

ARTICLE 3

CHAPTER 3 PARKING, LOADING, AND CIRCULATION STANDARDS

SEC 3.301 **PURPOSE:** The intent of this Chapter is to provide for adequate passenger vehicle and delivery truck parking for different types of land uses within the County zoning jurisdiction and to set standards for the construction and use of off-street parking facilities. Within this Chapter, standards have been identified for:

- (A) The establishment of certain maximum as well as minimum requirements for parking spaces to reduce development costs and ensure that excess impervious surfaces are not constructed, while providing for exceeding maximums when a demonstrated need exists. Generally, parking requirements should be based on actual average parking demands rather than to accommodate the highest hourly parking at a site, as conventional requirements often dictate.
- (B) The design of parking areas, which is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, improved storm water runoff, vehicle circulation, and attractive, safe pedestrian access.
- (C) The temporary parking of trucks with the primary intent of delivering goods for storage and/or sale to the general public.
- (D) The temporary parking of private passenger vehicles as a use incidental to a principal use.

SEC 3.302 **SCOPE:** Unless specifically provided otherwise in this Chapter, the provisions of this Chapter shall apply to all sites that are subject to site plan approval required by this code. Such sites shall be required to comply with all applicable provisions of this Chapter, unless otherwise determined acceptable by site plan approval.

SEC 3.303 SIDEWALKS & WALKWAYS REQUIRED:

- (A) **Sidewalks Required in Residential Zoning Districts:** As required by the Warren County Subdivision Regulations.
- (B) **Sidewalks Required in Non-residential Districts:**
- (1) A five (5) foot wide concrete sidewalk shall be required for all portions of a parcel that fronts along a public street and a minimum of one side for all private drives internal to the development in accordance with the Warren County Engineer's Office Standards.
 - (2) Sidewalks shall be located within the public right-of-way where possible. Where the right-of-way does not permit the location of a sidewalk, such sidewalk shall be located on the property and recorded as a "public access easement".
 - (3) An eight (8) foot minimum paved biker/hiker path may be permitted as opposed to sidewalks as approved by the Warren County Commissioners and constructed in accordance with the Warren County Engineer's Office Standards.
- (C) **Sidewalks to a Right-of-Way:**
- (1) Where a sidewalk exists in a public right-of-way adjacent to the site, or is required to be constructed as part of the development approval, a pedestrian connection shall be constructed from the building to the sidewalk.
 - (2) The pedestrian connection shall be a durable surface path with a minimum width of four (4) feet constructed in accordance with the Warren County Engineer's Office standards. An eight (8) foot paved biker/hiker path may be permitted as opposed to sidewalks as approved by the Warren County Commissioners.
 - (3) The sidewalk may be created as part of a driveway provided that it is delineated with a minimum of a painted line and the portion utilized for vehicular traffic is not reduced from the minimum width requirements. See Figure 3.303-1.



Figure 3.303-1: This image illustrates a sidewalk connection between a building and a public sidewalk in the right-of-way. This connection includes both a separate sidewalk (foreground) and a connection delineated through a painted line (background).

- (D) **Sidewalk Construction:** Sidewalks shall be constructed of an asphaltic, Portland cement binder, and/or permeable pavement, so as to provide a durable and dust-free surface. Hiking trails may be dirt and have a mulch surface for traveling.

SEC 3.304 ACCESS MANAGEMENT:

- (A) Joint and/or cross access between parcels shall be required for all non-residential and multi-family uses, unless otherwise determined by the Warren County Engineer's Office based on one (1) or more of the following factors:
- (1) Steep slopes or challenging topography;
 - (2) Natural features such as streams, wetlands, or vegetated areas;
 - (3) Level of development potential, based on existing zoning designations or comprehensive plan recommendations;
 - (4) Compatibility of land uses or development patterns;
 - (5) Parcel boundary length; and
 - (6) Any other factor based on traffic safety, flow and/or circulation in the local or regional vicinity.

SEC 3.305 BICYCLE PARKING: Bicycle parking shall be provided at community clubhouses/pool complexes in single-family and multiple-family residential developments, as well as office, commercial, industrial, and mixed-use planned development projects.

SEC 3.306 OFF-STREET PARKING DEFINITIONS AND STANDARDS: The following shall apply to all off-street parking or loading facilities:

- (A) **Number of Required Spaces:** Off-street parking and loading spaces shall be provided for all uses in accordance with the requirements of this Chapter. Required parking, stacking, and loading spaces shall be considered separate and distinct components and requirements.
- (B) **Fractions:** Where fractional spaces result during the calculation of required parking, the required number of parking spaces shall be rounded upward to the next highest whole number.
- (C) **Seats:** In the case of benches, pews, and similar seating accommodations, each eighteen (18) inches thereof shall be counted as one (1) seat for the purposes of determining parking requirements.

- (D) **Floor Area:** For the purpose of this Chapter, “floor area” in the case of offices, commercial, or service types of use shall mean the gross floor area used for or intended to be used for, services to the public as customers, patrons, clients, or patients or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise. In the case of shopping centers, “floor area” shall refer to the gross leasable area.
- (E) **Location of Spaces:** Off-street parking spaces accessory to a principal use shall be subject to the following:
- (1) Off-street parking facilities for residential uses shall be located on the same lot they are intended to serve.
 - (2) The location of required off-street parking facilities on a non-residential use site shall be within three (300) hundred feet of the building entrance they are intended to serve.
- (F) **Similar Uses:** Where a use is not specifically mentioned in this Chapter, the standards for a similar use shall be applied. Professional publications, including Parking Generation (Institute of Transportation Engineers), may provide guidance in determining appropriate parking standards for similar uses.
- (G) **Collective Parking:** Nothing in this Chapter shall be construed to prevent collective provision of off-street parking facilities for two (2) or more buildings or uses, provided that, collectively, such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the provisions of this Chapter.
- (H) **Irrevocable Use:** All required off-street parking and loading spaces shall be reserved irrevocably and shall not be changed to any other use unless spaces meeting the standards of this Chapter are provided elsewhere, or the parking requirements of the use change.
- (I) **Storage, Repairs, and Dumping Prohibited:** Required parking and loading spaces shall not be used for parking of inoperable vehicles, outside storage or display of any equipment, products or materials, or dumping of refuse.
- (J) **Placement of Vehicles Offered “For Sale” or “For Trade”:** No person or owner of any vehicle or watercraft shall allow such vehicle to be placed or parked on any public property in the County zoning jurisdiction, including street rights-of-way, or on any private property zoned for office and service, commercial, and industrial uses for the purpose of advertising a vehicle “for sale”. The provisions of this subsection do not apply to properly licensed motor vehicle dealerships and car lots.

SEC 3.307 SCHEDULE OF REQUIRED PARKING BY USE: Unless specifically provided otherwise in Section 3.309 (Administrative Variances), each building, structure, or use shall be designed to provide and shall provide the minimum off-street parking spaces specified in this Section. Requirements refer to one (1) space per unit of measurement unless otherwise specifically provided. Square footages are measured on the basis of gross floor area unless otherwise specified.

Table 3.307-1 Required Number of Off-Street Parking Spaces

Use	Minimum Spaces Required
Residential and Residential Based Uses	
Single-and Two Family Dwellings	2 per dwelling unit, exclusive of garage spaces
Multi-Family Dwellings, One-& Two-Bedroom	1.5 per dwelling unit plus 0.2 per unit for guest space
Multi-Family Dwellings, Three or More Bedrooms	2.0 per dwelling unit plus 0.2 per unit for guest space
Assisted Living Facilities	0.5 per dwelling unit
Family & Group Day Care Homes	1.5 per on-duty caregiver based upon maximum employment shift, plus required spaces for the dwelling.
Institutional Care	1 per 6 residents, plus 1 per on-duty employee based upon maximum employment shift
Civic, Institutional and Government Uses	
Assembly Halls, Churches/ Places of Worship, Auditoriums, Performing Arts Theaters, Halls for Civic Clubs & Membership Organizations	1 per 4 seats in room with greatest seating capacity or 1 per 40 square feet in largest assembly area without fixed seating
Government Offices, Excluding Post Offices	1 per 350 square feet
Hospital, Health Clinics, and Rehabilitation Facilities	2 per bed
Libraries, Museums, and Fine Art Centers	1 per 450 square feet
Post Offices	1 per 150 square feet
Educational Institutions	
High Schools and Colleges	0.4 per school population (students, faculty, and staff)
Schools, Elementary & Secondary	1.5 per teacher, employee and administrator, plus any required spaces for accessory uses, such as assembly halls
Recreational & Entertainment Uses	
Athletic Field	20 spaces per field
Bowling Alley	4 for each alley
Cinemas	1 per 4 seats
Commercial Amusement –Indoor	1 for each 5 people allowed within the maximum occupancy load as established by the fire marshal
Commercial Amusement Park –Outdoor	As determined at Site Plan Review
Golf Course	5.0 per hole
Golf Driving Range	1.5 per tee

Use	Minimum Spaces Required
Health/Fitness Clubs, Gyms and Spas	1 per 300 square feet
Ice or Roller Skating Rink	1 per 250 square feet
Miniature Golf	2 per hole
Recreation Indoor/Outdoor	As determined at Site Plan Review
Stadium, Sports, Arena, or Race Track	1 per 12 feet of bench seating or 1 per 8 seats
Swimming Pool, Public	1 per 125 square feet of surface water area
Tennis or Racquet Ball Court	4 per court
Retail, Commercial Business Uses	
Farm Market and Produce Stand	1 per 350 square feet of usable floor area
Furniture and Home Furnishing Store	1 per 800 square feet
Hardware or Home Improvement Store	1 per 550 square feet
Nursery or Garden Center	1 per 300 square feet plus 1 per 1,500 square feet of outdoor sales or display area
Open Air Sales	1 per 250 square feet of indoor floor space plus 1 per 500 square feet of outdoor sales or display area
Restaurant, Bars, Tavern, or Pub	1 per 150 square feet
Retail Stores and Commercial Business & Services	1 per 300 square feet
Video Rental Establishments	1 per 450 square feet
Commercial Services and Personal Service Uses	
Animal Hospital or Veterinary Clinic, Kennels	1 per 450 square feet
Barber, Beauty Shop, and Nail Care	2.5 per service chair or station
Child Care or Adult Day Care Centers	1 per 750 square feet
Funeral Parlor, Crematory or Mortuaries	1 per 75 square feet of parlor or chapel space
Laundromat and Dry Cleaning, Print Shops,	1 per 400 square feet
Self Storage Facility	1 per 80 storage units
Office Uses	
Administrative, Business, and Professional Offices	1 per 400 square feet
Banking and Financial Institutions	1 per 400 square feet & 3 per Automated Teller Machine
Medical Offices and Clinics, Massage Therapists	1 per 300 square feet
Automotive Sales, Repair and Service Uses	
Automobile Fueling Stations	1 per 350 square feet plus 2 spaces per fuel pump
Automobile General Repair	1 per 250 square feet of office space plus 2 per service bay
Automobile Parts Store	1 per 500 square feet
Automobile Sales	1 per 400 square feet of showroom & office space plus 2 per service bay
Automobile and Truck Washing Facility	3 stacking spaces for each wash lane plus 2 drying spaces per lane
Lodging	

Use	Minimum Spaces Required
Bed and Breakfast	2 for the owner-operator plus 1 per guest room
Hotel, Motel, Country Inn	1.2 per lodging unit, plus 1 per each 150 square feet of banquet, assembly, meeting, or restaurant seating area
Industrial	
Industrial establishment including manufacturing, research and testing laboratories, printing shops, industrial services, wholesale, Warehousing, manufacturing and distribution, and agricultural research.	1 for each employee computed on the basis of the greatest number of persons to be present at any one period during the day or night
Telecommunications Towers and Facilities	1
Adult Uses	
Sexually Oriented Businesses	1 per 300 square feet

SEC 3.308 **LOCATION OF PARKING AREAS:**

- (A) Vehicles shall be required to park in designated parking areas only.
- (B) Parking facilities for multi-family and non-residential uses shall be located as follows:
 - (1) **Front Yard:** Off-street parking areas shall be set back a minimum of fifteen (15) feet from the street right-of-way line.
 - (2) **Front Yard Abutting Agricultural or Residential Districts and Uses:** When any non-residential zoning district is located directly across the street from any residential zoning district, or recorded residential subdivisions (unless zoned for commercial use or designated on the land use plan for future commercial or mixed use), the parking facilities shall be set back a minimum of fifty (50) feet from the existing street right-of-way line.
 - (3) **Side and Rear Yard:** Off-street parking areas shall be set back a minimum of ten (10) feet from any side or rear lot line unless the lot abuts a residential district, recorded residential subdivisions (unless zoned for commercial use), or any lot used for residential purposes where the off-street parking shall be set back a minimum of fifty (50) feet from the lot line.
 - (4) **Setback from Buildings:** Parking and loading areas shall be setback at least eight (8) feet from the edge of buildings to provide for sidewalk and/or landscape treatments.

SEC 3.309 **ADMINISTRATIVE VARIANCES:** The Zoning Inspector may allow non-residential parking at a rate of up to twenty percent (20%) above or below the required amount as specified in the Table 3.307-1, unless otherwise provided, in this Zoning Code, on an individual basis based upon the scale and impacts of the request, for good cause shown. The applicant shall make such request in writing, which shall include documentation from an acceptable industry publication (i.e. Institute of Transportation Engineers, Urban Land Institute, American Planning Association, etc.) or by a study prepared by a professional qualified to document parking requirements. Single family and two-family parking may be increased by the Zoning Inspector.

- (A) In approving administrative variances that reduce the parking requirements established in Table 3.307-1, the Zoning Inspector may, as a condition of approval, require an area to be reserved or set-aside for additional parking area for future use if needed. Such areas shall be shown on plans to be approved and marked as “reserved parking for future use.”
- (B) In approving administrative variances that increase the parking requirements established in Table 3.307-1, the Zoning Inspector shall, as a condition of approval, require at least one of the following:
 - (1) That an additional five percent (5%) of the parking lot be landscaped, according to the standards outlined in Section 3.406 (Parking Requirements), in addition to those requirements;
 - (2) That a continuous pedestrian walkway be provided linking the parking lot area to the main building entrance; or,
 - (3) That one (1) stormwater Best Management Practice (BMP) be implemented by the associated development post-construction that is not otherwise required by the Ohio Environmental Protection Agency and/or the Warren County Soil and Water Conservation District.
- (C) Additional parking spaces allowed through an administrative variance shall be constructed of permeable pavers, porous concrete, or semi-permeable surface with proper under-drainage.

SEC 3.310 **SHARED PARKING:** When two (2) or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand for parking do not overlap, or only partially overlap, then the parking requirements may be reduced by the Zoning Inspector if the parking area complies with the following standards:

- (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) Off-site parking shall not be used to satisfy the off-street parking required for the uses involved.
- (C) Shared parking shall not be permitted on a vacant lot in a residential zoning district unless otherwise permitted by the County Commissioners as part of a site plan approval.
- (D) Shared parking areas shall adhere to the requirements for the most intense use.
- (E) In the event that a shared parking area is not under the same ownership as the principal use served, a written parking agreement shall be required.
- (F) No shared parking space shall be located more than five hundred (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.
- (G) 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) 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.
 - (3) Shared parking shall not account for more than 50 percent (50%) of the required parking spaces as established in Table 3.307-1 (Schedule of Required Parking by Use).
 - (4) Any change in use of the activities served by a shared parking facility will be deemed an amendment to the shared parking facility plan and will require County Commissioner review and approval.
 - (5) All shared parking plans and agreements shall be recorded in the office of the Warren County Recorder and a copy of the recorded document shall be provided to the Zoning Inspector prior to any zoning permit being issued.

Table 3.310-1: Parking Occupancy Rates

Use Category	Weekly Daytime: 6:00 a.m. to 6:00 p.m. (%)	Weekly Evening: 6:00 p.m. to midnight (%)	Weekend Daytime: 6:00 a.m. to 6:00 p.m. (%)	Weekend Evening: 6:00 p.m. to midnight (%)	Nighttime: Midnight to 6 a.m. (%)
Residential	60	90	80	90	100
Office/Industrial ¹	100	10	10	5	5
Retail	60	90	100	70	5
Hotel, Motel, Inn	75	100	75	100	75
Restaurant	50	100	100	100	10
Entertainment/ Recreational	40	100	80	100	10
Church	10	30	100	30	5
School	100	30	30	10	5
Movie Theater	40	80	80	100	10
Conference/ Convention	100	100	100	100	5
Institutional (non- church)	100	20	10	10	5
Personal Services	100	80	100	50	5
Medical Offices	100	80	100	5	5
Commercial Services	75	95	100	100	5
All other uses	100	100	100	100	100
Note [1] Industrial uses with continuous shifts shall be calculated at 100% occupancy rates for all Time Categories.					

The minimum number of shared parking spaces is determined by the following process:

1. Determine the parking spaces typically required for each use based on the standards of Section 3.307 and table 3.307-1.
2. Multiply the spaces determined in Step 1, for each use by the Parking Occupancy Rates from table 3.310-1. (Using the appropriate use category)
3. Add the number of parking spaces, determined in Step 2 together, for each time period of the Parking Occupancy Rate table.
4. The greatest of the aggregative gross minimum number of parking spaces for each period shall be used.

Example: The following is an example of how a shared parking space calculation would be completed:

- Office: 8,000 square feet
 - Restaurant: 120 seats
- (a) 1 parking spot per 3 seats of restaurant, 1 parking spot per 400 square feet for office (Zoning Standards).
 - (b) The restaurant needs 40 (120/3) spaces, and the office needs 20 (8,000/400) spaces. The required parking is 60 spaces before shared parking calculation.

- (c) Combine with Table 3.310-1 to find shared parking calculation
- (d) Largest aggregate total is the shared parking calculation. In this example the required parking is reduced from 60 spaces to 42 spaces saving a total of 18.

	Weekly Daytime: 6:00 a.m. to 6:00 p.m. (%)	Weekly Evening: 6:00 p.m. to midnight (%)	Weekend Daytime: 6:00 a.m. to 6:00 p.m. (%)	Weekend Evening: 6:00 p.m. to midnight (%)	Nighttime: Midnight to 6 a.m. (%)
Office	$(20 \times 100\%) = 20$	$(20 \times 10\%) = 2$	$(20 \times 10\%) = 2$	$(20 \times 5\%) = 1$	$(20 \times 5\%) = 1$
Restaurant	$(40 \times 50\%) = 20$	$(40 \times 100\%) = 40$	$(40 \times 100\%) = 40$	$(40 \times 100\%) = 40$	$(40 \times 10\%) = 4$
Total	40	42	42	41	5

SEC 3.311 DESIGN REQUIREMENTS:

- (A) **Minimum Size:** Except in the case of dwelling units, no parking area shall be smaller than five (5) parking spaces with the necessary and corresponding aisle or drive.
- (B) **Access and Driveways:**
- (1) There shall be adequate provision for ingress and egress to all parking areas as regulated by the Warren County Engineer's Office Access Management Regulations.
 - (2) The width of a driveway (ingress/egress) for a multi-family or non-residential use, at the street right-of-way line, shall have a minimum width of twenty four (24) feet and maximum width of thirty six (36) feet (unless otherwise permitted or required by the Warren County Engineer's Office).
 - (3) Shared ingress and egress is strongly encouraged whenever possible and may be required if deemed necessary by the Warren County Engineer's Office or ODOT as applicable.
 - (4) All driveways shall be located at least five (5) feet from side or rear property lines for all residential properties and ten (10) feet for all other land uses.
- (C) **Dimensional Requirements:**
- (1) The minimum size of a parking space may be altered based on aisle width and angle of parking. Parking stalls and aisle width shall conform to the minimum standards set forth in Table 3.311-1 and Figure 3.311-2: Illustration of parking space dimensions based on angle of parking.

- (2) Parking areas may include compact car parking spaces provided that the parking spaces shall be a minimum of eight (8) feet in width and fourteen (14) feet in length. Such parking for compact cars shall not be included in the calculations for required parking.

Table 3.311-1 Parking Area Dimensions				
Angle of Parking (degrees)	One-Way Maneuvering Aisle Width (Feet)	Two-Way Maneuvering Aisle Width (Feet)	Parking Stall Width (Feet)	Parking Stall Length (Feet)
0 – Parallel	13	20	9	23
30 – 53	13	20	10	19
54 – 75	18	22	10	19
76 – 90	24	24	10	18

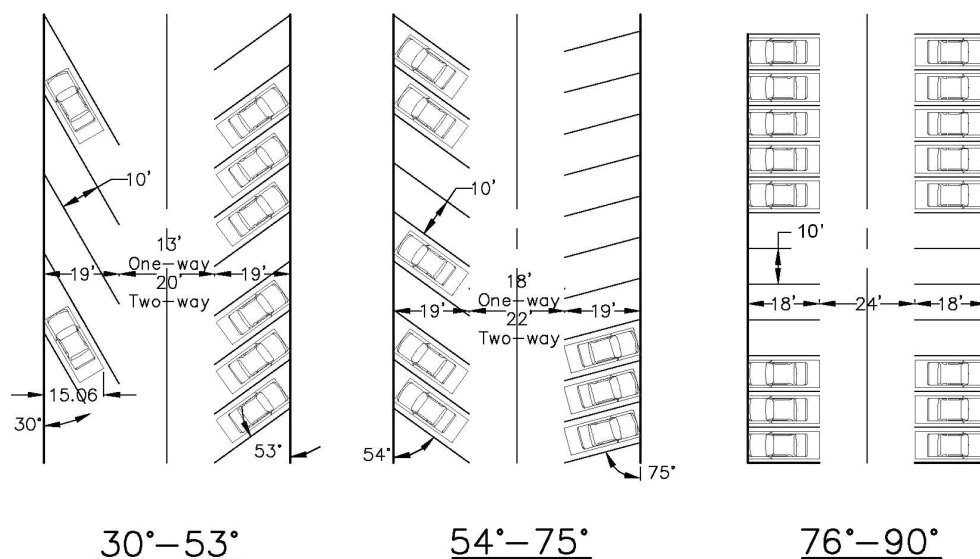


Figure 3.311-1: Illustration of parking space dimensions based on angle of parking.

(D) **Surface and Markings:**

- (1) All off-street parking areas and driveways, unless exempt below, shall be surfaced with either asphalt, concrete, or permeable pavement, so as to provide a durable and dust -free surface. (a) Driveways for minor residential subdivisions within the RU, R1A, and R1 districts may be surfaced with gravel or of a similar material; however, an apron (as shown in Figure 3.311-2) may be required by the approving authority for driveways located on roads classified as collectors or arterials per the Warren County Thoroughfare Plan where existing and/or projected traffic and road conditions necessitate such improvement.

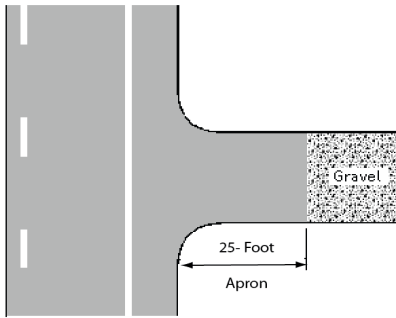


Figure 3.311-2: Illustration of concrete apron.

- (2) Paved parking areas shall be graded and drained so as to dispose of all surface water accumulated within the area in accordance with the standards of the Warren County Engineer's Office, and shall be arranged and marked as to provide for safe loading and unloading and parking and storage of self-propelled vehicles.
- (3) Designated parking spaces, drive aisles, and pavement markings shall be marked on the surface of the parking area with paint or permanent marking materials and maintained in a clearly visible condition.
- (4) Where driveways intersect the public right-of-way, the paint lines dividing vehicle paths and other pavement markings shall be in accordance with the State of Ohio Uniform Traffic Control Manual.

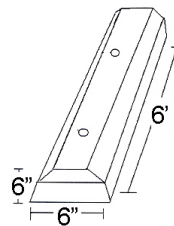
(E) **Curbs and Wheel Stops:**

- (1) All parking lots shall have continuous and/or interrupted curbs.
 - (a) Curbing shall be made of concrete or other similar material and shall have a height of six (6) inches and a width of six (6) inches.
 - (b) Interrupted curbs shall be used adjacent to drainage swales and rain gardens and shall be arranged to improve storm water flow. See Figure 3.311-3.
 - (c) Curbing requirements may be waived by an approving authority if parking islands and/or areas beyond the parking lot can adequately accommodate storm water runoff and wheel stops are provided. See Figure 3.311-4.
- (2) If wheel stops are to be used in the interior of the parking area, each wheel stop shall be a singular block of reinforced concrete, or similar material typical for such purpose. See Figure 3.311-4. Wheel stops are to be securely attached to the ground and may be used only at the end of parking stalls. Wheel stops may be attached no less than two (2) feet from the rear edge of the parking space.
- (3) Curbing and/or wheel stops shall be located a minimum of two (2) feet from any structures, pedestrian walkways, or plant material (excluding ground cover).



Figure 3.311-3: A combination of interrupted curbs (left), curbs, and wheel stops (right) can effectively allow flow of storm water into interior islands.

Figure 3.311-4:
Wheel stop dimensions



- (F) **Maneuverability:** All off-street parking areas shall be designed in a way so as to prevent vehicles from having to back out of the lot onto a public street and so as to prevent the moving of one vehicle to access that of another.
- (G) **Parking Requirements for the Disabled:**
 - (1) Any parking area to be used by the general public shall provide parking spaces designed and located to adequately accommodate the disabled.
 - (2) Such spaces shall be clearly marked as such. The number, design, and location of such spaces shall be consistent with the provisions of the Warren County and/or State of Ohio Building Code.
- (H) **Special Parking Provisions:**
 - (1) Screening. Landscaping, screening and buffering shall be provided for all parking and loading facilities in accordance with the provisions of Article 3, Chapter 4 (Landscaping and Screening Standards).
 - (2) Exterior Lighting. Where provided, exterior lighting shall comply with the standards of Article 3, Chapter 5 (Lighting Standards).
 - (3) Ingress/Egress. Except for single-family dwellings, off-street parking and loading spaces shall have access so that their use will not require backing movements or other maneuvering within a street right-of-way. There shall be no obstruction of a public sidewalk, including that portion of the sidewalk within a driveway apron, due to parking, loading, or other activity. The spacing of all ingress and egress points shall comply with the provisions of Section 401.8 (Access Spacing) of the Warren County Access Management Regulations.

SEC 3.312 Vehicle Stacking Requirements: Where drive-through facilities are permitted, vehicle stacking spaces shall be provided according to the following provisions:

- (A) **Minimum Number of Stacking Spaces:** The number of required stacking spaces shall be provided as established in Table 3.312-1 and Figure 3.312-2.

Table 3.312-1 Minimum Vehicle Stacking Space Requirements		
Activity	Minimum Stacking Spaces (per lane)	Measured From (and including)
Financial Institutions or Automated Teller Machine (ATM)	3	Teller or Window
Restaurant	8	First Pick-Up Window
Full Service Car Wash	20 /12[1]	Entrance of tunnel / Exit of tunnel
Self-Service or Automated/Drive-through Car Wash	4	Washing Bay
Fuel of Gasoline Pump Island	2 [2]	Pump Island
Other	As determined by the Zoning Inspector [3]	
NOTE: [1] The 20 spaces required prior to the entrance of the tunnel may be spread across multiple stacking lanes. The 12 stacking spaces shall be required outside of the exit of the wash tunnel to provide areas for the drying of cars, vacuuming, or other ancillary services. [2] For each pump, the space at the pump shall count as one space. One additional stacking space shall be required for each pump. [3] Any other use shall be required to document proof that the provided number and location of stacking spaces are adequate to meet the purpose of this section.		

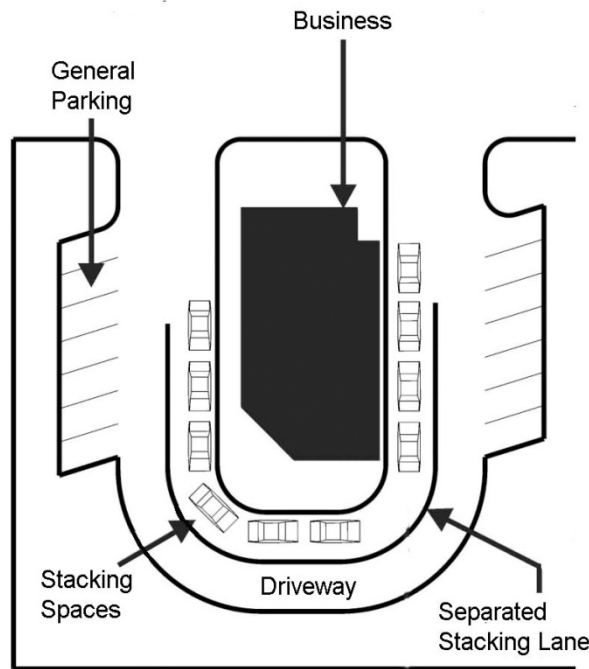


Figure 3.312-1: Generalized example of vehicle stacking requirements.

(B) **Design and Layout:**

- (1) Pump spaces can count toward the stacking space requirement.
- (2) Stacking spaces shall be a minimum of ten (10) feet by twenty (20) feet in size.
- (3) Stacking spaces may not impede on- or off-site traffic movements or movements in or out of off-street parking spaces. See Figure 3.312-1.
- (4) Stacking spaces shall be separated from other internal driveways by surface markings or raised medians.
- (5) These stacking space requirements shall be in addition to the off-street parking space requirements.
- (6) When adjacent to a residential zoning district, any lot in a recorded residential subdivision, or any lot used for residential purposes, stacking spaces shall be required to be located on sides of the lot opposite the adjacent residential use.

SEC. 3.313 Off-Street Loading:

- (A) **General:** Each building, structure, or use shall be designed to provide and shall provide for off-street loading in the minimum amounts specified in this Section. Loading spaces shall not conflict or overlay with the area used for parking spaces or parking aisles.

- (B) **Number of Required Off-Street Loading Spaces:** The minimum number of loading spaces provided for various uses shall be as follows:

- (1) Public buildings, educational, religious, and philanthropic institutions, hospitals or other institutions, places of assembly or for sports or athletics, clubs, lodges, multiple family dwellings and similar uses:

Table 3.313-1

Building Floor Area (Square Feet)	Minimum Loading Space Required
0 – 100,000	1
each additional 100,000	1

- (2) Banks and financial institutions, medical offices and clinics, administrative, business, and professional offices, dancing or other commercial schools, theaters, bowling alleys, skating rinks, or other places of amusement and recreation:

Table 3.313-2

Building Floor Area (Square Feet)	Minimum Loading Space Required
0 – 100,000	1
each additional 100,000	1

- (3) Retail store, eating and drinking places, and all other commercial uses:

Table 3.313-3

Building Floor Area (Square Feet)	Minimum Loading Space Required
0 – 10,000	1
10,001 – 30,000	2
30,001 – 50,000	3
50,001 – 100,000	4
each additional 100,000	1

- (4) Light and heavy industrial uses:

Table 3.313-4

Building Floor Area (Square Feet)	Minimum Loading Space Required
0 – 20,000	1
20,001 – 40,000	2
40,001 – 60,000	3
60,001 – 160,000	4
each additional 100,000	1

- (C) **Dimension of Loading Spaces:** Loading spaces shall be at least twelve (12) feet in width and twenty-five (25) feet in length with a vertical clearance of at least fourteen (14) feet in height.

- (D) **Location of Loading Space:**

- (1) Loading spaces shall not be provided in the front yard or on any building façade facing or visible from a public street, except where the Board of County Commissioners determines such a location is necessary due to the location or placement of the building, existing street patterns, or other factors.
- (2) No loading space shall be closer than one hundred (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 uniformly painted solid board fence not less than six (6) feet in height.
- (3) In all other cases, loading spaces shall be set back a minimum of ten (10) feet from all lot lines.
- (4) No loading space shall be in a designated fire lane.

- (E) **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.

(F) **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 (6) feet in height and one hundred percent (100%) opaque and shall satisfy the buffer requirements of the most restrictive adjacent district.