owners and/or operators of vehicles exceeding two (2) ton may be parked for a period not to exceed forty-eight (48) hours within a seven (7) day period.
- (B) Vehicle may only be parked or stored in the side or rear of the primary structure, and shall be on an extension of the primary driveway. All extension driveways shall conform to the same building standards and materials as the driveway from which the extension drive is extended.
- (C) Vehicles are not permitted to remain idling.

20.14 Recreational Vehicle Parking in all Districts

Recreational vehicles as defined by this Ordinance, including campers and other recreational equipment, may be parked or stored by the owner on residentially-used property subject to the following conditions:

- (1) Connection to Utilities. Recreational vehicles parked or stored shall not be connected to, water, gas, or sanitary sewer facilities.

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- (2) Use as Living Quarters. At no time shall recreational vehicles parked or stored in residential districts be used for living or housekeeping purposes.
- (3) Location. Recreational vehicles not parked in a garage shall be parked or stored entirely in the rear or side yard, but not less than five (5) feet to a side or rear property line which abuts a residential use. On a corner lot, recreational vehicles must be parked and / or stored not less than twenty (20) feet from an adjoining street.
- (4) Temporary Parking. Notwithstanding the above provisions concerning "Location," recreational vehicles may be parked elsewhere on the premises prior to or after a trip for loading or unloading purposes for a period of not more than forty-eight (48) hours prior to and forty-eight (48) hours after use of the vehicle within a seven (7) day period.
- (5) Lot Coverage. Recreational vehicles may occupy no more than twenty (20) percent (existing standards) of the required rear yard.
- (6) Sole Transportation. A recreational vehicle designed for use on streets and highways may be parked in a driveway of a residence if it is the sole means of transportation to and from work for one (1) or more of the permanent residents.
- (7) Condition. Parked or stored recreational vehicles must be kept in good repair. Vehicles capable of being moved from place to place under their own power must be maintained in good running condition. All such vehicles must be properly registered in the name of the occupant of the dwelling unit, and, if required, have a current State of Ohio license attached.
- (8) Storage of Mobile Homes. The parking or storage of an unoccupied mobile home as defined in this Ordinance, being designed as a permanent structure for residential occupancy, is prohibited, except as may be permitted in an approved mobile home park.
- (9) Waiver of Regulations. The provisions concerning connection to utilities, use as living quarters, and location may be waived for a single period of up to two (2) weeks to permit repair of the occupant's or owner's equipment or to permit the parking of a recreational vehicle of a guest. Any such waiver shall be obtained from the Zoning Inspector.
- (10) Multiple Family Complexes and Mobile Home Parks. The Commission may require that a screened storage area be provided on the site of a multiple family complex or mobile home park for parking and storage of recreational vehicles.

20.15 Loading Requirements

Any type of commercial vehicle, regardless of gross vehicle weight, delivering or picking up merchandise for delivery, or employed in performance of repair or a construction service, may park for the purpose of making such pick up or delivery, or for the duration of the period during which a repair or construction service is being performed on or to property in the area where parked.