

Article 12: Parking, Loading, and Circulation Standards

12.01 PURPOSE

The purpose of these parking, loading, and circulation requirements is:

- (A) To relieve congestion on the streets by requiring that parking be provided on property and off streets in relation to the parking demand generated by the land use of each property;
- (B) To promote safety and convenience for people by requiring that parking and loading areas, and associated driveways, be located and constructed according to good standards for visibility and accessibility; and
- (C) To protect the light, air, visual amenities, and values of residential areas by the visual screening of large parking and loading areas.

12.02 APPLICABILITY

Unless otherwise specified, the requirements of this article shall apply to the following:

- (A) A zoning certificate application for the construction of a new principal building in all zoning districts;
- (B) The alteration, expansion, or enlargement of any use that would require a change in parking, loading, or vehicle stacking spaces as required in this article; or
- (C) The alteration, expansion, or enlargement of any use that has an existing nonconforming parking lot.

12.03 BICYCLE PARKING AND STORAGE

Applicants are encouraged to provide bicycle racks and facilities on nonresidential properties including business and public or institutional uses.

12.04 GENERAL DESIGN STANDARDS FOR ALL VEHICULAR USE AREAS

All parking, loading, and vehicle stacking areas shall meet the requirements of this subsection.

(A) Cross-Access Agreements

- (1) Cross-access easements to adjacent parcels shall be provided in order to achieve better circulation and to minimize driveway cuts along public roads, unless waived by the Butler County Engineer.
- (2) All cross-access easements shall comply with the state or county's access management requirements, as may be applicable.

(B) Maintenance

- (1) All vehicular use areas shall be maintained free from litter, junk, or rubbish.
- (2) All adjacent sidewalks shall be kept free from dirt, ice, sleet, and snow and in a safe condition for use by pedestrians.
- (3) 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.
- (4) The owner shall maintain all paved surfaces in a smooth and dust-free condition and repair any disintegration of the surface by patching or resealing when such disintegration takes place. Such maintenance shall be at the owner's own expense.

(5) Any shared maintenance agreements between adjacent property owners shall be filed with the Butler County Recorder.

(6) Storage

The storage of a vehicle or utility trailer for more than 48 continuous hours in a vehicular use area for a nonresidential use is prohibited.

(7) Landscaping

Landscaping for vehicular use areas shall be as established in [Article 11: Landscaping Standards](#).

(8) Fire Code

All vehicular use areas shall conform to all requirements set forth in the applicable fire code.

(9) Drainage

All vehicular use areas shall be graded, drained, and provided with adequate drainage and storm water management facilities so that the adjacent properties and rights-of-way, including sidewalks, are not subject to flooding by water run-off from the proposed vehicular use areas.

(C) 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 are prohibited unless otherwise specifically permitted by this resolution.

(D) Surfacing for Areas Serving Nonresidential Uses

(1) All vehicular use areas shall be graded and paved with an asphalt or concrete surface unless otherwise provided in this article.

(2) Parking spaces within vehicular use areas may be surfaced with up to 100 percent of porous pavement (excluding gravel) or up to 25 percent of structural lawn provided that a maintenance plan is submitted with the zoning certificate application.

(3) Driveways and drive aisles shall not be surfaced with porous pavement or structural lawn.

(4) Failure to comply with any maintenance plan shall be a violation of this resolution.

(E) Lighting

All lighting within a vehicular use area shall be subject to the standards in [Section 9.01: Exterior Lighting](#).

(F) Striping

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

12.05 OFF-STREET PARKING REQUIREMENTS

(A) Rules for Computing Parking Spaces

The following rules shall apply when computing parking spaces:

(1) 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.

(2) Fractions

When a measurement of the number of required spaces results in a fractional number, any fraction of 1/2 or less shall be rounded down to the next lower whole number and any fraction of more than 1/2 shall be rounded up to the next higher whole number.

(3) Area Measurements

- (a) 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.
- (b) Up to 15 percent of the gross floor area may be excluded from the above calculation if the area is used for storage, loading, unloading, or for mechanical equipment.

(4) Occupancy or Capacity Based Standards

- (a) 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 occupant load capacity as defined by the Ohio Building Code, whichever is applicable, and whichever results in a greater number of parking spaces.
- (b) In the case of benches, pews and similar seating accommodations, each 18 inches thereof shall be counted as one seat for the purpose of determining the parking requirements.

(5) Unlisted Uses

- (a) 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.
- (b) If the Zoning Inspector determines that there is no listed use similar to the proposed use, intensity, or size, the Zoning Inspector may refer to the estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE) in Trip Generation or the American Planning Association’s (APA) Parking Manual.

(B) Required Number of Spaces

- (1) [Table 12-1](#), defines the number of parking spaces required for each use within Ross Township.
- (2) For all uses except single-family and two-family dwellings, the total number of parking spaces required in [Table 12-1](#) may be reduced by 10 percent.
- (3) The total number of spaces required in [Table 12-1](#) may be reduced up to a maximum of 50% by utilizing the alternative parking options in [Section 12.05\(E\): Special Parking Provisions](#).

TABLE 12-1: NUMBER OF PARKING SPACES REQUIRED	
Use	Number of Parking Spaces Required
Agricultural Use Classification	
Agricultural uses	None required
Nurseries or greenhouses	One space per 500 square feet of gross floor area, including both permanent and temporary greenhouses
Residential Use Classification	
Bed and breakfast establishments	One space per guestroom plus two spaces for the permanent dwelling unit.

Article 12: Parking, Loading, and Circulation Standards
Section 12.05: Off-Street Parking Requirements

TABLE 12-1: NUMBER OF PARKING SPACES REQUIRED

Use	Number of Parking Spaces Required	
Single-family, two-family, and multi-family dwellings and permanently sited manufactured housing	Two spaces per unit	
Skilled nursing or personal care facilities, residential facilities, and all other residential uses	One space per each three beds or one per five residents, whichever is greater	
Public and Institutional Use Classification		
Active parks and recreation	One space per 5,000 square feet of outdoor area or one space per five seats of stadium/arena seating provided	
Cemeteries	One space per four seats in a chapel or place of assembly at maximum seating occupancy	
Churches and places of worship	One space per each four seats in the main assembly area or one space per four persons at maximum capacity, whichever is greater	
Educational facilities (primary or secondary)	One space per every four seats in the largest auditorium, stadium, or assembly room, whichever is greater, plus six spaces per classroom	
Educational facilities, higher	One space per every four seats in the largest auditorium, stadium, or assembly room, whichever is greater, plus five spaces per classroom	
Government offices and buildings	One space per 500 square feet of gross floor area	
Hospitals	One space per every two patient beds plus one space for every 300 square feet of gross floor area of outpatient clinics, laboratories, pharmacies, and other similar uses	
All other public and institutional uses	One space per 500 square feet of gross building floor area or one space per five permanent seat at maximum capacity, whichever is greater	
Commercial and Office Use Classification		
Assembly halls and conference centers	One space for each four persons at maximum building capacity	
Automotive service or repair uses	One space per service bay plus one space per 400 square feet of retail space	
Banks and financial institutions	One space per 300 square feet of gross floor area	
Commercial entertainment or recreation (indoors)	One per 400 square feet of gross floor area; or One per five seats if stadium/arena seating provided	
Commercial entertainment and recreation (outdoors)	One per five seats if ballfield/stadium/arena seating provided; or one space per 8,000 square feet of outdoor area	
Day care centers (adult or child)	One space for every 400 square feet of gross floor area plus one space for every classroom or activity room	
Funeral homes or mortuaries	Six spaces for each parlor plus one space for each fleet vehicle or one space for each 50 square feet of floor area in assembly rooms used for services, whichever is greater.	
General offices (administrative, professional, business)	One space per 400 square feet of gross floor area	
Hotel or motel	One space per guest room	
Kennels and animal day cares	One space per 400 square feet of gross floor area	
Medical or dental clinics/offices	One space per 300 square feet of gross floor area	
Restaurant, tavern, microbrewery, microdistillery, or microwinery	One space per 150 square feet of gross floor area	
Theaters	One space for each four persons at maximum building capacity	
All other retail or service commercial uses	Building footprint less than 5,000 square feet of gross floor area	One space per 300 square feet of gross floor area
	Building footprint of 5,001 to 50,000 square feet of gross floor area	One space per 350 square feet of gross floor area
	Building footprint of 50,001 square feet or more of gross floor area	One space per 400 square feet of gross floor area

TABLE 12-1: NUMBER OF PARKING SPACES REQUIRED

Use		Number of Parking Spaces Required
Industrial Use Classification – The total number of required spaces for uses in the industrial use classification shall be cumulative based on the variety of different functions present in a single use as established below		
Offices or administrative areas		One space per 300 square feet of gross floor area
Indoor sales area and displays of goods manufactured on site		One space per 400 square feet of indoor gross floor area
Indoor areas used for storage, warehousing, assembly, vehicular service, or general manufacturing activities	1-3,000 square feet of floor area	One space per 300 square feet of gross floor area
	3,001-5,000 square feet of floor area	One space per 500 square feet of gross floor area
	5,001-10,000 square feet of floor area	One space per 1,000 square feet of gross floor area
	10,001 or more square feet of floor area	One space per 1,500 square feet of gross floor area
Outdoor storage area (3,000 square feet or less)		One space per 1,500 square feet of gross outdoor area
Outdoor storage area (more than 3,000 square feet)		One space per 2,500 square feet of gross outdoor area
Miscellaneous Use Classification		
Essential services		Utilize the parking space requirements for the industrial use classification above.
Mining and extraction		
Mixed use buildings		One space per 300 square feet of nonresidential gross floor area and one and one-half spaces for each dwelling unit
Multi-tenant developments		One space per 350 square feet of gross floor area

(C) Parking Requirements for Physically Disabled

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

(D) Design Standards for Off-Street Parking

(1) Location of Parking Spaces

- (a) Off-street parking areas with five or more parking spaces shall be:
 - (i) Set back a minimum of 30 feet from the road right-of-way; and
 - (ii) Shall not be located in any required landscape areas as established in [Section Article 11: Landscaping Standards](#).
- (b) Parking spaces in the residential zoning districts may be located in any required yard provided it is on a paved driveway or other parking surface. The driveway or parking surface shall be set back a minimum of one foot from all lot lines.
- (c) In all nonresidential zoning districts, off-street parking may be located in any yard outside of any required landscaping or buffer areas. Such parking areas shall be set back a minimum of five feet from all lot lines and shall be surfaced in accordance with this article.

(2) Minimum Dimensions of Off-Street Parking Spaces

Parking spaces and driveway aisles shall have minimum rectangular dimensions of not less than the following:

- (a) Parking stalls shall conform to the minimum standards set forth in [Table 12-2](#) and [Figure 12-A](#).

- (b) Any parking space adjoining a landscaped area of the parking lot may include a two-foot overhang into the landscaped area as part of the required parking stall length, provided curbing or well-maintained wheel stops are used to prevent damage to landscaped areas.

TABLE 12-2: PARKING AREA DIMENSIONS				
Angle of Parking (degrees)	One-Way Maneuvering Aisle Width (Feet) "A"	Two-Way Maneuvering Aisle Width (Feet) "A"	Parking Stall Width (Feet) "B"	Parking Stall Length (Feet) "C"
0 – Parallel	12	20	9	23
30 – 53	14	20	9	19
54 – 75	19	21	9	19
76 – 90	22	24	9	19

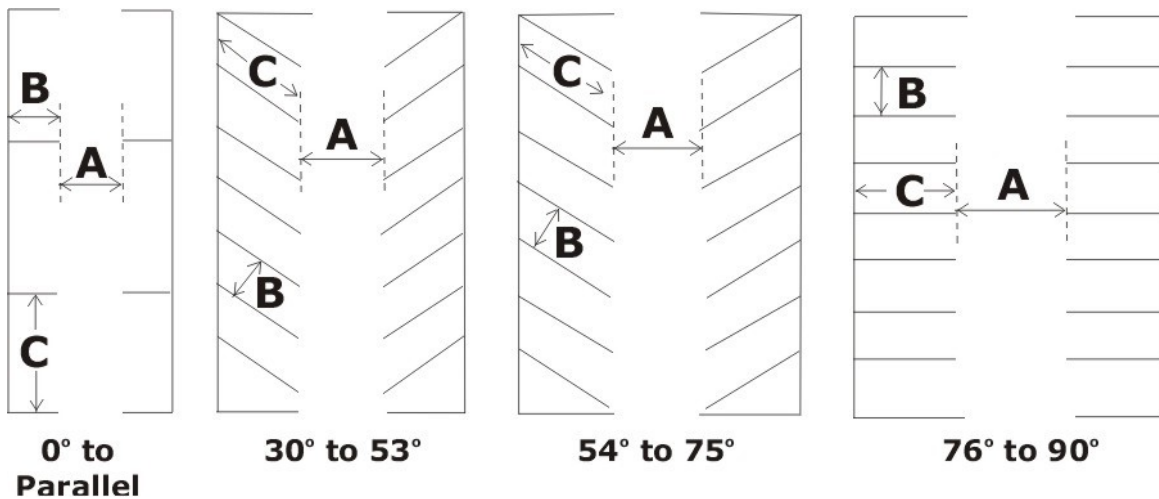


Figure 12-A: Parking area dimensions

(3) Access to Off-Street Parking Spaces

- (a) Except in the case of single- and two-family dwellings, any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be traveling in a forward motion.
- (b) The entrances and exits of the parking area shall be clearly marked and parking areas having more than one aisle or driveway shall have appropriate arrows and striping on the pavement to indicate traffic direction.

(4) Wheel Stops and Curbs

- (a) Curbs or wheel stops that are at least four inches high and four inches deep shall be provided for parking spaces located adjacent to walkways and sidewalks to protect pedestrians.
- (b) Continuous curbing is discouraged but if curbing is used, it should be cut curbing or scissor curbing to allow for the passage of stormwater. See [Figure 12-B](#).



Figure 12-B: Cuts in the continuous curb allow for stormwater to be directed into landscaped areas.

- (c) Where provided, wheel stops or curbs shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. In cases where the overhang will be over a landscaped area, the parking stall length may be reduced by two feet.
- (d) Where provided, wheel stops and curbs should be designed to allow for snow removal and access to snow storage areas, including on landscaped islands and adjacent buffers.

(E) Special Parking Provisions

The following are optional methods of accommodating parking as an alternative to constructing the required number of parking spaces on an individual lot pursuant to this article. The use of either one of these alternatives shall require review and approval by the Zoning Inspector as part of a zoning certificate application.

(1) Land Bank Parking

A portion of the required parking spaces may remain landscaped and unpaved or paved with pervious pavement provided that the parking and unpaved areas complies with the following standards. See [Figure 12-C](#).

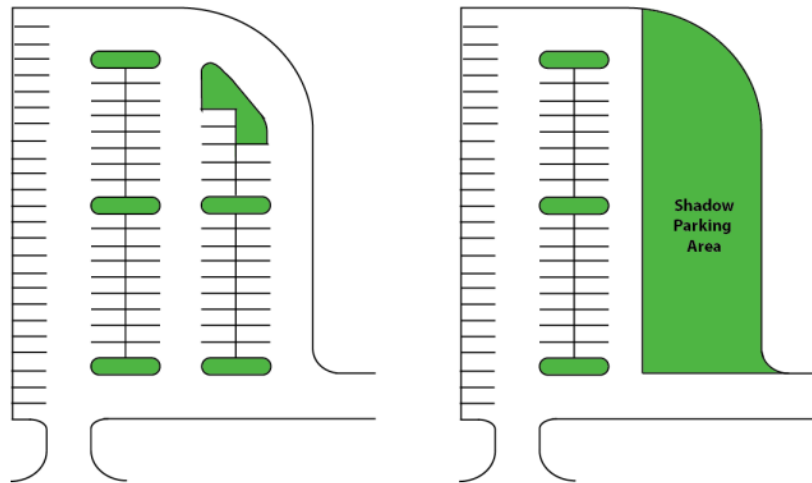


Figure 12-C: Illustrative example of land bank parking (right side) where a portion of the designated parking area is not paved at the same time as the remainder of the parking area.

- (a) The parking plan submitted as part of the application shall denote the location and layout of that portion of the parking area that is not required at the time of application. The plan shall indicate that the land bank parking spaces will be constructed in the event that the Zoning Inspector makes a finding, at any time, that all or any portion of this parking is necessary.
 - (b) Land bank parking shall not account for more than 50 percent of the required parking spaces as established in [Section 12.05\(B\): Required Number of Spaces](#).
 - (c) At no time shall any portion of the required parking area that is so designated for future parking be used for the construction of any structure. Pervious pavers may be used to provide 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 area 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 resolution.
 - (e) The owner shall initiate construction of the approved "future" parking area, as identified on the approved parking 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 reasonably determined to be necessary.
 - (f) Land bank parking areas shall be calculated into the storm water calculations as if the entire land bank parking area was paved.
- (2) Shared or Off-Site Parking**
- A portion of the required parking spaces may be located on an adjacent or nearby property 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 standards for residential uses.

- (c) Required parking spaces reserved for persons with disabilities shall not be located in an off-site parking area.
- (d) Shared or off-site parking shall not be permitted on a vacant lot in a residential zoning district unless permitted by the BZA as part of a conditional use review.
- (e) Shared or off-site parking areas shall adhere to the regulations of the same or a more intensive zoning classification than that required for the use served.
- (f) In the event that a shared or off-site parking area is not under the same ownership as the principal use served, a written parking agreement shall be required and must be approved by the township's legal counsel.
- (g) No shared or 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.
- (h) 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 or off-site parking may be approved if it complies with the following standards:
 - (i) A sufficient number of spaces shall be provided to meet the highest demand of the participating uses.
 - (ii) Evidence shall be submitted by the parties operating the shared parking area, 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 the users of the parking spaces.
 - (iii) Shared or off-site parking shall not account for more than 50 percent of the required parking spaces as established in [Section 12.05\(B\): Required Number of Spaces](#).
 - (iv) Any change in use of the activities served by a shared or off-site parking area will be deemed an amendment to the shared or off-site parking area plan and will require BZA review and approval.
 - (v) All shared or off-site parking plans and agreements shall be recorded in the office of the Butler County Recorder and a copy of the recorded document shall be provided to Ross Township prior to any zoning certificate or business use certificate being issued.

12.06 OFF-STREET LOADING REQUIREMENTS

A permanently paved and maintained area for standing, loading and unloading of delivery vehicles shall be provided for principal uses in the nonresidential districts. These off-street loading facilities shall be in accordance with the following specifications:

(A) Number of Spaces

This resolution does not require a minimum number of off-street loading spaces. However, uses which receive frequent deliveries are required to provide adequate space, built to the standards as identified in this subsection.

(B) General Design Standards

Every loading space that is provided shall be designed, constructed, and maintained in accordance with the standards and requirements set forth in this subsection.

(1) Location of Required Loading Spaces

- (a) Loading spaces shall be located on the same lot as the building or structure to which they serve. No loading space shall be located in any required front yard, nor shall it permit any vehicle to extend into any front yard or across any lot lines of a more restrictive district while the vehicle is being loaded or unloaded.
- (b) Loading spaces shall be set back a minimum of 25 feet from any lot line in a residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted board fence not less than six feet in height.
- (c) In all other cases, loading spaces shall be set back a minimum of ten feet from all lot lines.

(2) Dimensions

No required loading space shall be less than 12 feet in width or 25 feet in length or have a vertical clearance of less than 14 feet.

(3) Access

- (a) 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.
- (b) No part of any truck or van that is being loaded or unloaded may extend into the right-of-way of a public thoroughfare.
- (c) 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.

(4) Screening

- (a) All operations, materials, and vehicles within any loading space that are visible from a public street or from any residential use shall be screened.
- (b) The screening material shall be at least 6 feet in height and 100 percent opaque and shall satisfy the buffer requirements of the most restrictive adjacent district.

12.07 VEHICLE STACKING REQUIREMENTS

Where drive-through facilities are permitted, vehicle stacking spaces shall be provided according to this section.

(A) General Standards

- (1) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall be set back a minimum of 200 feet from any adjacent residential dwelling unit.
- (2) All drive-through areas, including but not limited to drive-through signs, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.
- (3) Drive-through signs shall be regulated in accordance with Section [<>](#).

(B) Stacking Space and Lane Requirements

- (1) The number of required stacking spaces shall be as provided for in [Table 12-3](#). See [Figure 12-D](#) for illustration of stacking spaces:

TABLE 12-3: STACKING SPACE REQUIREMENTS		
Activity	Minimum Stacking Spaces (per lane)	Measured From:
Financial Institution or Automated Teller Machine (ATM)	3	Teller or Window
Restaurant	6	First Pick-Up Window that is closest to the Drive-Through Sign/Order Box
Full-Service Car/Truck Wash	6	Outside of Washing Bay
Self-Service or Automated Car/Truck Wash	2	Outside of Washing Bay
Other	As determined by the Zoning Inspector	

- (2) Stacking lanes shall be provided for any use having a drive-through establishment and shall apply comply with the following standards:

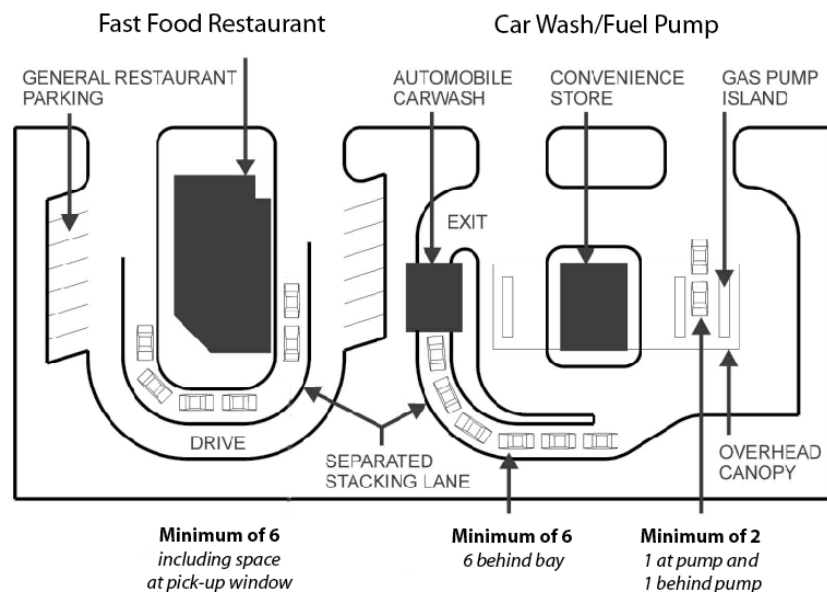


Figure 12-D: Location of stacking spaces and lanes. Note that the stacking lanes are oriented toward the side and rear yards rather than the front yard.

- (a) Drive-through stacking lanes shall have a minimum width of ten feet and a minimum length of 18 feet for each space required.
- (b) When stacking lanes are separated from other stacking lanes, bypass lanes or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, or landscaping, or striping to designate the stacking lanes.
- (c) Stacking lanes shall be set back 25 feet from rights-of-way.
- (d) The number of stacking spaces required by [Table 12-3](#) shall be required for each separate stacking lane. If two or more stacking lanes converge into one lane (e.g., two lane separate lanes to order at a restaurant converge to one lane after the drive-through sign), the stacking spaces shall be measured in accordance with [Table 12-3](#) with the spaces located after the convergence point counting toward both stacking lanes.

12.08 PARKING OF COMMERCIAL AND RECREATIONAL VEHICLES ON LOTS IN RESIDENTIAL DISTRICTS

(A) Commercial Vehicles

- (1) Only those vehicles that are classified as a Light Duty Truck, Class 1 or Class 2 by the Federal Highway Administration are permitted to be parked or stored on residential lots in the R-1, R-2, R-3, and R-4 Districts and on any residential lot in a PUD that is less than one acre in size. All other classification of vehicles may only be parked or stored on residential lots when within a fully enclosed building.
- (2) Residents who rent or lease a commercial moving vehicle for the purpose of moving their personal or household goods, may park the vehicle in their driveway for up to 48 hours for the purpose of loading and unloading.

(B) Parking and Storage of Recreational Vehicles

- (1) All recreational vehicles that are parked or stored outside of an enclosed building shall be subject to the following general standards:
 - (a) Recreational vehicles shall not be used as living quarters, whether temporary or permanent, and no business shall be conducted in a recreational vehicle while the vehicle is stored.
 - (b) Recreational vehicles shall not have a permanent connection to electric, water, gas or sewer facilities.
 - (c) Recreational vehicles shall be maintained and kept in good repair and carry the current year's license and/or registration as required by the State of Ohio.
- (2) The following standards shall apply to the parking and storage of recreational vehicles on residential lots in the R-1, R-2, R-3, and R-4 Districts and on any residential lot in a PUD that is less than one acre in size:
 - (a) There shall be no more than a one recreational vehicle stored outside on a single lot in a residential zoning district.
 - (b) Recreational vehicles shall not be stored in front of the building line of the dwelling except for the temporary parking of such vehicle or trailer in the driveway for the purposes of loading or unloading for a period of not more than 72 hours.
 - (c) Recreational vehicles not exceeding 32 feet in length, may be parked on a residential lot subject to the following conditions:
 - (i) In an enclosed garage or permitted accessory building; or
 - (ii) On the premises of the owner, outside of an enclosed garage or permitted accessory building, provided that the following conditions are met:
 - A. The recreational vehicle is parked behind the front line of the building foundation at a point furthest from the street right-of-way as practical.
 - B. All wheels of the recreational vehicle are resting entirely upon a hard surface (paved with concrete, asphaltic concrete or other hard surface not gravel) or on a surface of pervious pavers or pavement, as approved by the Zoning Inspector.
 - (d) Recreational vehicles 32 feet or longer in length shall only be permitted when stored within an enclosed building.
- (3) Recreational vehicles may be parked or stored on any lot in the A-1 District provided the parking and storage complies with the general standards of Section 12.08(B)(1) above.

12.09 SIDEWALK CONNECTIONS TO A RIGHT-OF-WAY

(A) Connections to Existing Sidewalks in All Districts

The following shall apply to all nonresidential developments and expansions:

- (1) Where a sidewalk exists in a public right-of-way adjacent to the property subject to the application, 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 concrete path with a minimum width of four feet and shall be constructed and maintained in accordance with the Butler County Engineer's Office standards.
- (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.