

Article 11: Parking, Loading, and Circulation Standards

11.01 PURPOSE

The purpose of the requirements of this article are to protect the public health, safety, and general welfare, and to:

- (A) Regulate the appropriate amount of land for parking, loading, stacking, and maneuvering;
- (B)
- (C) Relieve the congestion on the streets by requiring that parking and loading be provided on property in relation to the demand generated by the property user(s);
- (D) Encourage alternative modes of transportation by providing facilities for pedestrians and bicyclists;
- (E) Protect the light, air, visual amenities, and values of residential areas by the visual screening of large parking areas by limiting the parking and storage of recreational vehicles, boats, trailers and trucks in residential areas; and
- (F) Reduce surface water run-off by considering the use of pervious surfaces, where applicable.

These requirements are designed to provide for the minimum parking, loading, and stacking needs of occupants, customers, employees, visitors and others involved in the use or occupancy of any building or use.

11.02 APPLICABILITY

- (A) Compliance with this section shall be reviewed as part of an application for a site plan review or zoning certificate, whichever is reviewed first, unless otherwise stated in this resolution.
- (B) Unless otherwise stated, the requirements of this article shall apply to all new development, where there is the construction of a new structure or establishment of a new use, or where there is an expansion, addition, or change of existing uses and structures.
- (C) Accessory and temporary uses shall be exempt from the requirements of this article unless specifically required in [Article 6: Accessory and Temporary Use Regulations](#).
- (D) All development in a PUD District shall be subject to the standards of this article unless otherwise modified through the PUD review and approval process.
- (E) **Change in Use, Additions, and Enlargement**

Where a change in use based on the table in Section 11.04(A) occurs, an increase in square footage or seating, or an increase in the number of dwelling units occurs, the number of parking spaces, loading spaces, or vehicle stacking spaces shall comply with the requirements of this article and as identified in this subsection.

- (1) Where a building or use constructed or established prior to the effective date of this resolution is changed or enlarged that creates an increase of less than 10 percent, no additional spaces are required.
- (2) Where a building or use constructed or established prior to the effective date of this resolution is changed or enlarged that creates an increase of more than 10 percent, but less than 25 percent, such required spaces shall be provided based on the enlargement or change.
- (3) Where a building or use constructed or established prior to the effective date of this resolution is changed or enlarged that creates an increase of 25 percent or more the site shall comply with the parking requirements set forth herein.
- (4) In cases where expansions or enlargements occur over a period of time after the effective date of this resolution, the site shall come into full compliance with the requirements of this article once the total expansion or enlargement of the floor area, number of dwelling units, seating capacity of other area exceed 25 percent of the original size at the time this resolution became effective.

11.03 GENERAL REQUIREMENTS

The following requirements shall apply to all vehicular use areas including off-street parking, stacking, and loading spaces.

(A) Location

Parking and loading spaces shall be provided on the same lot as the principal use they are intended to serve unless otherwise regulated in this article.

(B) Modification to Existing Vehicular Use Areas

The modification of any existing off-street parking area, including, but not limited to, reduction, enlargement, restriping or remarking of any vehicular use area in a manner that differs from the existing site plan, shall require a review of the modification in accordance with the following:

- (1) Minor modifications related to maintenance and upkeep including, but not limited to, repaving, restriping, remarking, or other similar maintenance work are permitted without a zoning certificate.
- (2) All other modifications shall be reviewed by the Zoning Inspector who shall review the modification through the site plan review process.

(C) Setback Requirements

(1) Front Yards

- (a) Unless otherwise stated, all parking, loading and stacking areas shall be setback a minimum of five feet from any street or alley right-of-way.
- (b) In the GB, RG, or NMB Districts, no parking shall be located closer than 10 feet behind the right-of-way line.
- (c) This area shall be landscaped per [Article 10: Landscaping Standards](#).

(2) Side and Rear Yards

- (a) All parking areas located in the R-2, R-3, O, NMB, GB, RB, I, and P-I Districts shall not be closer than five feet to the property line in side and rear yards.
- (b) In all parking areas located in O, GB, RB, NMB, I, or P-I Districts, no side yard setback requirements are required for parking areas, except when they adjoin a different zoning district. Then, the parking area shall be no closer than 10 feet to the property line.
- (c) In all parking areas located in R-1A, R-1B, and R-1C Districts, a three-foot setback shall be required for driveways and other off-street parking areas.

(D) Access

All ingress and egress to parking and loading areas shall be made through curb cuts as regulated by this subsection. All curb openings shall be constructed in accordance with the standard drawings of the township and approved by the Road Superintendent.

- (1) Each lot shall be permitted a maximum of one curb cut per lot except that lots in the nonresidential districts, on corner or double frontage lots, may have one curb cut on each street frontage, with the exact location of the cut to be subject to the approval of the Township Road Superintendent.
- (2) Where necessary due to multiple curb cuts, the entrances, exits and intended circulation pattern of the parking area shall be clearly identified with pavement markings or freestanding directional signage.
- (3) A driveway or access way serving a parking lot shall be designed so that vehicles entering and exiting will be traveling in a forward motion only, exclusive of single and two-family lots.
- (4) On corner lots, all vehicular entrances/exits shall be set back from the intersection of the street right-of-way lines as follows:
 - (a) In residential districts, not less than 25 feet;
 - (b) In the O, RB, GB, NMB, and P-I Districts, not less than 50 feet on a square corner or 25 feet from the end of the corner radius, whichever is greater.
 - (c) In the I District, where located adjacent to a thoroughfare or an arterial street, not less than 150 feet from an intersection.
 - (d) In the I District, there shall be not less than 100 feet between driveways.
- (5) Curb openings at the property line shall not be more than:
 - (a) 15 feet wide in residential districts for single- and two-family dwellings;
 - (b) 30 feet wide in residential districts for multi-family dwellings;

- (c) 36 feet wide in the O, GB, RB, NMB, and P-I Districts; and
- (d) 50 feet wide in the I District.

(E) Striping, Marking, and Maintenance

- (1) All parking spaces, other than for single- and two-family dwellings, shall be striped and maintained in good condition.
- (2) Each parking space and aisle shall be clearly designated and marked to ensure approved utilization of the space, direction of traffic flow and general safety.
- (3) When a parking space is designated for handicapped accessibility or small car use, it shall be clearly marked as such.
- (4) The owner of property used for parking shall maintain such area in good condition without holes and free of all trash, abandoned or junk vehicles, and other rubbish.

(F) Surface

- (1) The surface of any parking area, aisle, driveway or maneuvering area shall be paved with a hard, durable, dust free surface such as asphalt or concrete (excluding compacted gravel) and approved by the Zoning Inspector.
- (2) Porous asphalt or pervious concrete, used to reduce surface water run-off, may be used if reviewed and approved by the Zoning Inspector and Road Superintendent. An applicant shall be required to submit a maintenance plan for upkeep of any permitted porous or pervious concrete. Failure to adhere to the maintenance plan shall be considered a violation of this resolution.

(G) Wheel Stops and Curbing

- (1) Wheel stop devices consisting of parking blocks, permanent curbs or other suitable barrier shall be installed to prevent any part of a parked motor vehicle from extending beyond the required parking space area, overhanging a pedestrian circulation way or sidewalk or damaging any structure or landscaping.
- (2) The minimum height of a wheel stop device shall be five inches and the minimum distance from a wheel stop device to a property line or protected area shall be two and one-half feet.
- (3) Wheel stops shall be adequately anchored to the ground to prevent any movement.
- (4) 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 11.03-A](#).



Figure 11.03-A: Cuts in the continuous curb allow for stormwater to be directed into landscaped areas.

(H) Lighting

Any lighting of vehicle use areas shall be subject to Section [7.04: Exterior Lighting](#).

(I) Landscaping, Buffering and Screening

Landscape, buffering and screening shall be pursuant to [Article 10: Landscaping Standards](#).

(J) Prohibited Activities

- (1) The display for sale of all types of vehicles shall be prohibited within any required off-street parking area, except for a private individual selling one personal vehicle from a residence at any one time or at an approved car sales business.
- (2) The display, sales, or storage of any goods, wares, or merchandise shall not be permitted within any areas designated for required off-street parking, circulation and loading.
- (3) No part of any building, structure, or related improvements shall be temporarily or permanently located or stored in areas designated for off-street parking, circulation and loading unless as part of an approved accessory or temporary use, or if approved as part of a site plan.

(K) Bicycle and e-Scooter Parking

When bicycle or e-Scooter parking accommodations are provided on a site, they shall be located in an area adjacent to the primary building and separate from vehicular or pedestrian traffic circulation to prevent unnecessary conflicts and safety hazards between vehicles, people, bicycles and e-Scooters.

11.04 OFF-STREET PARKING STANDARDS

(A) Number of Parking Spaces Required

(1) Computation

In computing the number of parking spaces required by this resolution, 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 nonresidential 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 for, each 24 lineal inches of seating facilities (bench, pew, etc.).
- (c) Fractional numbers shall be increased to the next highest whole number.
- (d) Parking spaces shall be provided according to the schedule of uses in this subsection. In residential use areas, garages or carports may be counted as a part of the required parking.

(2) Mixed Use Occupancy

In the case of mixed or multiple uses in one building or on one property, the total requirements for off-street parking may be reduced as follows:

- (a) The reduction shall be based on the sum of the minimum parking spaces required in the table in this subsection, computed separately, and reduced by not more than 25 percent. Any reduction in spaces shall be reviewed and approved by the Zoning Inspector.
- (b) The remaining spaces shall not be reserved for any one use and shall be available to all patrons or residents of that development.

(B) Revision of Parking Lots

The revision of an approved parking lot, including, but not limited to, reduction, enlargement, restriping or remarking of any parking lot in a manner that differs from the existing site plan, shall require a new site plan approved by the Zoning Inspector prior to the changes being made.

(C) Number of Parking Spaces Required

The number of off-street parking spaces required shall be based on the requirements of Section 11.04(C)(1) below or an alternative parking space plan may be provided in accordance with Section 11.04(C)(2).

(1) Minimum Parking Spaces Table

- (a) Table 11.04-1 establishes the minimum number of parking spaces required for individual uses. For uses that are not specifically stated, the Zoning Inspector may identify a parking requirement that most closely reflects the land use and intensity of the proposed use or may require an alternative parking space plan as established in Section 11.04(C)(2).

- (b) In order to prevent excessive lot coverage, the artificial increase in ambient air temperature, and an unnecessary increase in surface water run-off, no application shall propose more than 25 percent of the spaces required in [Table 11.04-1 below](#) unless good cause can be shown by the applicant and approved by the BZA through the variance process in [Section 3.04: Variance or Conditional Use](#). Single-family dwellings and two-family dwellings shall be exempt from this provision.
- (c) An alternative parking space plan is not permitted for uses marked with an asterisk (*) in [Table 11.04-1](#). An alternative parking space plan shall only be permitted when the applicant wants to propose less than the number required by [Table 11.04-1 below](#).

TABLE 11.04-1: MINIMUM NUMBER OF SPACES		
Use	Parking Spaces Required	
Agricultural Use Classification		
Agricultural Uses	None required	
Farm Markets	Two spaces per site	
Nurseries or Greenhouse	One space per 500 square feet of gross floor area, including both permanent and temporary greenhouses	
Residential Use Classification		
Bed and Breakfast Establishment	One space per guest room plus two spaces for owner occupant	
Single-Family or Two-Family Dwellings *	Two spaces per dwelling unit	
All Other Multi-Family Dwellings *	One and one-half spaces per dwelling unit	
Group Homes	Two spaces per home if located in a single-family dwelling or four spaces for all other group homes	
Skilled Nursing or Personal Care Facilities	One space per four beds at maximum capacity	
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	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
Public and Institutional Use Classification		

TABLE 11.04-1: MINIMUM NUMBER OF SPACES		
Use	Parking Spaces Required	
Active Parks and Recreation	One space per 5,000 square feet of outdoor area or one space per five seats if stadium/arena seating provided	
Cemeteries	One space per four seats in a chapel or place of assembly at maximum building capacity	
Churches and Places of Worship	One space per four fixed seats in the main assembly room or one space per four persons at maximum capacity, whichever is greater	
Educational Facilities (Primary and Secondary)	One space for every four seats in the largest auditorium, stadium, or assembly room, whichever is greater plus six spaces per classroom	
Educational Facilities, Higher	One space for every four seats in the largest auditorium, stadium, or assembly room, whichever is greater plus one space per five seats for every classroom	
Government Offices and Buildings	One space per 500 square feet of gross floor area	
Hospitals	One space for every two patient beds plus one space for every 300 square feet of outpatient clinics, laboratories, pharmacies and other similar uses	
All Other Public and Institutional Uses	One space per 500 square feet of gross floor area or one space per five permanent seat seats at maximum capacity, whichever is greater	
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)	1 space per 1,500 square feet of gross outdoor area	
Outdoor Storage Area (more than 3,000 square feet)	1 space per 2,500 square feet of gross outdoor area	

(2) Alternative Parking Space Requirements

- (a)** An applicant may choose to provide an alternative parking space plan based on the proposed uses. The applicant shall be required to demonstrate that the proposed number of off-street parking spaces provided in the alternative plan is sufficient to serve the proposed use or activity through the submission and review of a parking plan. As part of the alternative parking space plan, the applicant shall provide a written analysis of parking requirements based on the following information:
- (i)** Availability of on-street parking near the use and the distances to those spaces;
 - (ii)** Building square footage for each specific use to be served by off-street parking;
 - (iii)** Intensity of the proposed use;
 - (iv)** Hours of operation;
 - (v)** Estimated number of patrons/customers at peak hours of operation;
 - (vi)** Maximum numbers of employees present on one shift;
 - (vii)** Availability of joint parking areas;
 - (viii)** Building occupancy loads;

- (ix) Proposed number of spaces and their locations on the lot; and
 - (x) Any additional information as requested by the Zoning Inspector.
- (b) The Zoning Inspector shall have the authority to approve or deny the application. The Zoning Inspector may refer to the estimates of parking demand based on recommendations of the American Planning Association (APA), the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or similar resources in making their determination. If the Zoning Inspector denies the alternative parking space plan, the applicant shall be required to meet the minimum number of spaces required by [Table 11.04-1](#) above or seek approval of a variance in accordance with [Section 3.04: Variance or Conditional Use](#).

11.05 DIMENSIONAL REQUIREMENTS FOR PARKING SPACES AND DRIVE AISLES

Areas for off-street parking facilities shall be in accordance with the following minimum requirements. Parking area length includes paved area only.

(A) Parking Space Area Table

TABLE 11.05-1: PARKING SPACE DIMENSIONS				
Angle	Parking Space Width	Parking Space Length	Drive Aisle Width	
			One-Way	Two-Way
	A	B	C	D
Parallel (0°)	9 feet	22 feet	12 feet	20 feet
30°	9 feet	20 feet	12 feet	24 feet
45°	9 feet	20 feet	12 feet	24 feet
60°	9 feet	18 feet	18 feet	24 feet
Perpendicular (90°)	9 feet	18 feet </td <td>20 feet</td> <td>24 feet</td>	20 feet	24 feet

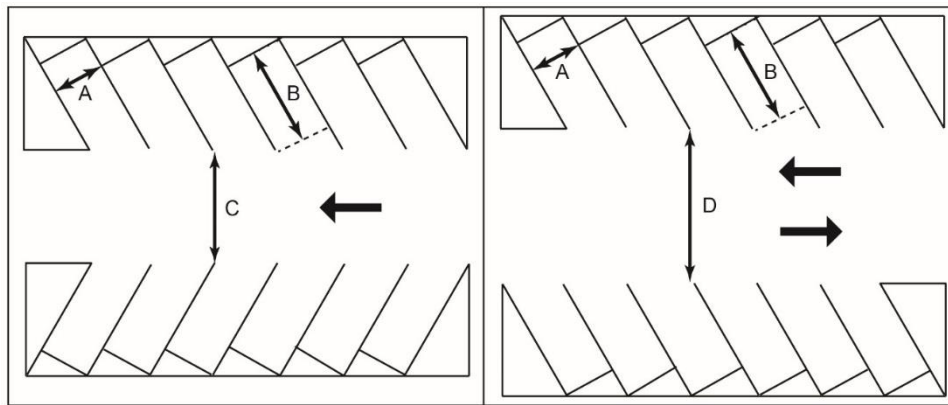


Figure 11.05-A: Parking area dimensions

(B) Dimensional Requirement Adjustments

(1) Compact Spaces

- (a) All compact car spaces must be a minimum of eight feet wide by sixteen feet long.
- (b) The design and placement of all compact spaces are subject to the review of the Zoning Inspector.
- (c) The location of all compact spaces shall be readily identified and grouped in one or a series of locations.
- (d) For commercial and industrial uses, up to 10 percent of the total parking spaces may be compact spaces.

(2) Electrical Vehicles

If a parking lot provides electrical vehicle (EV) charging stations, a reduction of 2 parking spaces for each charging station may be considered by the Zoning Inspector.

(3) Transit Stop

If the parking lot is located within 500 feet of a Western Reserve Public Transit Authority transit stop which operates with frequent service during normal business hours, a 10% reduction in required spaces may be considered by the Zoning Inspector.

(C) Parking for Handicapped Persons

- (1) Parking spaces for handicapped and elderly persons shall meet the requirements of the Accessible Parking Guide published by the Secretary of State of Ohio, which outlines requirements of the most recent ADA Standards for Accessible Design.
- (2) Each handicap space may be included in the computation of spaces required by this article.

(D) Parking of Commercial Vehicles in Parking Lots

Commercial vehicles with or without signage, which are over nine feet in width and 18 feet in length, shall not be parked in a parking area when the vehicle is not in use or during non-business hours. Such vehicles shall be parked or stored in the required off-street loading space(s) unless otherwise approved by the Zoning Inspector.

(E) Alternative Parking Solutions

(1) 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 located on multiple parcels, 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 11.04(A).
 - (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 Mahoning County Recorder and a copy of the recorded document shall be provided to Boardman Township prior to any zoning certificate or business use certificate being issued.

(2) **Land Banked Parking**

Up to 50 percent 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 and is authorized in accordance with this section. See [Figure 11.05-B](#) below.

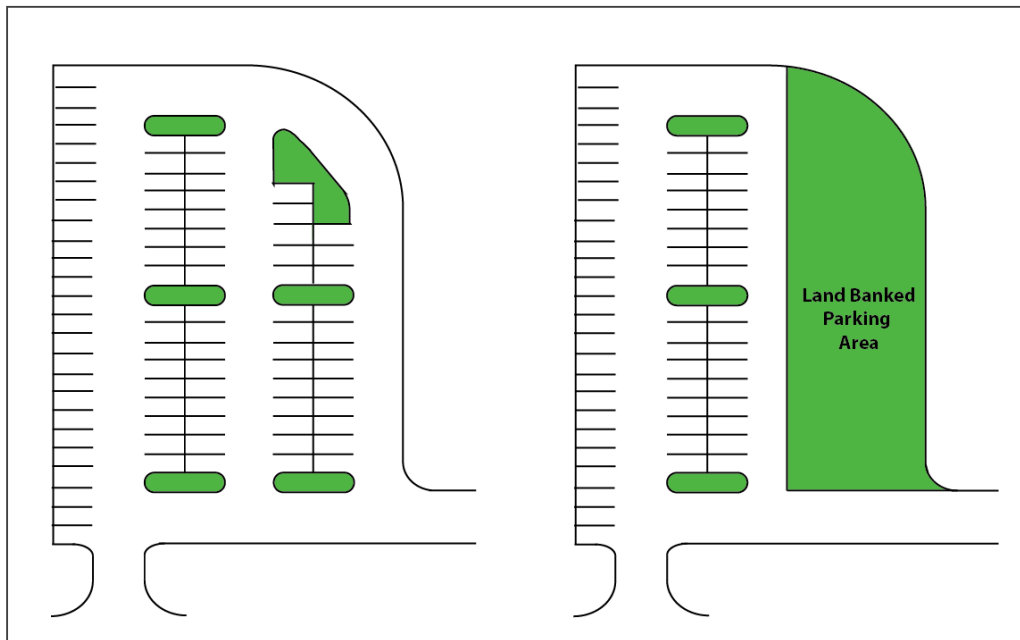


Figure 11.05-B: The parking lot shown on the left is a traditional parking lot with interior parking islands while the parking lot on the right illustrates where an area is unimproved but is designated for future parking spaces if the demand arises.

- (a) The parking plan submitted with the site plan application shall denote the location and layout of that portion of the parking area that currently is deemed not required. The plan shall indicate that the “land banked” parking spaces will be constructed according to these regulations if the Zoning Inspector determines at any time that all or any portion of this parking is necessary.
- (b) The applicant shall be required to design the site for full compliance with the applicable stormwater regulations, lighting regulations, and landscaping regulations even though a portion of the parking area may not be developed initially.
- (c) Any conditions required by the township, and the design for the site as established above, shall be illustrated on a final site plan, approved as part of the zoning certificate application and maintained as part of the township’s official records.
- (d) At no time shall any portion of the land banked parking area that is designated for future development be used for the construction of any structure or paved surface with the exception that pervious pavement may be used to provide temporary parking provided that the pavers allow for grass and other vegetation to grow through the material.
- (e) At no time shall any portion of the land banked 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.
- (f) The owner shall initiate construction of the approved land banked parking area(s), as identified on the approved parking plan, within three months of the receipt of a certified letter or a letter through normal postal service (if the certified letter is not accepted) sent to the owner of record from the Zoning Inspector, identifying that such parking is determined to be necessary. Such determination may be made when the Zoning Inspector:
 - (i) Is reviewing an application related to a change of use or activity; or
 - (ii) Documents that vehicles related to the use are consistently parked on the grass, landscaping area, or on the street.

- (g) Off-site or shared parking alternatives shall not be permitted where land bank parking is utilized.

11.06 OFF-STREET LOADING

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) Size

(1) Loading spaces shall conform to the following minimum dimensions. Unless otherwise noted, all dimensions are exclusive of any driveway, aisle or other circulation area:

- (a) Clearance height: 15 feet
- (b) Minimum width: 12 feet
- (c) Minimum length: 50 feet

(2) In the O, GB, RB, and NMB Districts, the loading space requirements may be modified when the owner or the intended user shows that adequate loading requirements for the use can be provided in a manner which does not disrupt traffic flow or parking.

(C) Location

(1) All loading spaces and maneuvering areas shall be located on the same lot as the use they are intended to serve.

(2) Off-street loading spaces may occupy any part of a required rear or side yard but shall not project into any front yard or into a public right-of-way.

(3) Off-street loading spaces shall not obstruct or occupy any parking space, circulation or vehicle stacking space for drive through lanes.

(4) No loading ramp, dock, door or space, or any portion thereof, shall be located closer than 50 feet from any lot zoned for any residential use unless located completely within an enclosed building.

(D) Access

(1) All required off-street loading spaces shall have access to a public street or alley in such a manner that any vehicle entering or exiting the premises shall be traveling in a forward motion onto such street or alley.

(2) Driveway access for loading spaces shall be located so any vehicle entering or leaving the lot shall be clearly visible to any pedestrian or motorist approaching the access or driveway from a public or private street. Nothing shall project more than three feet above the driveway grade within two 10-foot triangles formed by the intersection of the driveway pavement edge and street right-of-way line.

11.07 STACKING SPACE REQUIREMENTS

(A) Drive-through facilities and other establishments which, by their nature, create lines of customers waiting to be served within automobiles, shall provide off-street stacking areas, on the same lot as the use, in addition to the required number of parking spaces specified in this article.

(B) The number of required stacking spaces shall be as provided for in [Table 11.07-1](#). See [Figure 11.07-A](#) for illustration of stacking spaces:

TABLE 11.07-1: 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 Drive-Through Window or Stall
Automatic Car/Truck Wash	5	Outside of Washing Bay
Self-Service Car/Truck Wash	2	Outside of Washing Bay
Retail Fuel Sales	2 per accessible side of the pump island	Fuel Pump
Other	As determined by the Zoning Inspector	

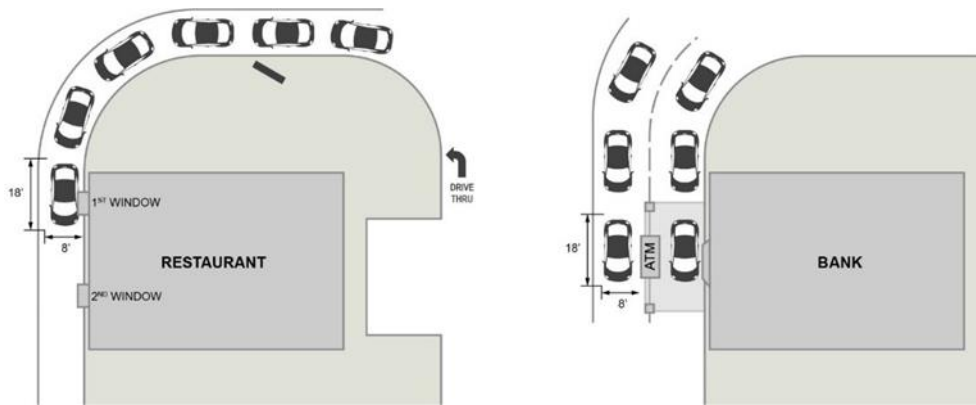


Figure 11.07-A: Illustrative example of stacking space requirements for a bank and a restaurant.

- (C) Stacking lanes shall be provided for any use having a drive-through facility and shall comply with the following standards:
- (1) Drive-through stacking lanes shall have a minimum width of eight feet and a minimum length of 18 feet for each space required.
 - (2) 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, landscaping, or painted striping.
 - (3) The number of stacking spaces required by Table 11.07-1 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 11.07-1 with the spaces located after the convergence point counting toward both stacking lanes.
 - (4) Vehicles shall not be permitted to wait within the public right-of-way for service at such drive-in or drive-thru facilities.
- (D) The Architectural Review Board may reduce the number of required stacking spaces when the applicant provides credible documentation, such as studies from similar sites, that fewer than the required number of stacking spaces does not impede vehicular traffic flow on the site and ingress/egress to the site.

11.08 PARKING OF COMMERCIAL AND RECREATIONAL VEHICLES, BOATS, EQUIPMENT AND TRAILERS ON PRIVATE PROPERTY 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. 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 or storing 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, Boats, Equipment and Trailers

- (1) In no instance shall there be more than a total of two recreational vehicles, boats, trailers or equipment, stored outside on a single residential property.
- (2) Recreational vehicles, equipment, boats, trailers, motor homes or similar equipment shall not be stored in front of the building line of the dwelling except that:
 - (a) Any recreational vehicle with a length of up to 24 feet (including the entirety of any trailer) may be parked or stored in the front yard, on a driveway or paved surface, between May 1 and October 1 of each year;
 - (b) Any size recreational vehicle may be temporarily parked in the front yard, on a driveway or paved surface, for the purposes of loading or unloading for a period of not more than 48 hours at any time of the year.
- (3) Recreational vehicles including mobile homes, boats and trailers not exceeding 24 feet in length, (including the entirety of any trailer) may be parked or stored in a residential district, outside of an enclosed building, subject to the following conditions:
 - (a) The vehicle is parked or stored on a lot owned by the owner of the vehicle;
 - (b) The vehicle shall not be used as living quarters, whether temporary or permanent, and no business shall be conducted in the recreational vehicle while the vehicle is stored;
 - (c) The vehicle is parked behind the existing front line of the building foundation at a point furthest from the street right-of-way, to the maximum extent practical but in no case shall the vehicle be located any closer than 10 feet from any lot line;
 - (d) The vehicle has no permanent connection to electric, water, gas or sewer facilities;
 - (e) The vehicle is kept in good repair and carries the current year's license and/or registration as required by the State of Ohio;
 - (f) Only covers and tarpulins designed specifically to fit the vehicle may be used to cover the vehicle or components; and
 - (g) The entire area under the parking or storage of a recreational vehicle, trailer or similar equipment shall be paved with a hard surface (concrete, asphaltic concrete, or other hard surface by excluding gravel) or on a solid surface of pervious pavers, as approved by the Zoning Inspector.
- (4) Recreational vehicles including mobile homes, boats and trailers of any size may be stored in an enclosed garage or permitted accessory building in any residential district provided that no living quarters are maintained and no business is conducted in the recreational vehicle while the vehicle is stored;

11.09 SIDEWALKS AND SIDEWALK CONNECTIONS TO A RIGHT-OF-WAY

(A) Public Sidewalks

- (1) New public sidewalks, constructed to meet Mahoning County construction standards, shall be required along the street frontage of any lot being developed when the following conditions exist:
 - (a) The development includes new construction on a vacant lot or complete redevelopment of an existing principal building (e.g., the principal building is torn down and replaced);

- (b) There is no public sidewalk along one or more of the public street rights-of-way adjacent to the lot;
- (c) There is adequate existing right-of-way for the public sidewalk.
- (2) New sidewalks shall also be required when proposed sidewalks or paths are identified in the Boardman Township Active Transportation Plan for the lot or lots that are part of the applicable development or application.
- (3) All sidewalks shall be constructed with a minimum width of five feet. Wider sidewalks may be required by the Zoning Inspector, Architectural Review Committee, or Zoning Commission, depending on the applicable review process, where:
 - (a) Wider sidewalks are present on the adjacent lots; or
 - (b) Wider sidewalks are required in the Boardman Township Active Transportation Plan.
- (4) All sidewalks at intersections will include ramps that are compliant with the American Disabilities Act.

(B) Internal Pedestrian Access

- (1) Where a sidewalk exists in a public right-of-way adjacent to the site, is required to be constructed as part of the development approval, or where a public transit stop is located along any of the applicable site's frontage, a paved pedestrian connection shall be constructed from the sidewalk to the entrance of the building.
- (2) The pedestrian connection shall have a minimum width of five feet.
- (3) All pedestrian walkways located within a site (internal pedestrian circulation) shall be physically separated from the drive lanes and driveways. Additionally, all sidewalks and crosswalks shall be constructed of an impervious surface and shall be visually distinct from the driving surface by use of pavers, color, bricks, scored concrete, or other material approved by the Zoning Inspector or Architectural Review Committee. See [Figure 11.09-A](#).



Figure 11.09-A: This photograph illustrates how a sidewalk connecting the public sidewalk to the business can be integrated into the required landscaping.

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