

CHAPTER 7. PARKING, LOADING AND CIRCULATION

7.1. PURPOSE

The purpose of this chapter is to:

- 7.1.1.** Relieve congestion on the streets by requiring that parking, loading, and associated circulation be provided on property and off streets in relation to the parking demand generated by the property user;
- 7.1.2.** Promote safety and convenience for people by requiring that vehicular use areas and driveways be located and constructed according to good standards for visibility and accessibility;
- 7.1.3.** Encourage the incorporation of alternative modes of transportation by emphasizing pedestrian circulation and encouraging provision of bicycle parking; and
- 7.1.4.** Protect the visual amenities and values of residential areas by the visual screening of large parking areas and by limiting the parking and storage of vehicles, boats, trailers and trucks in residential areas.

7.2. APPLICABILITY

All vehicular use areas (e.g., parking spaces, loading spaces, stacking spaces, driveways, etc.) shall be provided in conformance with the provisions of this chapter prior to occupying or using any building, structure, land, or portion thereof.

7.2.1. New, Expanded and Existing Uses

The requirements of this chapter shall apply to the following:

- A.** A zoning certificate application for the construction of a new building.
- B.** When a building or use constructed or established after the effective date of this code is changed in use or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need for an increase of 10 percent or more in the number of existing parking spaces required by this code, such spaces shall be provided on the basis of the enlargement or change.
- C.** When a building or use existing prior to the effective date of the code is enlarged in floor area or changed in use to create a need for 50 percent or more parking spaces required by this chapter than required for such a building or use as it existed prior to the enlargement or change, said building or use shall then and thereafter comply with the parking regulations of this chapter.
- D.** Where an expansion of a vehicular use area is proposed.
- E.** Any vehicular use areas now serving such existing buildings or uses shall not be reduced below the requirements established in this chapter in the future.

7.2.2. Plan Review

For any off-street parking, loading, or vehicular use area required under this chapter with five or more parking spaces, a plan shall be submitted with the application for a zoning certificate or zoning compliance inspection. The required contents of the plan shall be as established by the zoning inspector.

7.3. GENERAL STANDARDS APPLICABLE TO ALL VEHICULAR USE AREAS

7.3.1. Maintenance

- A.** All vehicular use areas shall be maintained and kept free from debris, litter, junk, or rubbish.
- B.** All signs, markers or any other methods used to indicate direction of traffic movement and location of parking and/or loading spaces shall be maintained in a neat and legible condition.
- C.** The duty to provide and maintain all parking, loading, or other vehicular use areas shall be the responsibility of the property owner where the vehicular use areas are required. The owner shall maintain all paved surfaces and repair any disintegration of the surface by patching or resealing when such disintegration takes place.

7.3.2. Storage

All vehicular use areas for nonresidential uses shall not be used for the continuous storage of a vehicle for more than 48 hours visible from a public right-of-way, except where expressly permitted in this code as accessory to the principal use of the lot.

7.3.3. Landscaping and Screening

Landscaping for vehicular use areas shall be as established in [CHAPTER 8 Landscaping Regulations](#).

7.3.4. Fire Code

All parking and loading plans shall conform to all requirements set forth in the fire code as adopted by Hamilton Township Fire Rescue, or as approved by Hamilton Township Fire Rescue.

7.3.5. Drainage

All vehicular use areas shall provide for the proper drainage of surface water in accordance with all applicable federal, state, and county runoff control and sediment abatement regulations, to prevent the drainage of such water onto adjacent properties and onto sidewalks.

7.3.6. Other Uses within Required Vehicular Use Areas

No vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any vehicular use area. Outdoor display, sales, or storage of any merchandise within any required vehicular use area shall not be permitted unless otherwise specifically permitted as regulated in [Section 6.5 Outdoor Sales, Display and Storage](#).

7.3.7. Surfacing

- A.** All vehicular use areas shall be graded and paved with an asphalt or concrete surface unless otherwise provided in this chapter. The use of granular parking surfaces are permitted for new development in M-1 and M-2 Districts for vehicular use areas that are not required for compliance with the minimum parking, loading or circulation requirements of this chapter, subject to proper drainage of surface water.
- B.** Residential subdivision parcels on roadways greater than 35 MPH, shall be required to have a minimum 25 foot deep apron that shall be surfaced with an asphaltic, Portland cement binder, or other like pavement. See [Figure 7-1](#).

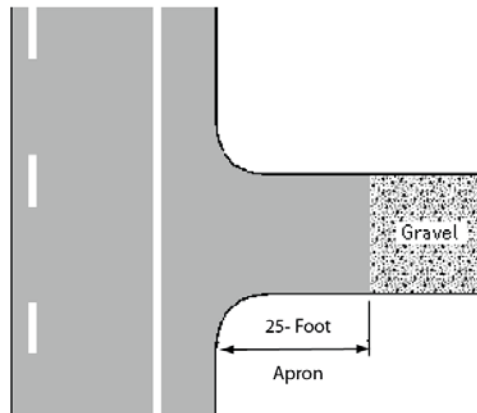


Figure 7-1: A 25-foot driveway apron.

- C.** Pavers or porous pavement systems that allow for stormwater drainage to pass through or grass to grow through them may be permitted for use in up to 50 percent of the parking areas and aisles in nonresidential districts, and up to 100 percent in residential districts.

7.3.8. Lighting

All lighting within a vehicular use area shall be subject to the standards in [Section 6.3 Outdoor Lighting](#).

7.3.9. Striping

The individual parking spaces and loading spaces shall be striped according to the approved layout of the vehicular use area.

7.4. OFF-STREET PARKING REGULATIONS

7.4.1. Units of Measure

The following rules shall apply when computing parking spaces:

- A. On-Street Parking**

On-street parking spaces shall not be counted toward off-street parking space requirements.

B. Multiple Uses

Unless otherwise noted or approved, off-street parking areas serving more than one use shall provide parking in an amount equal to the combined total of the requirements for each use.

C. Area Measurements

- (1) Unless otherwise specifically noted, all square footage-based parking standards shall be computed on the basis of gross floor area of all floors in a nonresidential building, measuring from the exterior surface of exterior walls or from the centerline 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.
- (2) When calculating the required parking and fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.

D. Occupancy- or Capacity-Based Standards

- (1) For the purpose of computing parking requirements based on employees, students, residents, or occupants, calculations shall be based on the largest number of persons working on a single shift, the maximum enrollment, or the maximum fire-rated capacity, whichever is applicable, and whichever results in a greater number of parking spaces.
- (2) In hospitals, bassinets shall not be counted as beds.
- (3) In the case of benches, pews and similar seating accommodations, each 24 inches thereof shall be counted as one seat for the purpose of determining the parking requirements.

E. Stacking Spaces

Vehicle stacking spaces that are required for drive-through facilities shall not count toward the off-street parking requirements of this section, and shall be in accordance with [Section 4.9.5.F Drive-Through Facility](#).

F. Unlisted Uses

- (1) Upon receiving an application for a use not specifically listed in the parking schedule below, the zoning inspector shall apply the parking standard specified for the listed use that is deemed most similar to the proposed use in regards to use, size and intensity of use.
- (2) If the zoning inspector determines that there is no listed use similar to the proposed use, intensity, or size, they may refer to the estimates of parking demand based on recommendations from parking studies prepared by the Institute of Traffic Engineers (ITE), Urban Land Institute (ULI), and/or the American Planning Association (APA).

7.4.2. Required Number of Parking Spaces

A. [Table 7-1: Minimum Off-Street Parking Standards](#) defines the number of parking spaces required for each use within Hamilton Township.

B. Reduction in the Number of Required Parking Spaces

- (1) Any use that requires site plan review as specified in [Section 3.6 Site Plan Review](#), the applicant may request up to a 15 percent reduction in the number of parking spaces required in [Table 7-1: Minimum Off-Street Parking Standards](#) without requiring a variance.

Such request shall be considered during the site plan review process and shall require approval by the review board.

- (2) Applicants may propose fewer parking spaces than provided in this section through the use of shared parking or off-site parking as established in [Section 7.5 Alternative Parking Options](#).

C. Maximum Number of Parking Spaces

- (1) For any use listed under the business uses classification in [Table 7-1: Minimum Off-Street Parking Standards](#), the number of off-street parking spaces shall not exceed 125 percent of the minimum number of parking spaces required, unless an alternative parking plan is approved in accordance with the provisions of [7.4.2.C\(2\)](#) below.

(2) Alternative Parking Plan

An alternative parking plan may propose to exceed the maximum number of off-street parking spaces allowed by [Table 7-1](#). The alternative parking plan shall be submitted with an application for site plan approval ([Section 3.6 Site Plan Review](#)) or zoning certificate ([Section 3.5 Zoning Certificate](#)), as appropriate. Applicants may propose more than 125 percent of spaces allowed in [Table 7-1: Minimum Off-Street Parking Standards](#) by complying with the following standards:

(a) Parking Demand Study

An alternative parking plan proposing to exceed the maximum number of off-street parking spaces allowed shall include a parking demand study demonstrating how the maximum number of parking spaces specified by [Table 7-1](#), is insufficient for the proposed development.

(b) Maximum Amount Required

The maximum number of off-street spaces allowed shall be limited to the minimum number of additional spaces recommended as needed by the required parking demand study.

(c) Additional Landscaping

If an alternative parking plan is approved to exceed the maximum number of off-street parking spaces, additional landscaping shall be provided in the interior of the parking area as specified in [Section 8.5.4.B\(8\) Additional Landscaping for Parking Over Maximum Allowed](#).

TABLE 7-1: MINIMUM OFF-STREET PARKING STANDARDS

USE	REQUIRED NUMBER OF PARKING SPACES
AGRICULTURAL USES	
Agricultural Use	No parking spaces required
RESIDENTIAL USES	
Adult Family Home or Small Residential Facility	1.5 spaces per bedroom not counting garages
Adult Group Home or Large Residential Facility	1.5 spaces per bedroom not counting garages
Cluster Development, Single Family Dwelling	2.0 spaces per dwelling unit
Conservation Development, Single Family Dwelling	2.0 spaces per dwelling unit
Dwelling, Attached Single Family	2.0 spaces per dwelling unit
Dwelling, Multi-Family	2.0 spaces per dwelling unit
Dwelling, Single Family	2.0 spaces per dwelling unit
Dwelling, Two Family	2.0 spaces per dwelling unit

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USE	REQUIRED NUMBER OF PARKING SPACES
Institutional Housing	1.0 space per 3 bedrooms
Non-Permanently Sited Manufactured Home Park	2.0 spaces per dwelling unit
Permanently Sited Manufactured Home	2.0 spaces per dwelling unit
BUSINESS USES	
Animal Hospital or Veterinarian Clinic	1.0 space per 250 square feet
Automotive Fuel Sales	1.0 space per point of sale fuel pump filling area
Automotive Repair	1.0 space per 300 square feet for facilities under 5,000 square feet or 1.0 space per 500 square feet for facilities of 5,000 square feet or larger.
Automotive Sale or Rental	1.0 space per 400 square feet of indoor display area and 1.0 space per 3,000 square feet of outdoor display area; this does not include spaces for display of vehicles for sale, lease or rent.
Automotive Service	1.0 space per 300 square feet for facilities under 5,000 square feet or 1.0 space per 500 square feet for facilities of 5,000 square feet or larger.
Automotive Washing Facility	2.0 spaces plus stacking spaces as required per 4.9.5.F .
Bakery	1.0 space per 250 square feet
Bar or Tavern	1.0 space per 100 square feet
Bed and Breakfast	1.0 space per guest room plus requirement for dwelling unit
Billiard Parlor	1.0 space per 300 square feet
Call Center	1.0 space per 50 square feet of telephone work station area, plus 1.0 space per 400 square feet of office area
Club, Lodge or Other Social Meeting Place	1.0 space per 125 square feet
Commercial Greenhouse	1.0 space per 500 square feet of sales area
Conference Center, Assembly Hall, or Banquet Facility	1.0 space per 100 square feet
Day Care Center	1.0 space per 500 square feet
Dry Cleaner	1.0 space per 250 square feet
Equipment Rental	2.0 spaces plus 1.0 space per 300 square feet
Financial Institution	1.0 space per 200 square feet
Funeral Home	1.0 space per 50 square feet
Garden or Landscape Supply Store	1.0 space per 300 square feet plus 1.0 space per 1,500 square feet of outdoor sales or display area
Hotel and Motel	1.0 space per room or suite, plus 1.0 space per 200 square feet of commercial or public meeting space
Indoor Recreation or Entertainment Facility	1.0 space per 200 square feet or 1.0 space per 5 persons at maximum capacity, whichever is greater
Internet Café	1.0 space per 100 square feet
Kennel	1.0 space per 400 square feet
Laundry or Laundromat	1.0 space per 400 square feet
Lumber Yard	1.0 space per 400 square feet
Medical or Dental Center or Outpatient Clinic	1.0 space per 200 square feet
Office	1.0 space per 250 square feet
Outdoor Commercial Recreation or Entertainment Facility	1.0 space per 5,000 square feet of land area or 1.0 space per 3 persons at maximum capacity, whichever is greater
Paint Shop	1.0 space per 3 employees
Printing Shop	1.0 space per 3 employees
Race Track or Course	1.0 space per 5 seats
Restaurant	1.0 space per 100 square feet
Retail and Service Commercial Use	1.0 space per 250 square feet
Roadside Stand	1.0 space per 250 square feet; minimum of 2.0 spaces

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USE		REQUIRED NUMBER OF PARKING SPACES
Self-Storage Facility/Mini-Warehouse		3.0 spaces plus 1.0 space per 50 units
Sexually Oriented Business		1.0 space per 250 square feet
Sheet Metal Shop		1.0 space per 3 employees
Stable, Public		1.0 space per 2 stalls
Tattooing/Piercing Parlor		2.0 spaces per station or service chair
Travel Trailer Camp		1.0 space per camping unit site; such space may be part of each travel trailer parking area
Travel Trailer Overnight Port		1.0 space per camping unit site; such space may be part of each travel trailer parking area
Truck, Trailer or Farm Implement Sale and Service		1.0 space per 1,000 square feet of indoor display area and 1.0 space per 3,000 square feet of outdoor display area
Type-A Day Care Home (7-12 Children)		2.0 spaces in addition to that required for the dwelling unit
Type-B Day Care Home (1-6 Children)		No additional parking spaces required
Wholesale Business		2.0 spaces plus 1.0 space per 300 square feet over 1,000 square feet
INDUSTRIAL AND WAREHOUSE USES		
Concrete Mixing		See Section 7.4.2.D
Contractor Office and Storage Use		1.0 space per 200 square feet plus 1.0 space per 5,000 square feet of storage area
Crematory		See Section 7.4.2.D
Gravel or Sand Extraction		See Section 7.4.2.D
Heavy Manufacturing		1.0 space per 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used
Junkyard		See Section 7.4.2.D
Light Manufacturing Use		1.0 space per 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used
Office-Warehouse		1.0 space per 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used
Research and Development Facility or Laboratory		1.0 space per 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used
Sawmill		See Section 7.4.2.D
Truck Terminal		See Section 7.4.2.D
Warehousing, Distribution or Storage Facility		1.0 space per 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used
PUBLIC AND INSTITUTIONAL USES		
Active Park or Recreation Facility	Ball Field	30.0 spaces per field
	Basketball Court	5.0 spaces per court
	Golf Course	8.0 spaces per hole
	Golf Driving Range	2.0 spaces per tee
	Miniature Golf Course	2.0 spaces per hole
	Racquetball, Handball and Tennis Court	5.0 spaces per court
	Swimming Pool (Not Associated with a Residence)	1.0 space per 50 square feet of swimming area including water, lawn, deck, and bathhouse
	Park or Playground Not Otherwise Specified	1.0 space per 10,000 square feet of park or playground area
Cemetery		1.0 space per four seats in a chapel or place of assembly
Community Garden		No parking spaces required
Cultural Institution		See Section 7.4.2.D

USE	REQUIRED NUMBER OF PARKING SPACES
Educational Facility	1.0 space per 10 seats in auditorium or main assembly room, or 1.0 space per classroom, whichever is greater For High Schools or Colleges, 1.0 space per 8 seats in auditorium or main assembly room, or 3.0 spaces per classroom, whichever is greater
Hospital	1.0 space for every three patient beds
Passive Park, Recreation Facility, or Open Space	1.0 space per 10,000 square feet of park, recreation, or open space
Public and Government Building or Use	See Section 7.4.2.D
Religious Place of Worship	1.0 space per 4 fixed seats in the main assembly room
Telecommunication Tower	1.0 space per provider

D. Uses With Variable Parking Demand Characteristics and Unlisted Uses

For some listed uses, [Table 7-1](#) refers to this subsection because the use has widely varying parking and loading demand characteristics, making it difficult to establish a single appropriate off-street parking or loading standard. On receiving an application proposing such a use, or proposing a use not expressly listed in [Table 7-1](#), the zoning inspector is authorized to:

- (1) Apply the minimum off-street parking space requirement specified in [Table 7-1](#) for the listed use that is deemed most similar to the proposed use; or
- (2) Establish the minimum off-street parking space requirement by reference to standard parking resources published by the National Parking Association or the American Planning Association; or
- (3) Establish the minimum off-street parking space requirement based on a parking demand study prepared by the applicant that estimates parking demand based on the recommendations of the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data, and that includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

7.4.3. Bicycle Parking Spaces

The following standards for bicycle parking are recommended and are not required.

- A. All nonresidential uses containing 50 parking spaces or more should provide two bicycle parking spaces for each 50 parking spaces provided, or fraction thereof.
- B. Bicycle racks or other accommodations to allow locking of bicycles should be provided and placed within reasonable access to the main entrance.
- C. The space should be at least two feet wide by six feet long in size.
- D. The location of bicycle racks should not obstruct access to building entrances.

7.4.4. Parking Requirements for Physically Disabled

Applicants shall provide parking spaces for the physically disabled as required by the Ohio Basic Building Code and shall include all necessary markings, striping, and signage.

7.5. ALTERNATIVE PARKING OPTIONS

The following are methods of accommodating parking as an alternative to constructing the required number of parking spaces on an individual lot.

7.5.1. Shadow Parking

A portion of the required parking spaces may remain landscaped and unpaved or paved with porous pavement provided that the parking and unpaved areas comply with the following standards. See [Figure 7-2](#).

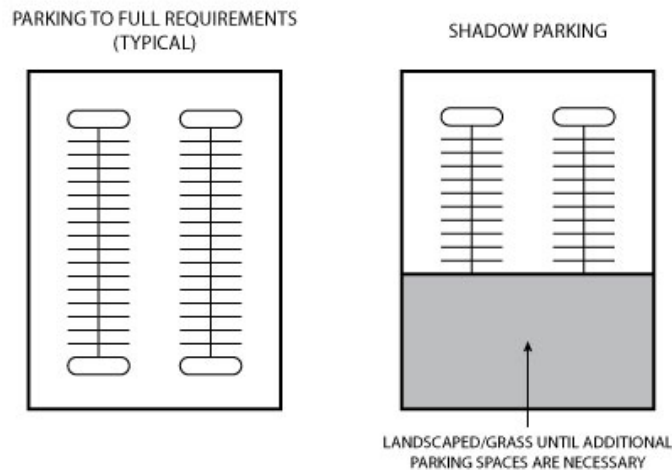


Figure 7-2: Shadow Parking

- A.** No more than 30 percent of the required number of parking spaces may be designated for shadow parking.
- B.** The plans submitted with the zoning certificate application shall denote the location and layout of that portion of the parking area that is deemed currently not required. The plan shall indicate that the “shadow” parking spaces will be constructed according to this code in the event that the zoning inspector makes a finding, at any time, that all or any portion of this parking is necessary.
- C.** At no time shall any portion of the required parking area that is so designated for future construction be used for the construction of any structure or paved surface with the exception that grass pavers or reinforced turf may be used to provide temporary parking provided that the pavers allow for grass and other vegetation to grow through the material.
- D.** At no time shall any portion of the required parking or loading that is so designated for future construction as provided herein be counted as open space or other non-paved areas required by other provisions of this article.
- E.** The owner shall initiate construction of the approved “future” parking area, as identified on the approved plan, within three months of the receipt of a certified letter or a letter through normal postal service (in the event that the certified letter is not accepted) sent to the owner of record from the zoning inspector, identifying that such parking is determined to be necessary.

- F. When the designated shadow parking area is constructed, such parking shall be constructed in a manner to meet the parking lot landscaping requirements of [CHAPTER 8 Landscaping Regulations](#).

7.5.2. Shared Parking

A portion of the required parking spaces may be located on an adjacent property if the parking area complies with the following:

- A. Shared parking is encouraged and permitted if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.
- B. The applicant shall have the burden of proof for reduction of the total number of parking spaces and shall document and submit information substantiating their request. Shared parking may be approved if:
 - (1) A sufficient number of spaces are provided to meet the highest demand of the participating uses.
 - (2) The uses are located adjacent to each other.
 - (3) Evidence has been submitted by the parties operating the shared parking facility, to the satisfaction of the zoning inspector, documenting the nature of uses and the times when the individual uses will operate so as to demonstrate the lack of potential conflict between them.
 - (4) The shared parking space shall be located not more than 300 feet from a public or institutional use, or not more than 500 feet from another use, from the primary entrance of the use served, measured along the shortest legal, practical walking route. This route may include crossing a right-of-way provided it uses a legal crosswalk.
 - (5) A legal shared parking agreement is submitted and approved by the Hamilton Township law director, that provides for the rights of the respective parties to use the shared parking areas in a manner adequate to accommodate multiple users or that parking spaces will be shared at specific times of the day (i.e., one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours). This agreement shall include provisions, evidence of deed restrictions or other recorded covenants that ensure that the spaces will be properly maintained during the life of the development.
 - (6) The approved shared parking agreement shall be filed with the application for a zoning certificate and shall be filed with the county recorder and recorded in a manner as to encumber all properties involved in the shared parking agreement.
 - (7) No zoning certificate will be issued until proof of recordation of the agreement is provided to the zoning inspector.
 - (8) Shared parking shall not account for more than 50 percent of the required parking spaces as established in [Section 7.4.2 Required Number of Parking Spaces](#).

7.5.3. Off-Site Parking

A portion of the required parking spaces may be located on a separate lot from the lot on which the principal use is located if the off-site parking complies with the following standards:

- A.** Off-site parking shall not be used to satisfy the off-street parking standards for residential uses, hospitals, bars (if not incidental to a restaurant), or convenience stores and other convenience-oriented uses. Required parking spaces reserved for persons with disabilities shall not be located in an off-site parking facility.
- B.** No off-site parking space shall be located more than 500 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This route may include crossing a right-of-way provided it uses a legal crosswalk.
- C.** Off-site parking shall not be permitted on a vacant lot in a residential zoning district.
- D.** In the event that an off-site parking area is not under the same ownership as the principal use served, a written off-site parking agreement shall be required.
- E.** An off-site parking agreement shall be submitted and approved as to form by the Hamilton Township law director. This agreement shall include provisions, evidence of deed restrictions or other recorded covenants that ensure that the spaces will be properly maintained during the life of the development.
- F.** The off-site parking agreement approved by the Hamilton Township law director shall be filed with the application for a zoning certificate and shall be recorded as a deed restriction or covenant in a manner as to encumber all properties involved in the off-site parking agreement.
- G.** A zoning certificate shall not be granted until proof of recordation of the agreement is provided to the zoning inspector.
- H.** Off-site parking shall be used and maintained solely for parking as long as the use, as recorded and approved, exists. The off-site parking agreement may be terminated when the additional site is no longer necessary, there is a change of use, or the approved conditions are no longer applicable.

7.6. DESIGN STANDARDS FOR PARKING AREAS

Unless otherwise specified, the standards of this section shall apply to all parking lots or vehicular use areas that are subject to this chapter.

7.6.1. Location

All driveways and open off-street parking areas shall comply with the following:

- A.** All vehicles shall be parked in an open off-street parking space or garage.
- B.** All parking spaces shall be connected to a public street by a driveway, except dwelling units which may be accessed from an alley.
- C.** All required off-street parking spaces shall have direct access to an aisle or driveway without the need to move any other vehicle.
- D.** Parking spaces shall be located on the same lot as the principal use they serve unless the spaces meet the requirements of [7.5.2 Shared Parking](#) or [7.5.3 Off-Site Parking](#).
- E.** Parking for business, office, industrial, or warehouse uses shall not be permitted in residential districts.
- F.** Parking areas are encouraged to be located, to the maximum extent feasible, to the rear and side of buildings.

- G.** Parking areas shall be screened subject to the requirements of [Section 8.5.5 Service Area and Structure Screening Requirements](#).
- H.** No part of a parking area for 10 or more vehicles shall be closer than 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.

7.6.2. Access

- A.** Cross access easements to adjacent parcels shall be provided in order to achieve better circulation throughout the township and to minimize driveway cuts along public roads. If only one of the adjacent parcels is subject to review, this cross access easement requirement shall be established as a condition of the zoning certificate approval, prohibiting the applicant from denying cross access from adjacent parcels. At the establishment of the easement, shared maintenance agreements shall be filed with the Warren County Recorder and provided to the zoning inspector for the township files. All cross access easements shall comply with the county's access management requirements.
- B.** No entrance to or exit from a parking area for 10 or more vehicles shall be closer than 50 feet to any street intersection. See [Figure 7-3](#).

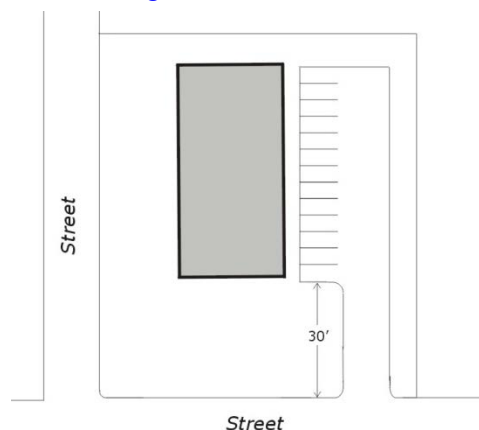


Figure 7-3: Parking Location Along Entry Drive

- C.** Driveways shall be located so loading and unloading activities will not hinder vehicular ingress and egress.
- D.** To the maximum extent feasible, provisions for primary access along secondary streets shall be provided to minimize traffic congestion on primary arterial streets.
- E.** The township, with guidance from the Warren County Engineer, may require the owner to provide acceleration and/or deceleration lanes where traffic volumes indicate the need for such improvements.
- F.** Maneuvering aisle widths for parking areas shall be a minimum of 24 feet wide for two-way access aisles. The township may allow a reduced width for one-way access aisles.

7.6.3. Parking Space Size

Parking spaces shall contain an area of not less than 180 square feet, exclusive of driveways and access drives.

7.6.4. Wheel Stops and Curbing

- A.** Continuous curbs of concrete, asphalt, stone or other similar material at least six inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures, unless the elimination of this curbing is required to adhere to stormwater management requirements.
- B.** Continuous curbs shall be located a minimum of four feet from any structures, buildings, or walls to prevent a vehicle from hitting any structure at the edge of a parking area. See [Figure 7-4](#).
- C.** Individual wheel stops may be provided in lieu of continuous curbing only when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area.
- D.** Parked vehicles may overhang an interior landscaped area no more than 2.5 feet. Wheel stops or curbs shall be provided to ensure no greater overhang or penetration on the landscape area.

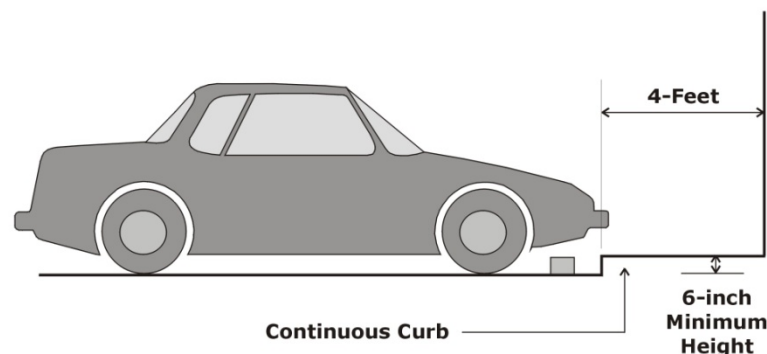


Figure 7-4: Continuous Curbs.

7.7. MOBILITY AND SIDEWALKS

7.7.1. Sidewalks Along a Public Street

- A.** Any use or building subject to the provisions of this chapter and established after the effective date of this code shall be required to provide a four foot wide sidewalk along all public streets for the full length of street frontage.
- B.** Any established use or building that is expanded more than 50 percent of the existing floor area after the effective date of this code shall be required to install a four foot wide sidewalk along all public streets for the full length of street frontage.
- C.** All sidewalks shall meet the minimum design requirements of the rules and regulations of the Warren County Subdivision Regulations.

7.7.2. Walkway Connections to Public Sidewalks

- A.** There shall be one internal continuous sidewalk of at least four feet in width that provides a direct connection from the public street to the primary customer entrance or to the sidewalk along a multi-tenant building.

- B.** Lane striping may be used to designate pedestrian sidewalks.
- C.** At a minimum, all internal pedestrian walkways shall be constructed of a surface that is visually distinct from the parking area surface by use of pavers, scored or stamped concrete, or bricks. Applicants are strongly encouraged to physically separate internal walkways from the vehicular circulation drives.
- D.** Sidewalks, at least eight feet in width, shall be provided along any facade featuring a customer entrance. At all times, such sidewalks shall maintain a clear pedestrian passage not less than five feet in width. Additionally, such sidewalks shall connect all customer entrances to other internal sidewalks.

7.8. OFF-STREET LOADING REGULATIONS

7.8.1. Applicability

On the same premises with every building, structure, or part thereof, erected and occupied for commerce, industry, public assembly, or other uses involving the receipt or distribution by vehicles of materials or merchandise, there shall be provided and permanently maintained adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets or alleys in conformance with this section.

7.8.2. Number of Loading Spaces Required

The minimum number of loading spaces provided for various uses shall be as follows:

- A.** Public and government buildings, educational institutions, cultural institutions, hospitals, religious places of worship, places of assembly or for sports or athletics, clubs, lodges, multi-family dwellings and similar uses in any district shall provide loading spaces as specified in [Table 7-2](#):

TABLE 7-2: LOADING SPACE REQUIREMENTS

BUILDING FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
Up to 100,000 sq. ft.	1
Each additional 100,000 sq. ft.	1

- B.** Financial institutions, medical and dental center and clinics, offices, indoor recreation or entertainment facilities, or other places of recreation in a business district shall provide loading spaces as specified in [Table 7-3](#):

TABLE 7-3: LOADING SPACE REQUIREMENTS

BUILDING FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
Up to 100,000 sq. ft.	1
Each additional 100,000 sq. ft.	1

- C.** Retail and service commercial uses, wholesale stores, restaurants, and all other commercial uses shall provide loading spaces as specified in [Table 7-4](#):

TABLE 7-4: LOADING SPACE REQUIREMENTS

BUILDING FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
Up to 10,000 sq. ft.	0
10,001 to 30,000 sq. ft.	1
30,001 to 50,000 sq. ft.	2
Each additional 100,000 sq. ft. over 50,000 sf. Ft.	1

- D.** Uses first permitted in the M-1 Lighting Industrial or M-2 Heavy Industrial Districts shall provide loading spaces as specified in [Table 7-5](#):

TABLE 7-5: LOADING SPACE REQUIREMENTS

BUILDING FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
Up to 20,000 sq. ft.	1
20,001 to 40,000 sq. ft.	2
40,001 to 60,000 sq. ft.	3
Each additional 100,000 sq. ft. over 60,000 sf. Ft.	1

E. Unlisted Uses

- (1) Upon receiving an application for a use not specifically listed in this section, the zoning inspector shall apply the loading standard specified for the listed use that is deemed most similar to the proposed use in regards to use, size and intensity of use.
- (2) If the zoning inspector determines that there is no listed use similar to the proposed use, intensity, or size, they may refer to the estimates of loading space demand based on recommendations from studies prepared by the Institute of Traffic Engineers (ITE), Urban Land Institute (ULI), and/or the American Planning Association (APA).

- F.** Off-street loading spaces shall not count toward any minimum parking space requirements.

7.8.3. Loading Space Design Standards

Every loading space shall be designed, constructed, and maintained in accordance with the standards and requirements set forth below:

A. Location of Required Loading Spaces

- (1) Loading spaces shall be located on the same lot as the building or structure to which they are accessory.
- (2) No loading space shall be located in any required front yard, nor shall it permit any vehicle to extend into any required front yard or across any lot lines of a more restrictive district while the vehicle is being loaded or unloaded.
- (3) No loading space shall be closer than 100 feet to any residential use or district, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or solid fence not less than six feet in height.

B. Dimensions

Loading spaces shall have a minimum width of 10 feet, a minimum length of 25 feet and a minimum vertical clearance of 14 feet.

C. Access

- (1) Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with traffic movement and parking lot circulation. The zoning inspector shall approve access to and from loading spaces.
- (2) No part of any truck or van that is being loaded or unloaded may extend into the right-of-way of a public thoroughfare.
- (3) Loading spaces shall be designed with sufficient apron area to accommodate truck-turning movements and to prevent backing of trucks onto any street right-of-way.

D. Screening

- (1) All operations, materials, and vehicles within any loading space that are visible from a public street or from any residential use shall be screened.
- (2) The screening material shall be at least six feet in height and 100 percent opaque and shall satisfy the buffer requirements of the most restrictive adjacent district.
- (3) Screening areas shall also be subject to applicable requirements and standards in [CHAPTER 8 Landscaping Regulations](#).

E. Surfacing

All loading spaces shall be graded and provided with a durable and dustless hard surface of asphalt, concrete, or other suitable materials.

F. Drainage

All loading space areas shall provide for the proper drainage of surface water in accordance with all applicable federal, state, and county runoff control and sediment abatement regulations, to prevent the drainage of such water onto adjacent properties and onto sidewalks.

G. Lighting

The lighting of off-street loading areas shall be regulated by [Section 6.3 Outdoor Lighting](#) and shall only consist of full cut off lighting fixtures.

7.9. PARKING OF RECREATIONAL AND COMMERCIAL VEHICLES

7.9.1. In any residential district, a recreational vehicle, travel trailer or boat trailer shall be prohibited, except:

- A.** One recreational vehicle, one boat on a trailer, and one trailer may either be parked on the property or stored in a garage or other accessory building or rear yard, provided:
 - (1) No occupancy for human habitation be maintained, and
 - (2) No business conducted therein while such trailer is so parked or stored.
- B.** As provided in [Section 4.10 Temporary Use Regulations](#).
- C.** Not more than one trailer may be placed, parked or stored upon any lot, parcel or other tract of land whether such trailer is authorized by [Subsections 7.9.1.A\(1\)](#) and [7.9.1.A\(2\)](#) above.

- D.** The wheels of any trailer or similar transporting devices shall not be removed. No trailer shall be connected to the ground or any structure except as provided in [Section 4.10.3 Temporary Use and Structure Standards](#).

7.9.2. One licensed commercial vehicle, and/or one recreational vehicle, and/or one commercial trailer may be stored or parked on a lot of two acres in size or more in a residential district in compliance with the regulations below. Parking commercial vehicles on lots less than two acres in size in a residential district is not permitted.

- A.** Such vehicles must be parked in a manner as to not obstruct sidewalks and pedestrian pathways or the sight distance from vehicular traffic.
- B.** Infrequent, short-term parking of a commercial vehicle or trailer for conveying tools and materials to premises where labor using such tools is being performed, delivering goods to a residence, or moving furniture to or from a residence, during the time such parking is actually necessary, is hereby exempted from this section.
- C.** The occupant of the residence may have one commercial trailer on the premises which is accessory to the commercial vehicle normally parked on the property.