

# BOARDMAN TOWNSHIP

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## PLANNING AND ZONING

### **Resolution to Amend the Boardman Township Zoning Resolution to Increase Green Space in Parking Lots from Ten Percent to Fifteen Percent**

The Board of Trustees of Boardman Township, Mahoning County, State of Ohio, meeting in a Regular Session on Monday, August 12, 2019, did adopt the following resolution:

Pursuant to Article XVI, Section F, Part A, Number 2 of the Boardman Township Zoning Resolution, as amended through May 29, 2012, concerning the initiation of amendments to the Township Zoning Resolution, **BE IT RESOLVED**, that the **BOARD OF TRUSTEES OF BOARDMAN TOWNSHIP** find it necessary to initiate hearings to amend the Boardman Township Zoning Resolution to increase the requirement that at least ten (10) percent of the parking lot area shall be landscaped, open and/or green space to fifteen (15) percent. This amends Article XV, Site Plan Review, Part Three: Model Design Guidelines and Performance Standards, B. Parking, Number Two as follows:

#### **ARTICLE XV – SITE PLAN REVIEW**

##### **PART THREE: MODEL DESIGN GUIDELINES AND PERFORMANCE STANDARDS**

##### **B. PARKING**

The visual impact of parking areas upon the community character can be easily reduced through landscaped buffers, whose width at the roadside edge shall be bases upon the length of the parking area exposed to the street.

1. Paving is prohibited within road right-of-way. A minimum of ten (10) feet, plus two (2) feet for every one-hundred (100) feet or part thereof of lot depth, shall be maintained as a grass and/or landscaped area. Paving is also prohibited within three (3) feet of sides and rear lot lines, or five (5) feet in areas utilized for, and/or adjacent to, parking. Abutting right-of-way/easement areas are to be maintained as grass or landscaped areas in order to retain the character of a particular district.
2. Large, unbroken parking areas shall be prohibited whenever a parking lot contains ten or spaces; at least ~~ten~~ **fifteen** percent of the parking lot area shall be landscaped, open and/or green space. Said percentage shall include landscaping located in front of buildings.
3. Parking lots containing ten or more spaces shall be planted with one tree per ten (10) spaces. The trees, of a 2" inch caliper or larger, shall be surrounded by no less than 40 square feet of permeable, unpaved area.
4. All construction requires a table be provided for building usage, employees, capacity and parking (reference Boardman Township Article X Section D).

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5. For Commercial/Business/Industrial usage, the parking requirement will be one (1) space for every two hundred (200) square feet of building space utilized and described in the submitted site plan, plus one (1) space for each two (2) employees.
  - a. Building space utilized shall be the retail/professional/business space used excluding hallways, mechanical-utility rooms, storage-stockrooms, restroom, stairwells, and elevators as specified in site plan.
6. Parking space shall be at least one hundred sixty two (162) square feet (9ft X 18ft) in area exclusive of access thereto.
7. Parking lot must be paved with blacktop or concrete and provide adequate drainage for surface water.
8. When the parking area is only partially developed a minimum of fifty percent of the required parking must be installed with the remaining area clearly shown on the site plan as future parking.
  - a. The entire drainage system must be installed for the required parking regardless of parking lot installation.
  - b. All future, designated parking areas must be adequately maintained.
  - c. The future parking cannot be used for any other construction or later be sold as an out parcel.

This resolution shall be forwarded within five (5) days after adoption by the BOARD OF TOWNSHIP TRUSTEES to the Boardman Township Zoning Commission.

Motion offered by: Costello

Motion supported by: Calhoun

<b>ROLL CALL:</b>	<b>AYE:</b>	<b>NAY:</b>
Mr. Calhoun:	<u>X</u>	_____
Mr. Costello:	<u>X</u>	_____
Mr. Moliterno:	<u>X</u>	_____

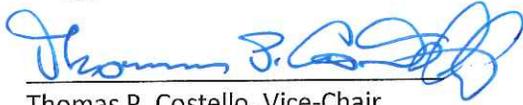
**RESOLUTION ADOPTED this 12<sup>th</sup> day of August, 2019.**

August 12, 2019

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**BOARDMAN TOWNSHIP TRUSTEES,  
MAHONING COUNTY, OHIO:**

  
Larry Moliterno, Chair

  
Thomas P. Costello, Vice-Chair

  
Brad Calhoun, Trustee

**ATTEST:**

  
William D. Leicht, Fiscal Officer

**CERTIFICATION**

I, William D. Leicht, Clerk of Boardman Township, do hereby certify that the foregoing Resolution is taken from the Minutes of Boardman Township at a meeting duly-held on August 12, 2019 that the same has been compared by me with the original Resolution of said Minutes, and that said Resolution is a true and correct copy thereof.

  
William D. Leicht  
Fiscal Officer

