

# CHAPTER 20: PARKING AND LOADING REGULATIONS

## 20.01 Purpose

In all districts there shall be provided at the time any building or structure is erected or structurally altered (except as provided in Sec. 20.03 and Sec. 20.04) off-street parking spaces in accordance with the following requirements:

## 20.02 Number of Spaces provided

In all districts, there shall be provided at the time any building or structure is erected or structurally altered (except as provided in Sec. 20.03) off-street parking spaces in accordance with the requirements shown in Table 20.1:

<b>TABLE 20.1: NUMBER OF SPACES PROVIDED</b>	
<b>USE</b>	<b>Parking Spaces Required</b>
Dwellings, one (1) and two (2) family and summer cottages	Two (2) for each dwelling unit
Multiple dwellings	Two (2) for each dwelling unit, plus one additional space for 3 or more bedrooms. In addition, multi-family developments shall be required to provide guest parking equal to at least 20% of the required parking spaces above.
Rooming or Boarding House	One (1) for each two- (2) sleeping rooms
Private Club or Lodge	One (1) for each ten (10) members
Church or Temple	One (1) for each four (4) seats in main auditorium
School (except high School or college)	One (1) for each ten seats in auditorium or main assembly room for one for each classroom office, whichever is greater
Tourist Home, Cabin or Motel	One (1) for each sleeping room or suite
College or High School	One (1) for each eight- (8) seats in main auditorium or three (3) for classroom, whichever is greater
Country Club or Golf Course	One (1) for each five (5) members
Community Center, Library, Museum or Art Gallery	Ten (10) plus one (1) additional for each three hundred (300) square feet of floor area in excess of 2000 Sq. Ft.
Hospital, Home for the Aged, Convalescent Home, Sanitarium or similar institution Hotel	One (1) for each three (3) beds

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<b>TABLE 20.1: NUMBER OF SPACES PROVIDED (CONT.)</b>	
<b>USE</b>	<b>Parking Spaces Required</b>
Hospital, Home for the Aged, Convalescent Home, Sanitarium or similar institution Hotel	One (1) for each three (3) beds
Hotel	One (1) for each three (3) sleeping rooms or suites, plus one (1) for each two hundred (200) square feet of commercial floor area contained therein
Dance Hall, Assembly or Exhibition Hall Without fixed seats	One (1) for each one hundred (100) square feet of floor area used therefore
Business or Professional Office, Studio Bank, Medical or Dental Clinic	Three (3) plus three (3) additional for each four hundred (400) square feet of floor area over one thousand (1000) Square feet
Bowling Alley	Five (5) for each alley
Restaurant or Night Club, Café or similar Recreation or Amusement Establishment	One (1) for each one hundred (100) square feet of floor space
Mortuary or Funeral Home	One for each fifty- (50) sq. ft. of floor space in similar rooms, parlors or individual funeral service rooms
Retail Store or Personal Service Establishment	One (1) for each two hundred (200) except as otherwise specified herein square feet of gross floor area
Furniture or Appliance each store, Hardware Store, Wholesale Establishments, Machinery or Equipment, Sales and Service, Clothing, or Shore Repair or Service Shop	Two (2) plus one (1) additional for three hundred (300) square feet of floor area one thousand or (1000) square feet
Printing or Plumbing Shop or similar Service Establishment	One (1) for each three- (3) persons employed therein
Manufacturing or Industrial Establishment, Research or testing laboratory, creamery plant, warehouse or similar establishment	One (1) for each two (2) employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith

**20.03 Computation**

In computing, the number of parking spaces required the following rules should govern:

- (A) "Floor area" shall mean the gross floor area, measuring from the exterior surface of exterior walls or from the center line of walls separating buildings, including all such space except porches, garages or parking area, areas occupied by mechanical equipment, toilet or rest rooms and any basement or cellar space used for storage or incidental purposes.
- (B) In hospitals, bassinets shall not be counted as beds.
- (C) In the case of benches, pews and similar seating accommodations, each eighteen (18) inches thereof shall be counted as one seat for the purpose of determining the parking requirements.
- (D) "Shopping Center" shall mean a group of stores or shops for retail sales/services designed and developed as a unit, where uses of such stores or shops are not otherwise specifically designated.

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- (E) Where fractional space result the parking spaces required shall be construed to be nearest whole number.
(F) In case of mixed uses the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
(G) The requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
(H) Whenever a building or use constructed or established after the effective date of this Resolution is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.

20.05 Location

All parking spaces required herein shall be located on the same lot with the building or use served, except as may otherwise be permitted by this Chapter.

- (A) Off-Site Parking. Required parking facilities for non-residential uses in any district may be located off-site (on other than the lot as the use served), subject to the following:
(1) Required parking shall be located within 500 feet of the primary building entrance.
(2) A written agreement shall be drawn to the satisfaction of the Village Solicitor and executed by all parties assuring the continued availability of the off-site parking facilities for the use they are intended to serve.
(B) Shared Parking. For combinations of land uses, the Planning Commission may grant a reduction in the required number of required parking spaces when multiple uses with offsetting peak hours of parking demand are provided on the same lot, as follows:

TABLE 20.2: SHARED PARKING REDUCTIONS
Table with 2 columns: Number of Uses, Maximum Reduction. Rows: 4+ (30%), 3+ (15%), 2+ (10%).

- (1) Churches and other places of worship may share up to 100% of their required parking spaces.

- (2) Theaters and other places of assembly may share up to 50% of their required parking spaces.
  - (3) Documentation must be provided that the land uses involved have peak hours of parking demand that do not overlap.
  - (4) A written agreement shall be drawn to the satisfaction of the Village Solicitor and executed by all parties assuring the continued availability of the shared parking facilities for the use they are intended to serve.
- (C) Deferment of Parking Space. Where an applicant demonstrates to the satisfaction of the Planning Commission that the minimum required number of parking spaces is excessive, the Planning Commission may approve the construction of a lesser number of parking spaces, provided that the deferred parking is shown on the site plan and set aside as open space.

Deferred parking spaces shall be constructed in accordance with the approved site plan upon written request by the Village after the Zoning Inspector has documented three (3) incidents of problem parking on the site.

## 20.06 Development and Maintenance of Parking Areas

Every off-street parking space required by these regulations shall be provided with a satisfactory access to a street or alley by means of a surfaced driveway and all parking areas shall be developed and maintained in accordance with the following requirements:

- (A) Screening: Off-street parking areas for ten (10) vehicles or more shall comply with the landscaping and screening standards in Chapter 29, Landscaping and Screening.
- (B) Distances: No part of a parking area for ten (10) vehicles or more shall be closer than ten (10) feet to the side lot line of any lot in a residential district, except that this limitation shall not apply within the required rear yard. No entrance to or exit from a parking area for ten (10) vehicles shall be closer than fifty feet (50) to any street intersection.
- (C) Surface and Lighting: All off-street parking areas shall be graded and permanently surfaced to provide a dustless surface and proper disposal of surface water. Any lighting used to illuminate the parking area shall be arranged to reflect the light away from adjoining premises in any residential district.

## 20.07 Pavement Required

- (1) **Commercial:** Off-street parking facilities within the DC, DS, NB and M-1 districts shall be paved in accordance with the construction and design standards established by the Village and the following:
  - (A) Agricultural uses with the exception of any building or structure.
  - (B) Paved surface: Parking facilities shall be paved with concrete, plant mixed bituminous asphalt or similar materials. All parking spaces in paved lots shall be marked with pavement striping. Pavement striping shall be maintained in a clear and visible manner.

- (2) **Residential:** Any extension of the existing residential drive surface must conform to the same standards of the existing drive and comply with local Ordinances, Covenants and/or Homeowner’s Association restrictions.

**20.08 Parking Layout**

The layout of off-street parking shall be in accordance with the following minimum requirements (Table 20.3) and the parking layouts in accordance with Table 20.4.

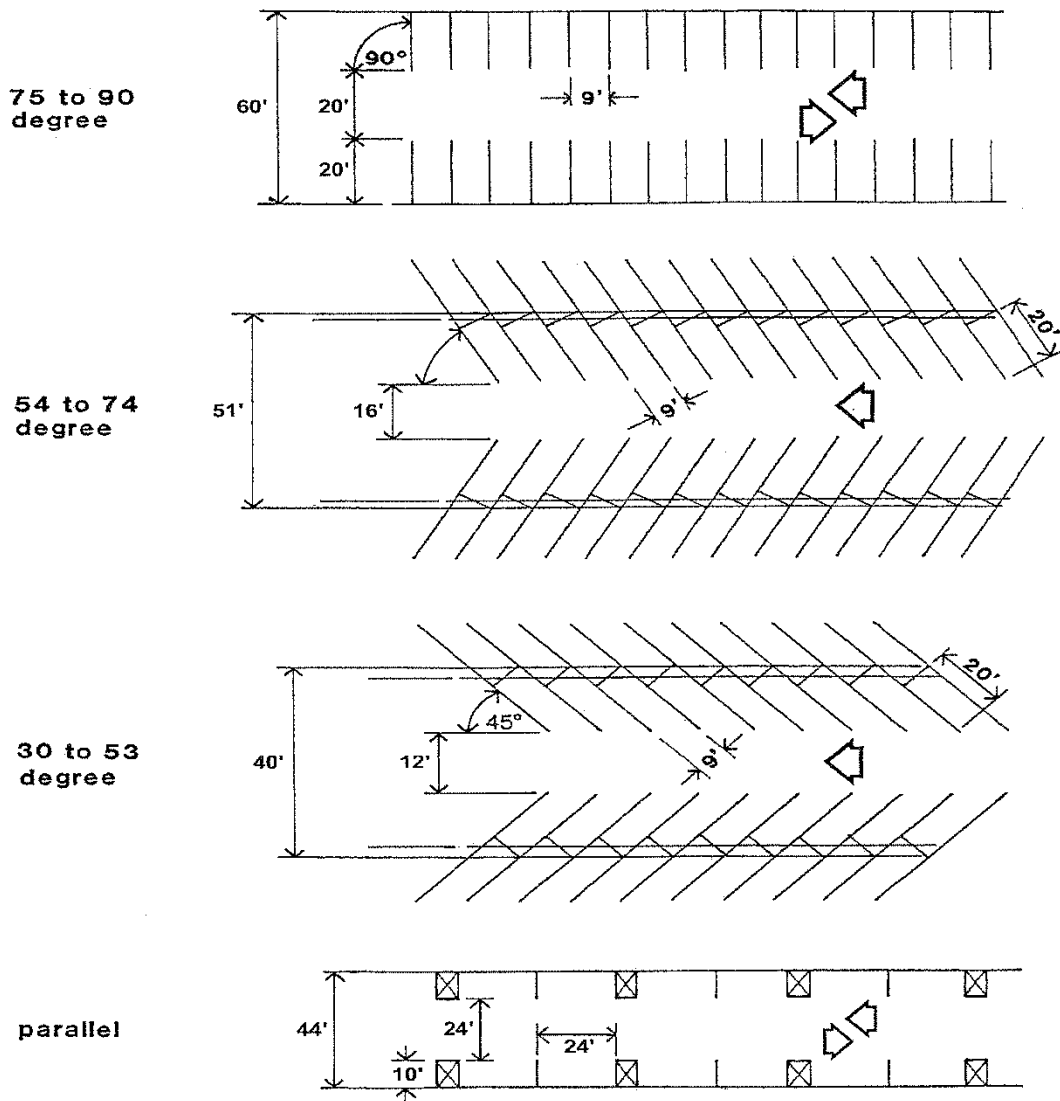
<b>TABLE 20.3: PARKING DIMENSIONS</b>				
<b>Parking Pattern (degrees)</b>	<b>Maneuvering Lane Width</b>	<b>Parking Space Width</b>	<b>Parking Space Length</b>	<b>Width of Maneuvering Lane Plus Two Rows</b>
0° (parallel)	24 feet (two-way)	10 feet	24 feet	44 feet
30° to 53°	12 feet (one-way)	9 feet	20 feet	40 feet
54° to 74°	16 feet (one-way)	9 feet	20 feet	51 feet
75° to 90°	20 feet (two-way)	9 feet	20 feet	60 feet

**20.09 Off-street Loading Requirements**

Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary or any similarly involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the same premises loading space in accordance with the following requirements:

- (A) In any district where permitted for public buildings, educational, religious and philanthropic institutions, hospitals or other institutions, places of assembly or for sports or athletics, clubs, lodges, multiple dwellings and similar uses, one loading space, plus one (1) additional loading space for each one hundred thousand square feet (100,000) or major fraction thereof of floor area in excess of one hundred thousand square feet (100,000).

**TABLE 20.4: PARKING LAYOUTS**



**Parking Layouts**

**20.10 Cross Access**

Any non-residential lot, building or use shall provide for vehicle access to adjacent lots or parts thereof that are zoned, used, or planned for non-residential use. Such access may be provided by the development and use of shared driveways, cross-access drives, service drives, and similar means of shared access, subject to the following:

- (A) Required cross access must be illustrated on a site plan. The Planning Commission shall approve the location of the required access.

- (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.