

Chapter 23

OFF-STREET PARKING AND LOADING REGULATIONS

23.01 PURPOSE

The regulations set forth in this Chapter are intended to ensure that all developments adequately and safely provide for the storage and movement of vehicles in a manner consistent with good engineering and site design practices; to ensure that adequate off-street parking and loading facilities are provided for all developments; to establish parking standards for a variety of land uses; and to ensure that off-street parking and loading facilities protect the public health and safety, and, where appropriate, insulate surrounding land uses from adverse impacts.

23.02 OFF-STREET PARKING AND LOADING REQUIRED

In connection with every land use there shall be provided at the time any building or structure is erected, at the time any use of land is extended, or at the time the use of a building or structure changes, off-street parking and loading to accommodate all motor vehicles of occupants or employees, visitors and patrons, and the vehicles used in the conduct of any business as specified in the standards set forth in Sections 23.04 through 23.06 of this Chapter.

23.03 REQUIRED PARKING AND LOADING PLAN

A parking and loading plan shall be required for all developments requiring site plan review under Chapter 27 of the Miami Township Zoning Resolution. Said parking and loading plan may be part of an overall development plan or only a parking and loading layout for a particular development. The requirements for submitting such parking and loading plans for approval and the granting of a zoning permit shall be those established in Chapter 27 of the Miami Township Zoning Resolution.

23.04 OFF-STREET PARKING STANDARDS

A. Utilization

1. Off-street parking Facilities as required in Section 23.06 shall be used solely for the parking of motor vehicles in operating condition of patrons, occupants, employees or visitors of such uses.
2. No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or in association with any off-street parking area, except that off-street parking areas for residential uses may be used for customary and periodic maintenance of vehicles owned and operated by the occupant(s).
3. No off-street parking areas shall be used for the parking of a business or service vehicle or truck larger than a passenger vehicle which can fit within a

space of the size specified in Section 23.04 (B). All such vehicles shall be parked either in an enclosed building, in a designated off-street loading area as regulated in Section 23.05, or in an area specifically designated only for the parking of business vehicles. Such area designated for the parking of business vehicles shall be located at least fifteen (15) feet from any right-of-way line, or property line of adjacent Residential Districts.

4. Off-street parking areas shall not be used for the display of vehicles for sale unless such display is in conjunction with the operation of an automobile sales facility.
5. The off-street parking of transportable structures or vehicles in residential areas shall be regulated by the provision set forth in Chapter 5, Section 5.08 (G) of the Miami Township Zoning Resolution.

B. Size and Design

1. Off-street parking spaces shall meet the design standards for typical parking lot layouts as set forth in subsection 3 below. The minimum size for an off-street parking space as indicated in Table I shall be Nine and one half (9.5) by eighteen (18) feet.
2. Car Overhang:
 - a. Off-street parking areas may incorporate car overhang space as a part of the required parking space dimension for the purpose of reducing the overall amount of hard surface paving. In such instances, concrete curb or wheel stops shall be used and the car overhang space shall not be utilized for pedestrian movement. The required design standards are shown in Illustrations B-1.
3. Dimensions of Required Parking Spaces and Aisles
 - a. Each required parking space shall meet the minimum dimensional requirements set out in Table I and Illustration B-2. The minimum required length of a parking space shall be greater where there is a wall or fence at the end of the parking space. However, the minimum required length may be reduced where a strip of unpaved ground at the end of the space is provided according to the requirements of 23.04 (B) (2).
 - b. For office uses in industrial parks and office parks, the 90 degree parking space may be reduced to a minimum dimension of nine (9) feet by eighteen (18) feet, as part of the site plan review process, upon a showing by the applicant that the parking will be used primarily by occupants of the offices and not for general public.

TABLE I

MINIMUM PARKING STALL AND AISLE DIMENSIONS

A Parking Angle	B Stall Width	C Length of Stall	D Aisle Width	E Center to Center Width of Two Row Bay/W Aisle Between	F Width of Access Drive
Parallel	10'	23'	12'	30'	22'
45 degree	9.5	18	13'	53'	22'
60 degree	9.5	18	18'	58'	22'
90 degree	9.5	18	24'	64'	22'

Illustration B-1
Car Overhang Dimension

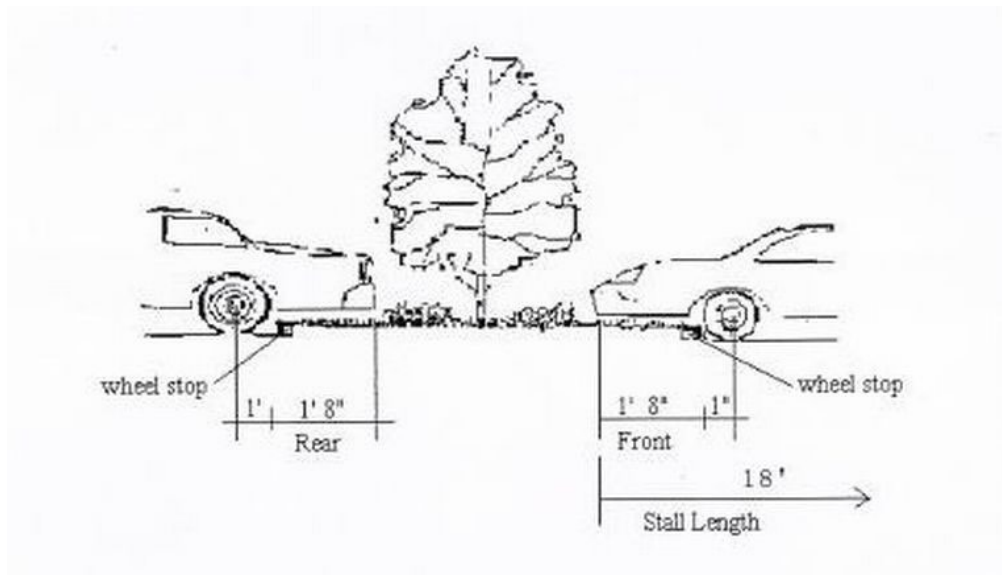
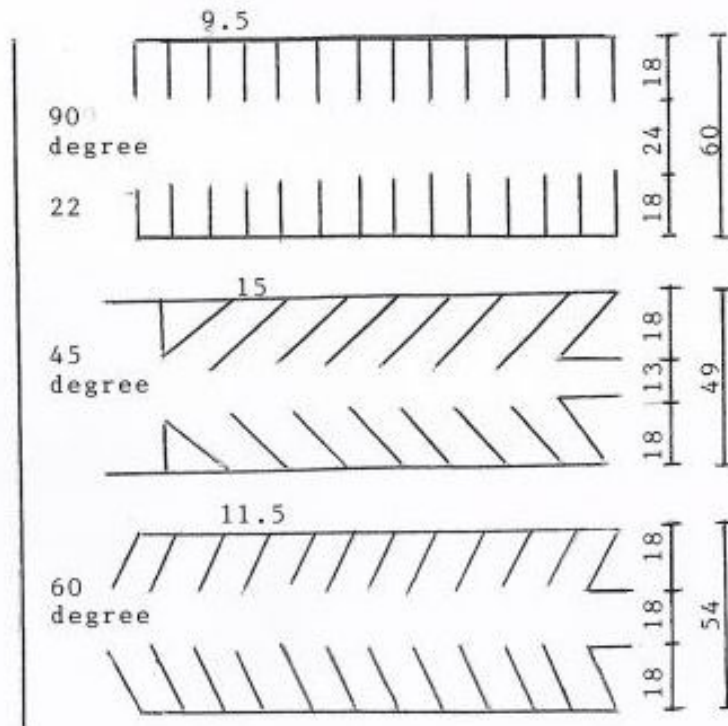


Illustration B-2
Parking Configuration Diagram



4. Design and Construction Standards

- a. Design - Off-street parking may be open to the sky, or enclosed in a building or structure, either above or below ground. Off-street parking areas shall meet acceptable engineering standards as set forth by Miami Township and Clermont County Building Department for such things as driveway widths, island design, curbs, barriers, grades, radii vertical clearance, stacking and waiting areas and drainage.
- b. Aisles - Each required parking space shall have direct and unrestricted access to an aisle of the minimum width set out in Table I and Illustration B-2.
- c. Handicapped Persons - The dimension of parking spaces for handicapped persons shall conform to the requirements of the Ohio Basic Building Code.

- d. Turn-Around Area - Where more than three (3) parking spaces are served by a single driveway, a turn-around area shall be provided, or other provision shall be made, to permit cars to exit the parking lot or garage without backing onto any street or sidewalk.
- e. Back-up Area - Each parking space shall be provided with a sufficient back-up area to permit egress in one maneuver, consisting of one backward and one forward movement.
- f. Surface - Every off-street parking lot shall be surfaced with an asphaltic or portland cement binder pavement providing an all-weather, durable and dustless surface. Individual stalls shall be clearly identified by marking four inches (4") to six inches (6") in width.
- g. Lighting - Fixed lighting shall be so arranged to prevent direct glare of beams onto any public or private property or street.
- h. Car Wheel Stops and Curbs - Suitable car stops shall be provided, located and designated to protect required screening devices and landscaping from damage by vehicles and to provide necessary traffic control in the parking area.
- i. Slope - No area of any parking lot excluding access ramps, shall have a slope in excess of five percent (5%). No ramp shall have a slope in excess of eight percent (8%).

5. Location of Required Parking Spaces

- a. Required off-street parking spaces for any use shall be located on the same parcel as the use they are intended to serve.
- b. Required off-street parking areas adjacent to residential districts shall be set back a minimum of fifteen (15) feet from the property line and shall be maintained as a landscaped area pursuant to Subsection 6 below.

6. Perimeter Screening and Landscaping

- a. Parking Lots Adjoining Residential - off street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in Residential District, or institutional premises, by a masonry wall or solid fence of acceptable design, which ensures its structural integrity and is compatible with the general character of the residential neighborhood. Such wall or fence shall be not less than four (4) feet or more than six feet (6') in height and shall be maintained in good condition without any advertising thereon. The space between such

wall or fence and the lot line of the adjoining premises in any Residential District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In lieu of such wall, or fence, a strip of land not less than fifteen feet (15') in width and planted with an evergreen hedge or dense planting of evergreen shrubs not less than five (5) feet in height with or without an earth mound, may be substituted, and this shall be maintained in good condition. In cases where existing mature vegetation exists screening may be achieved through the preservation and maintenance of such vegetation within an area of not less than fifteen (15) feet with additional supplemental planting as may be required.

- b. Parking Lots Adjoining Streets - All off-street parking areas in non-residential districts located within the required front yards shall be setback a minimum of fifteen (15) feet from the street right-of-way line and the setback space shall be maintained as a permanent landscaped strip, planted with a minimum of one (1) deciduous shade tree and ten (10) non-deciduous shrubs per 35 linear feet of street frontage. Shrubs shall be at least 2 feet in height at planting and trees shall be at least 2.5-3 inch in caliber at planting

7. Interior Parking Lot Landscaping

- a. The design of parking lots shall include deciduous and non-deciduous trees to provide shade and to break up the expanse of asphalt.
- b. Terminal Islands – Landscape islands shall be provided at the ends of every row of parking and shall have a minimum dimension of 10 feet in width by 15 feet in length. At least one (1) tree that is 2.5 – inch in caliber at planting and (4) shrubs at least 2 feet in height at planting shall be included in each terminal island. This standard shall not apply to any parking that directly abuts a building.
- c. Any row of parking that contains twenty-five (25) or more contiguous parking spaces must add a landscape island, that is a minimum of 10 feet in width and 15 feet in length that is approximately equal distance from the two terminal islands. At least one (1) tree that is 2.5 – inch in caliber at planting and (4) shrubs at least 2 feet in height at planting shall be included in each terminal island. This standard shall not apply to any parking that directly abuts a building.

8. Protection of Perimeter Screening and Landscaped Areas

- a. All screening and landscaped areas adjacent to off-street parking areas shall be protected from vehicular damage by a raised

concrete curb or wheel stop concrete barrier. The barriers need not be continuous.

- b. Landscape areas adjacent to parking spaces shall be landscaped so that no plant material greater than twelve (12) inches in height is located within two feet of the curb or other protective barriers.

9. Maintenance Responsibility for Landscaped Areas

The plantings that constitute a landscaped area must be properly maintained in order for the landscaped area to fulfill the purposes for which it is established. The owner of the property and any tenant on the property where a landscaped area is required shall be jointly responsible for the maintenance of all plant material within the landscaped area. Such maintenance shall include all actions necessary to keep the landscaped areas free of litter and debris and to keep plantings healthy and orderly in appearance. Any vegetation that constitutes part of a landscaped area shall be replaced in the event that it dies.

C. Clear View Requirements

1. In order to provide a clear view to the motorist (from the motorist's eye at 3.75 ft. above street level to an object 4.5 ft. above the road surface) there shall be a triangular area of clear vision free of any obstructions where two driveways, alleys and/or streets intersect. The size of this triangular area shall be a function of street width and speed (see also Table II and illustration C-1).
2. On any portion of a site that lies within the triangle described and illustrated in C-1, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of three (3) feet and eight (8) feet above the driveway, alley and/or street grades.
3. The triangular area shall be formed by a point at the location of the drivers eye (fifteen (15) feet behind the curb or edge of roadway), the approaching vehicle, and the potential point of impact. When the cross street has more than two lanes, sight triangles shall be formed using the vehicle in the lane nearest the centerline approaching from the right and the vehicle nearest the curb approaching from the left. Table II sets forth the minimum sight distance required.

**TABLE II
MINIMUM REQUIRED SIGHT DISTANCE**

Per 10 mph of posted cross street speed limit
(See "2" in Figure below)

<u>Approach Street Type</u>	<u>2 Lane Cross Street</u>	<u>4 Lane Cross Street</u>	<u>6 Lane Cross Street</u>
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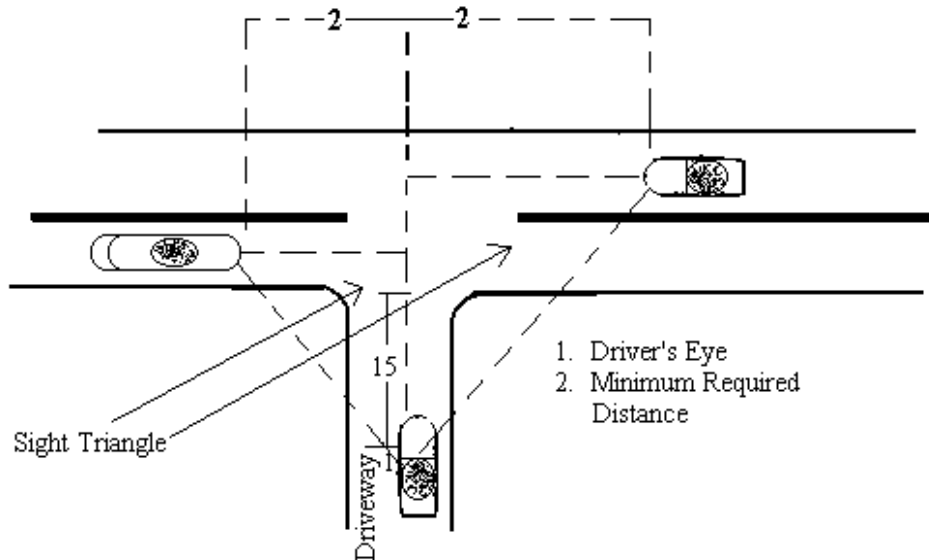
Driveway

100 ft.

120 ft.

130 ft.

**ILLUSTRATION C-1
MINIMUM SIGHT DISTANCE
TRIANGLE**



23.05 OFF STREET LOADING REQUIREMENTS

The following requirements shall apply to off-street loading:

A. Location

Loading spaces shall be located on the same lot as the building or structure to which they are accessory. No loading space shall be located in any required front yard.

B. Setback of Screening Requirements Adjoining Residential Uses

1. Loading spaces shall be setback a minimum distance of fifty (50) feet from the adjoining residential property lines.
2. Loading spaces and loading docks adjacent to residential and institutional uses shall be screened in an effective manner able to visually insulate the residential use from all operations, materials and vehicles within any loading space.

3. Loading spaces located within one hundred (100) feet of a residential district shall have all material handling activities relating thereto enclosed.

C. Design Standards

1. Dimensions - No required loading space shall be less than twelve (12) feet in width or thirty-five (35) feet in length or have a vertical clearance of less than fourteen (14) feet.
2. Access - Loading spaces shall be designed and arranged to provide access to a street or alley in a manner which will create the least possible interference with a traffic movement.
3. Surface - Every loading space shall be surfaced with an asphaltic or Portland cement binder pavement providing an all-weather, durable and dustless surface. Individual stalls shall be clearly identified by markings four inches (4") to six inches (6") in width.
4. Lighting - Fixed lighting shall be so arranged to prevent direct glare of beams onto any public or private property or street.
5. Signs - No signs shall be displayed in any loading area except such signs as may be necessary for the orderly use of the loading space.

D. Number of Off-Street Loading Spaces Required

Off-street loading spaces shall be provided as required for non-residential uses having a floor area of greater than 10,000 square feet as follows: one (1) off-street loading space plus one (1) additional such loading space for each twenty thousand square feet (20,000) or major fraction thereof gross floor area so used in excess of twenty thousand square feet.

23.06 NUMBER OF OFF-STREET SPACES REQUIRED

In computing the number of parking spaces required by this Chapter, the following shall apply:

- A. Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross leasable horizontal area of all floors of a non-residential building, and shall exclude mechanical space, stair cases/stairwells, and other such similar spaces within a building.
- B. Where seating capacity is designated as the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated or, each twenty (20) lineal inches of benches or pews.
- C. Fractional numbers shall be increased to the next highest whole number.

D. Parking space requirements for a use not specifically mentioned in this ordinance shall be determined by using the most similar and restrictive parking space requirement as specified by the Zoning Inspector or the Zoning Commission.

<u>USE</u>	<u>PRIMARY SPACES</u>	
	<u>Number per</u>	<u>Measurement Unit</u>
<u>Residential</u>		
Single family detached	2.00	Dwelling Unit
Single family detached, clustered	2.50	Dwelling Unit
Two family detached	2.50	Dwelling Unit
Townhouse	2.50	Dwelling Unit
Multi-family	2.50	Dwelling Unit
Manufactured home	2.00	Dwelling Unit
Day Care, residential	1.00	Staff Person

<u>Office and Business Use</u>		
	<u>Number per</u>	<u>Measurement Unit</u>
Offices, general	4.00	1000 sf gross floor area
Medical or Dental offices/clinic	1.00	175 sf gross floor area
Day Care Centers	1.00	staff person, plus
	1.00	for each five children
Financial institutions w/o drive thru	1.00	350 sf gross floor area
	1.00	Teller station (includes ATM)
Financial institutions w/ drive thru	1.00	400 sf gross floor area

<u>Retail Sales & Related Services</u>		
	<u>Number per</u>	<u>Measurement Unit</u>
Retail establishments (Note 1)	1.00	200 sf gross floor area
Automotive filling stations	1.00	fuel pump, plus
	1.00	per employee
Automotive Services	2.00	For each service bay
Automotive sales	1.00	800 sf of sales gross floor area
Convenience store	1.00	100 sf gross floor area
Shopping Center (Note 1)	1.00	200 sf gross floor area
Restaurant, carryout or drive-in	1.00	40 sf gross floor area
Restaurant, full service	1.00	Customer based 30% of Building capacity
Restaurant, w/ entertainment	1.00	Customer based 30% of Building capacity
Tavern	1.00	Customer based 30% of Building capacity

<u>Industry and Heavy Commercial</u>		
	<u>Number per</u>	<u>Measurement Unit</u>
Manufacturing	1.00	1000 sf gross floor area
Warehousing, enclosed/open	1.00	2000 sf gross floor area
Wholesale sales	1.00	2000 sf gross floor area or

	1.00	two (2) employees on maximum work shift, whichever greater
Contractor Yard	1.00	1000 sf gross floor area plus
	1.00	for each facility vehicle
Freight & parcel Terminals	1.00	1000 sf gross floor area

<u>Uses</u>	<u>Number per</u>	<u>Measurement Unit</u>
Religious institutions	1.00	3 seats
Convalescent homes	0.33	bed
Hospitals	1.00	bed
Nursing Homes	1.00	six (6) beds, plus
	1.00	Two (2) employees
Governments buildings	3.50	1000 sf gross floor area
Kindergartens	1.50	Teacher or staff person
Libraries	1.00	350 sf gross floor area
Elementary, Middle, Jr. High	2.00	classroom
High Schools	2.00	classroom, plus
	1.00	five (5) students
Colleges	1.00	two (2) students
Schools, vocational, professional	1.00	four (4) students

<u>Recreation, Cultural, Entertainment</u>	<u>Number per</u>	<u>Measurement Unit</u>
Auditoriums	1.00	5 seats
Community & recreation centers	1.00	User, based upon building capacity
Gymnasiums	1.00	User, based On 30% building capacity
Movie theaters	1.00	three (3) seats
Museums, commercial/non profit	1.00	User, based On 30% building capacity
Outdoor theaters, not drive-in	1.00	User, based On 30% building capacity
Roller & ice skating Rinks	1.00	User, based On 30% building capacity
Stadiums & Arenas	1.00	three (3) seats
Video game arcades	1.00	300 sf gross floor area
Clubhouse/country clubs	1.00	350 sf gross floor area
Golf Course	9.00	golf hole plus 25 space
Swimming pools	1.00	50 sf of water area

<u>Miscellaneous</u>	<u>Number per</u>	<u>Measurement Unit</u>
Civic, Social and Fraternal Association Mtg Places	1.00	250 sf gross floor area
Funeral Homes & Mortuaries	1.00	250 sf gross floor area
Animal clinics or hospitals	1.00	200 sf gross floor area
Animal pounds	2.00	minimum
Botanical		1% of land area for parking

Florist shop, wholesale	1.00	500 sf gross floor area
Greenhouse, commercial	1.00	500 sf gross floor area
Kennels	2.00	minimum
Nurseries	1.00	500 sf gross floor area

NOTE 1 – For Retail Establishments and Shopping Centers the maximum number of parking spaces shall not exceed 10% more than the minimum requirement.