



Planning Commission  
App. No. 022-2014-TA  
Lafayette Township  
May 7, 2014

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**Meeting:** May 7, 2014  
**Applicant:** Lafayette Township Zoning Commission  
**Hearing:** April 8, 2013 (Zoning Commission)  
**Amendments:** Section 216, Site Plan Review and Conformance; Section 224, Outdoor Lighting Regulations; Section 225, Landscaping Regulations; and Article 5, Off-Street Parking and Loading Areas.  
**Reviewer:** Susan Hirsch

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**Proposed Amendments:** The amendments proposed by the Lafayette Township Zoning Commission, include:

Section 216, Site Plan Review and Conformance  
Section 224, Outdoor Lighting Regulations  
Section 225, Landscaping Regulations  
Article 5, Off-Street Parking and Loading Areas

Lafayette Township submitted these amendments for Informal Review in February of this year. The current submittal reflects most of the changes suggested at the time of the Informal Review. Where changes have not been made and there is still concern, Medina County Department of Planning Services comments are included. The amendments were also sent to the Prosecutor's Office for review and their comments were incorporated into the Township's submitted amendments.

New text is **bold and underlined**, deleted text is ~~struck through~~, and Staff Comments are in *italics*.

### **Amendment #1 - Sec. 216 – Site Plan Review and Conformance**

#### **SEC. 216 SITE PLAN REVIEW AND CONFORMANCE.**

- A. General – All business uses, light manufacturing and research uses, multi-family uses and other such uses as specifically required shall have a site plan approved by the Township Zoning Commission prior to the issuance of a zoning certificate, except for conditionally permitted uses, which are subject to review by the Board of Zoning Appeals.

In order to promote the orderly development of the site ~~plan~~ to required specifications, the Zoning Commission and the Zoning Inspector shall encourage informal discussions with the applicant prior to formal application for a Zoning Certificate. Site plans shall be submitted to the Zoning Inspector. ~~The Zoning Commission shall review site plans at one or more of its public meetings. Within forty five (45) days after the last public meeting at which the site plan is~~

~~reviewed, the Zoning Commission shall approve, approve with modifications or disapprove the site plan.~~

- B. Assistance – Site plans may be submitted by the Township for review and comment to other local agencies having expertise felt to be of value. **The cost of securing expert advice or studies shall be borne by the applicant.**
- C. Application Requirements – The site plan shall be drawn to a legible scale, shall show topographical features of the lot, building placement, activity areas, and shall include a circulation and parking plan, ~~planting~~ and landscape plan, and architectural ~~drawings~~ renderings of the ~~main~~ structures. A description of the proposed development or operation shall be provided in sufficient detail to indicate possible emission of energy or matter beyond the lot lines with engineering plans for the handling of any excess. The site plan shall include drawings of accessory buildings, signs and screening for trash or other outdoor storage areas.
- D. **Application Approval Process (where applicable) –**
1. **All applications shall be submitted to the Lafayette Township Zoning Inspector or Zoning Commission Secretary. Once deemed complete, the township official shall submit the site plan and accompanying information and drawings to the Zoning Commission and the Medina County Planning Commission for concurrent review.**
  2. **The Zoning Commission shall review the application and make a recommendation to the Lafayette Township Trustees within forty-five (45) days after the last public meeting at which the site plan is reviewed.**
  3. **The Lafayette Township Trustees shall review all submitted materials and the recommendations of the Zoning Commission and Medina County Planning Commission. If the site plan is approved or approved with modifications the Trustees shall authorize the issuance of a Zoning Certificate.**
  4. **The Trustees shall act on any site plan submitted under this section within forty-five (45) days from the time of the receipt of the recommendations of the Zoning Commission and Medina County Planning Commission. Any person(s) submitting a site plan may agree to a longer review period by the Board of Trustees. Within seven (7) days after a site plan is submitted and deemed to be complete, the Board of Trustees shall notify the adjacent property owners of the proposed development and meeting dates by letter via regular delivery of the U. S. Postal Service.**
  5. **At any time during the review process the Board of Trustees may seek expert advice or cause special studies to be made for input to its review of any plans or proposals. Proposed building plans shall be reviewed by**

**authorized representatives of the Lafayette Township Fire Department to assure conformance with appropriate fire, safety and building conditions. The cost of securing expert advice or studies shall be borne by the applicant.**

6. **When a particular site plan involves a variance request and/or conditional use approval, the Board of Zoning Appeals may consider such matters concurrently with site plan approval provided all other applicable hearing and notification requirements are met.**

**E. The Process of A Site Plan Review**

**1. Preliminary Development Plan Submission Requirements**

**An application for preliminary development plan review shall include a plan for the entire area of the proposed project. The application may be filed by the developer on behalf of the landowner, or by a group of owners of the land within the development area acting jointly upon receipt of written approval by property owner(s). An attorney must represent legal entities. Twelve sets of the application and the plans and the application fee shall be submitted to the Zoning Inspector. Application for preliminary development plan review shall disclose all uses and their general locations proposed for the development and shall include the following maps, plans, designs and supplementary documents, unless specific item(s) are determined by the Zoning Inspector to be inapplicable or unnecessary and are waived in writing by the Zoning Inspector. All maps and plans shall be drawn to an appropriate scale.**

*Staff Comments: Generally, it is not necessary for an attorney to represent a legal entity for administrative review of a site plan. Also, suggest 12 sets of the plan but only one application.*

**The plan shall include:**

- a. **A property location map.**
- b. **The location of existing structures within the development area and access points.**
- c. **The general location of existing buildings, parking and access drives on parcels within 100 feet of the site.**
- d. **A topographic survey of the proposed development area, with contours lines at two-foot intervals.**
- e. **Existing major vegetation features, wooded areas and large isolated trees, one foot or more in diameter.**

- f. Location of wetlands (and potential wetlands), the floodplain boundary and floodplain elevation as delineated by the Federal Emergency Management Agency, rivers and streams and their related river or stream bank, ponds, and water courses.

*Staff Comments: The term “potential wetlands” is overly broad and vague. Staff suggests deleting the reference to “potential wetlands”.*

- g. Delineation of existing drainage patterns on the property, existing wells and well sites.
- h. The general location of development areas identified by use, including any lots and restricted open space areas if part of the proposed project.
- i. The general layout of the proposed circulation system for vehicles and pedestrians, other proposed public ways, access points, and the parking and service system.
- j. A summary table showing total acres of the proposed development, the number of acres devoted to each type of use including streets and open space and the number of dwelling units by type.
- k. Proposed phases if the project is to be developed in stages indicating the phase(s) during which any common facilities are anticipated for construction.
- l. The following items for developments, in addition to the items identified in subsections a-l above:
  - (1) Areas or structures of known historic significance;
  - (2) The location, size, number of units, and density of cluster areas;
  - (3) Natural features to be conserved and any required buffer areas;
  - and
  - (4) Any proposed recreational facilities.

## 2. Final Development Plan Submission Requirements

An application for final development plan review shall be required for each phase of development. Twelve sets of the application and the application fee shall be submitted to the Zoning Inspector. The application shall include the following maps, plans, designs and supplementary documents, unless items are determined by the Zoning Inspector to be inapplicable or unnecessary and are waived in writing by the Zoning Inspector. –

- a. An accurate legal description prepared by or certified by a registered surveyor of the state.

**b. A property location map showing existing property lines, easements, utilities and street rights-of-way.**

**c. A final development plan, prepared by a qualified professional and drawn to an appropriate scale, indicating the following:**

**(1) Use, location and height of existing and proposed buildings and structures, other than proposed units on lots;**

**(2) Location of all public rights-of-way, private streets and common drives;**

**(3) Location and configuration of off-street parking areas and loading areas; the arrangement of internal and in-out traffic movement including access roads and drives; and lane and other pavement markings to direct and control parking and circulation;**

**(4) Proposed and existing fences, walls, signs, lighting;**

**(5) Location and layout of all proposed and existing outdoor storage areas including storage of waste materials and location of trash receptacles;**

**(6) Sanitary sewers, water and other utilities including fire hydrants and shut-off valves, a required, and proposed drainage and storm water management;**

**(7) Dimension of all buildings, building spacing, setbacks, parking areas, drives and walkways.**

**(8) A topographic survey of the proposed development area, with contour lines at two-foot intervals.**

**(9) Existing vegetation features, including large isolated trees, one foot or more in diameter, wooded areas, wetlands and other environmental features.**

**d. Proposed landscaping and screening plans indicating the preliminary description of the location and nature of existing and proposed vegetation, landscaping and screening elements and any existing trees to be removed.**

**e. Preliminary architectural plans for the proposed development or use, showing exterior elevations and building floor plans, prepared by a professional engineer, architect, or surveyor (which shall contain their respective seal).**

**f. A summary table showing total acres of the proposed development; number of acres devoted to each type of use including streets and open space; number of dwelling units by type.**

**g. For a phased development, a proposed schedule for completion of improvements that are designed to relate to, benefit or be used by the entire development. Such schedule shall be submitted with the first phase and shall**

**relate completion of such improvements to completion of one or more phases of the development.**

**h. A road culvert permit when required.**

**i. A letter from the appropriate public agency(s) stating that the proposed development or use conforms or will conform to all applicable sanitary sewer, water, grading and surface draining, floodplain and wetland regulations, if applicable.**

**j. The following items for development, in addition to the items identified in subsections a-i above:**

**(1) Location of building envelopes within which dwelling units are to be constructed, and lot lines for single-family detached dwellings.**

**(2) The substance of covenants, grants of easements, or the restrictions proposed to be imposed upon the use or maintenance of land and buildings. If the proposed project is a phased development, such documentation shall be submitted with each phase.**

**k. Other information necessary for the evaluation of the final development plan as deemed necessary by the Zoning Commission.**

**l. Review Fees: The applicant shall pay such fees as set by the Trustees.**

### **3. Review Standards**

**Review and action on site plan application shall be based on the following standards:**

- a. Building locations and placement shall be developed with consideration given to minimizing removal of trees, the protection of riparian corridors and wetlands and change of topography.**
- b. All utilities on site shall be located underground, where applicable.**
- c. The design and construction standards of all private roads, driveways and parking areas shall conform to the standards of the Medina County Highway Engineer.**
- d. The site plan shall show that thoroughfares, service roads, driveways and parking areas are designed to encourage pedestrian and vehicular safety on both public and private lands.**
- e. All the development features including the principal buildings, open spaces, service roads, driveways and parking areas shall be located and related to the possibility of adverse effects on adjacent development.**

*Staff Comments:* Suggest deleting the word “principal” to include all buildings/structures.

- f. **Maximum possible visual and auditory privacy for surrounding properties and occupants shall be provided through good design and use of proper building materials, landscaping and living screening such as evergreen trees.**
- g. **Screening of parking areas, service areas and refuse storage areas from surrounding properties shall be provided through landscaping and/or ornamental walls or fences, where necessary, to promote harmony with adjacent development.**
- h. **On-site traffic circulation shall be designed to make possible adequate fire and police protection.**
- i. **In the case of a light manufacturing or commercial use, adequate provisions shall be made for the disposal of wastes. Wastes containing poisonous, corrosive, flammable or explosive solids, liquids or gases, oils or grease shall be disposed of in accordance with applicable laws and regulations.**
- j. **Grading and surface drainage provisions shall be designed to minimize adverse effects on abutting properties, streams and public streets and to minimize the possibility of erosion. Such provisions shall be in compliance with the Medina County Stormwater Management and Sediment Control Rules and Regulations.**
- k. **Curb cuts, internal drive, parking areas and pedestrian walkways shall be arranged to promote safe and efficient movement within site, between adjacent sites, and between the site and the adjacent thoroughfares.**
- l. **The number and location of openings from the site to adjacent thoroughfares shall be designed to maintain the traffic movement function of arterial and collector streets.**
- m. **The overall development concept shall reflect the intent and recommendations of applicable comprehensive plans adopted by Lafayette Township.**
- n. **All lighting shall be directed away from adjacent streets or roads so as not to impair safe movement of traffic. No lighting shall shine directly on adjacent properties or on adjacent residences.**
- o. **All developments should be designed to preserve the natural amenities of the site.**

- p. **The design and construction standards of all public improvements shall conform to the provisions of the Medina County Subdivision Regulations.**
- q. **The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern, and character.**
- r. **Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography.**
- s. **Site design methods to decrease energy consumption should be encouraged. Energy conservation methods may include, but not be limited to, orientation of buildings to maximize solar access and natural ventilation from prevailing summer breezes, use of landscape materials for shade and for winter wind barriers, and use of topography to deflect winter winds.**
- t. **Any other criteria deemed appropriate by the Board.**

*Staff Comments: Revise to read: Additional information may be requested by the Zoning Commission or by the Board of Zoning Appeals from the applicant if deemed necessary to comply with the zoning regulations.*

F. Conformance with Site Plan

- 1. All aspects of the development shall conform to the approved site plan. The Zoning Inspector shall inspect the development to make sure it conforms to the site plan.
- 2. A performance bond or other financial guarantee shall be placed on deposit with the Township Fiscal Officer to ensure that the landscaping be installed and that the hard-surfacing of the private drives and parking areas be installed in conformance with approved plans. Such bond or guarantee shall be in an amount equal to the cost of the construction of the improvements based on an estimate approved by the Township Trustees, shall be for a period not to exceed three years, and to provide for the complete construction of the improvements within that period. Once the bond or other financial guarantee is in effect and approved by the **Township** Trustees, utilization of the premises shall be permitted.

G. Issuance and Revocation of Zoning Certificate

Upon approval of site plan application and the deposit of a performance bond or other financial guarantee in an appropriate amount, the Zoning Inspector shall issue a zoning certificate specifying the conditions of the approval. Approval of the site plan and the zoning certificate, however, shall be terminated if

construction has not begun within one (1) year after the date of approval. Thirty (30) days prior to the end of one (1) year period the Zoning Inspector shall give written notice to the holder of the certificate that the certificate shall be terminated if construction has not begun within the required one-year period. If the certificate is terminated any deposit of a performance bond or financial guarantee shall be returned to the depositor; ~~and each application thereafter shall be accompanied by the required data and fees~~ **and the required data and fees thereafter shall accompany each application.**

**Amendment #2 - Sec. 224 – Outdoor Lighting Regulations**

**ENTIRE NEW SECTION:**

ARTICLE II GENERAL REGULATIONS

**Section 224: Outdoor Lighting Regulations**

**Purpose: In the interest of promoting the public convenience, comfort, prosperity and general welfare of the residents of Lafayette Township, these regulations provide for the placement, orientation, distribution patterns and fixture types of outdoor lighting in the nonresidential districts.**

*Staff Comments: Unless there is a difference in meaning between “distribution pattern” and “placement” of lighting staff suggests deleting “distribution pattern”.*

- A. **All on site lighting of buildings, lawns, parking areas, walkways and signs shall be designed so they do not shine or cause glare onto adjacent properties, buildings, streets or vehicles traveling on them.**
  - 1. **Full cut-off type fixtures with appropriate shielding shall be used.**
  - 2. **Light poles shall not exceed twenty (20) feet in height.**
  - 3. **Service stations and drive through facilities that have canopies shall use recessed ceiling fixtures.**
- B. **All outdoor lighting fixtures not needed for security and safety should be turned off after business hours.**
- C. **Exemptions -**
  - 1. **Temporary seasonal decorative lighting fixtures are exempt from this sections regulation.**

2. Temporary construction or emergency lighting is exempt from this section, however, such lighting shall be discontinued when the construction is completed or the emergency has abated.
3. Outdoor lighting fixtures existing and legally installed prior to the effective date of this regulation are exempt from its requirements.

**Amendment #3 - Sec. 225 – Landscaping Regulations**  
**NEW SECTION**

**ARTICLE II GENERAL REGULATIONS**

**SECTION 225: LANDSCAPING REGULATIONS**

<u>Sec. 225.1 Purpose</u>	<u>Sec. 225.7 Tree Coverage and Preservation</u>
<u>Sec. 225.2 Landscape Application Requirements</u>	<u>Sec. 225.8 Landscape Materials</u>
<u>Sec. 225.3 Landscape Strip</u>	<u>Sec. 225.9 Earth Mounds</u>
<u>Sec. 225.4 Parking Lot Landscape</u>	<u>Sec. 225.10 Maintenance and Installation</u>
<u>Sec. 225.5 Landscape of Drive and Street Intersections</u>	<u>Sec. 225.11 Natural Forested Areas</u>
<u>Sec. 225.6 Landscape for Service Structures</u>	

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**Sec. 225.1 PURPOSE**

**In the interest of promoting the public convenience, comfort, prosperity and general welfare of the residents of Lafayette Township, these regulations provide for the use, location and function of landscaping. More specifically, the purposes of these regulations are to:**

- A. **Provide reasonable, yet appropriate, conditions and landscaping for all uses authorized by zoning regulations.**
- B. **Ensure that landscapes are located, designed and installed to maintain a safe and orderly pedestrian and vehicular environment and eliminate any confusion or hazardous conflict between traffic control signs and devices, signs and any other areas covered in this text.**
- C. **Maintain and protect the beauty, unique character and aesthetic environment.**

*Staff Comments: Add “of the Township” to the end of this purpose statement.*

- D. **Provide review procedures that enable the township to comprehensively evaluate the appropriateness of a landscape to the site, building and surroundings.**

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**Sec. 225.2 LANDSCAPE APPLICATION REQUIREMENTS**

- A. New Sites – No zoning certification shall be issued for any site development or the construction or improvement of any building, structure or parking and loading areas unless a landscape plan is submitted.**
- B. Existing Landscape Material – Existing landscape material shown on a Site Plan that is in satisfactory condition may be used to satisfy any landscaping requirement in whole or in part.**

*Staff Comment: Suggest indicating the person responsible for determining the condition of the plant material, and providing for the replacement if the plant material should expire within a specified period of time.*

- C. Planting Season – Weather permitting, all required grading and landscaping shall be completed within six (6) months of substantial completion of construction.**
- D. Stabilization Measures – Will conform to standards and specifications outlined in the manual “Rainwater and Land Development, Ohio’s Standards for Stormwater Management, Land Development, and Urban Stream Protection.”**

*Staff Comment: This does not appear to be an area addressed by zoning. It would be more appropriately addressed with the drainage plan. Suggest deleting this subsection.*

**Sec. 225.3 LANDSCAPE STRIP**

**A landscape strip is required in all subplot developments and commercial and industrial site plans. A landscape strip is measured from the right-of-way, as shown in Illustration A below.**

*Staff Comments: It is not clear what is meant by the term “subplot development” is. If it is a major subdivision, staff recommends using that term. Also, suggest referencing commercial and industrial developments, not site plans.*

**This landscape strip shall be grassed or vegetated and shall be provided along the full width of the lot. The landscape strip may be mounded in accordance with the approved landscape plan.**

*Staff Comments: Within a 60’ right-of-way (ROW), there is generally 22’- 24’ of pavement leaving an area of 16 - 18’ in width on each side that is within the ROW. This area does not appear to be addressed in these regulations. This is an area where street trees would be planted, if applicable, and this is an area where landscaping, or lack thereof, would have significant impact. Also, it should be determined if the area between the sidewalk and the lot [within the ROW] could be included in the 30’ landscape strip requirement.*

- A. Within this landscape strip there shall be at least one (1) two-inch (2") caliper deciduous tree or small flowering trees with creative placement for every fifty (50) feet of road frontage, along with random shrub plantings.
- B. Earth mounds and decorative landscape treatments shall not block adequate sight distances at driveway locations and intersections.
- C. The width of the landscape strip shall be no less than thirty (30) feet. Corner lots shall have a landscape strip of required width on both frontages.
- E. The landscape strip abutting properties should have a fifteen (15) feet setback on the rear property line and a ten (10) feet setback on the side property lines.

Illustration A – Required Landscape Strip Example

Sec. 225.4 PARKING AREA LANDSCAPING

- A. Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading and storage areas) that contains more than six thousand (6,000) sq. ft. of area or twenty (20) or more vehicular parking spaces shall provide interior landscaping in addition to any other required landscaping. Refer to Illustration B below.
- B. The amount of this interior parking area landscaping shall be not less than five (5) sq. ft. of landscaped area for each one hundred (100) sq. ft. or fraction thereof, of off-street parking area.
- C. Landscape islands or peninsulas shall be vegetated with grass or similar plant material not to exceed two (2) feet in height for each three thousand (3,000) sq. ft. of open parking area.
- D. There shall be not less than one, two-inch (2") caliper deciduous tree placed in each landscaped island or peninsula. Trees shall have a clear trunk of at least five (5) feet above the ground.

Illustration B – Required Interior Landscaping Example

Sec. 225.5 LANDSCAPING AT DRIVE AND STREET INTERSECTIONS

Trees and other plant materials or landscape elements are permitted near structures and driveway intersections provided such trees, plant materials or landscape elements do not present a traffic visibility hazard.

Sec. 225.6 LANDSCAPING FOR UTILITY STRUCTURES

- A. Utility structures shall be screened but not impede visibility of vehicular or pedestrian traffic.

- B. Screening established with plant materials shall provide seventy-five (75) percent opacity within two (2) years of planting. All other types of screening shall completely screen service structures.**
- C. ~~The minimum height of the screening materials shall be one (1) foot more than the height of the enclosed structure, but shall not be required to exceed ten (10) feet in height.~~
- ~~D-C.~~Whenever a utility structure is located next to a building wall, perimeter landscaping material or off-street parking area landscaping material such as walls or screening material may fulfill the screening requirement for that side of the utility structure if that wall or screening material is of an average height sufficient to meet the height requirement set out in this section.**

*Staff Comments: As defined within the Lafayette Township Zoning Resolution, “service structures” include, but are not limited to, loading docks, propane tanks, dumpsters, electrical transformers, and other equipment or elements providing service to a building or a site.” “Utility structure” is not defined. It appears that the terms service structure and utility structure are used interchangeably; as such, staff suggests using the term “service structure” since it is currently defined, and/or define the term “utility structure”.*

- D. Dumpsters and storage tanks shall be located in the rear of all principal buildings. On corner lots, dumpsters and storage tanks shall be located as far from both streets as possible and incorporated into the site design so that they are not visible from either street.**
- E. Dumpsters and storage tanks shall be enclosed on three sides by brick or masonry walls that match or complement the principal building. It is recommended that evergreen landscaping be planted around the outside of the dumpster screen wall to soften its appearance. Dumpsters and storage tank enclosures shall be secured by lockable doors, the design and color of which complement the enclosure walls.**

**Sec. 225.7 TREE COVERAGE AND PRESERVATION**

- A. The minimum amount of tree coverage shall be provided by new tree plantings, preservation of existing trees or a combination thereof, at a ratio of not less than one (1) tree for each one thousand (1,000) sq. ft. of gross floor area of new principal building space or enlargement.**
- B. A tree is defined as having two (2) inches or more of trunk diameter measured four and one-half (4 ½) feet above ground level.**

*Staff Comments: Suggest adding the words, “For the purposes of this Section” at the beginning of subsection B above..*

- C. Proposed location of buildings, off-street parking areas and other disturbed surfaces shall minimize the removal of individual trees having a trunk diameter of six (6) inches or greater as measured four and one-half (4 ½) feet above ground level.
- D. Proposed site plans shall also demonstrate consideration toward placing structures and off-street parking areas to avoid the destruction of heavily wooded areas or outstanding tree specimens.
- E. A minimum amount of tree coverage must be provided on a lot where a principal building is constructed or enlarged.

**Sec. 225.8 LANDSCAPE MATERIALS**

- A. The proposed landscape materials should complement the form of the existing trees and plantings as well as the general design and architecture.
- B. The degree of shade or sun should be considered in selecting plant materials.
- C. Artificial plants shall not be used to meet landscaping requirements.
- D. Plant materials used shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.

**Sec. 225.9 EARTH MOUNDS**

- A. Earth mounds may be used to block or screen the view of any adjacent off-street parking areas and shall be constructed with plant material to prevent erosion.
- B. Slopes on earth mounds shall be no greater than three to one (3:1) with a generally flat crest.

**Sec. 225.10 MAINTENANCE AND INSTALLATION**

- A. All landscaping material shall be installed in a sound, workmanship-like manner and according to accepted, good construction and planting procedures.
- B. The owner of the property shall be responsible for the continued proper maintenance of all landscaping material and shall keep them in a relatively weed-free condition, clear of undesirable undergrowth, and free from refuse and debris at all times.
- C. Unhealthy or dead plant material shall be replaced within three (3) months or by the next planting period, whichever comes first. Replacement plants shall conform to the standards that govern original installation.

- D. Pruning, trimming or other suitable methods shall control all plant growth in landscaped areas so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access or otherwise constitute a traffic hazard.
- E. Care shall be taken into consideration of landscape islands for ease of maintenance.

*Staff Comments: Awkward Wording, suggest rewording as follows: "Ease of maintenance should be taken into consideration for design of landscape islands."*

~~Sec. 225.11 — NATURAL FORESTED AREAS~~

- ~~A. Areas that are to remain in natural forest shall have a Forest Management Plan approved by the State Forester.~~
- ~~B. On-going management shall be done in accordance with the Forest Management Plan. The Forest Management Plan should have as its goals the protection of the land from erosion and the preservation of aesthetics and wildlife.~~

**Amendment #4 – Article V – Off-Street Parking and Loading Areas**

**ARTICLE V**

**OFF-STREET PARKING AND LOADING AREAS**

<b>SEC. 501</b>	<b>PURPOSE</b>
Sec. 502	General Parking Requirements
Sec. 503	Off-Street Parking Design Standards
Sec. 504	Determination of Required Spaces
Sec. 505	Shared Parking Facilities
Sec. 506	Handicap Parking
Sec. 507	Off-Street Loading Space Requirements
Sec. 508	Off-Street Loading Areas Design Standards
Sec. 509	Parking Lot and Landscaping

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Sec. 501      PURPOSE

**The purpose of these regulations is to protect the public health, safety, convenience, comfort, prosperity and general welfare by requiring that all uses be provided with off-street parking areas or a combination of off-street parking and loading areas and that such areas be improved in a manner that ensures the long term desirability of the use to which they are accessory.**

Sec. ~~501~~**502** GENERAL PARKING REQUIREMENTS

In all districts, ~~except Rural Residential~~, at any time any building, structure or use of land is erected, enlarged, increased in capacity, or used, there shall be provided for every use off-street parking spaces for vehicles in accordance with the provisions of this Article. A parking plan shall be required for all uses ~~except one and two family residential sites~~. The parking plan shall be submitted to the Zoning Commission as part of the Site Plan Review for a zoning permit.

Whenever a building or use is changed or enlarged in floor area, number of employees, seating capacity or otherwise to create a need for an increase of ten (10) percent or less in the number of new spaces, no new Site Plan Review is required.

Land banking of currently unneeded parking areas is strongly encouraged. As part of the site plan review process, the area to be banked for future parking shall be clearly marked on the Site Plan (See Section 225 Landscaping Regulations).

**Staff Comments:** *Suggest providing criteria or conditions where parking construction can be deferred.*

Sec. ~~502~~**503** OFF-STREET PARKING DESIGN STANDARDS

All off-street parking facilities including entrances, exits, maneuvering areas and parking spaces shall be in accordance with the following standards and specifications:

- A. Parking Space/Aisle Dimensions – Each off-street parking space shall have an area not less than 162 square feet. Aisles serving individual parking spaces shall have widths not less than the following:
  - 1. 90 degree parking – 25 feet
  - 2. 60 degree parking – 18 feet
  - 3. 45 degree parking – 13 feet
  - 4. Parallel parking – 12 feet
  
- B. Access – There shall be adequate provision for ingress and egress (i.e. driveways) to all parking spaces. These driveways shall be provided as follows:
  - 1. For all uses, driveways shall comply with the requirements of Section 210.
  - 2. Such driveways shall not exceed thirty (30) feet in width, except that driveways primarily for truck use (i.e. shipping/deliveries) shall not be more than eighty (80) feet in width, both measured at the street right-of-way.
  - 3. All parking spaces shall have access to a street in such a manner that any vehicle entering or exiting the parking area shall be traveling in a forward motion.
  - 4. There shall not be more than two (2) ~~access drives~~ **driveways** on any one public street for each lot, not including special purpose driveways (truck deliveries).

- C. Setbacks – The location of off-street parking areas shall be situated in areas as specified in Article III (District Regulations). In no case shall the parking area be located closer than three (3) feet from any street right-of-way.
- D. Paving **and Drainage** – All required parking spaces, together with driveways and other circulation areas, shall be hard surfaced with a pavement having an asphalt or concrete binder. Parking areas related to school auditoriums, assembly areas, sports fields or other community meeting places or recreational areas may use gravel. Where paving is not required, proper dust control measures shall be undertaken and maintained.
- ~~E. Drainage~~ Adequate arrangements shall be made to insure acceptable drainage from the **property, parking areas** as provided in the Medina County Storm Water Management and Sediment Control Rules and Regulations. **Environmentally friendly alternative paving surfaces and drainage systems are highly encouraged to aid in surface area runoff and lessen the overall impact to county-wide storm systems (see section 225 landscaping regulations).**
- ~~F. Barriers~~ – Wherever a parking lot extends to a property line, fencing, wheel stops, curbs, or other suitable barriers shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.

*Staff Comments: Barriers or wheel-stops serve a useful purpose. Suggest retaining this subsection.*

- E.** Visibility – Access of driveways for parking areas shall be located in such a way that any vehicle entering or exiting a parking area shall be clearly visible by any pedestrian or motorist approaching the driveway from a public street.
- F.** Marking – All paved parking areas of twenty (20) or more spaces shall be marked with paint lines, curb stones or in some other manner approved **during the site plan review in order to clearly delineate said parking spaces.**
- ~~I. Maintenance~~ – Any owner of property used for parking areas shall maintain such areas ~~in good condition without holes and free of all dust, trash, or other debris.~~
- G** Signs – Where necessary due to multiple driveway/access points, the entrance, exits and the intended circulation patterns of the parking area shall be clearly marked **as per Article IV (sign regulations).**
- H.** Lighting – All lighting used to illuminate the parking area shall be arranged as to direct lighting away from adjoining property and shall be designed not to direct light towards any **public** street **as per section 224 (outdoor lighting regulations).**

*Staff Comments: Private streets have been excluded in this subsection. The Township does permit private streets and lighting orientation is a concern for both public and private streets. Suggest deleting the word “public”.*

Sec. 503**504** DETERMINATION OF REQUIRED SPACES

In computing the number of parking spaces required by this Resolution, the following rules apply:

- A. Where floor area is designated as the standard for determining parking space requirements, the floor area shall be determined as specified in Table V at the end of this Article.
- B. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of individual seating units installed or indicated, or each eighteen (18) lineal inches of bench or pew space, except where occupancy standards are set by the Fire Chief of Lafayette Township **and as specified in Table V at the end of this Article.**
- ~~C. Fractional numbers shall be increased to the next whole number.~~
- D. The parking space requirements for a use not specifically specified in this ~~Resolution~~ **Article** shall be determined ~~by the Zoning Board of Appeals in accordance with Section 506 uses.~~ **during the Site Plan Review in accordance with Table V at the end of this Article.**

Sec. 504**505** JOINT OR COLLECTIVE **SHARED** PARKING FACILITIES

The ~~joint or collective~~ provisions of required off-street parking areas shall comply with the following standards and requirements:

- A. All required parking spaces shall be located on the same lot with the building or use served **except as provided in B below.**
- B. Not more than fifty (50) percent of the parking spaces required for theaters, bowling alleys, dance halls, night clubs, taverns and similar uses and up to one hundred (100) percent of the parking spaces required for churches, schools, auditoriums or similar uses may be provided and jointly used by banks, offices, retail stores, repair shops, service establishments and similar uses that are not normally open, used or operated during the same hours as the uses with which the parking spaces are jointly or collectively used.
- ~~C. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a permanent easement thereby assuring the retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by legal counsel, and filed with the application for a zoning permit.~~

~~SECTION 505~~ — ~~OFF STREET STORAGE AREAS FOR DRIVE IN SERVICES~~

~~Establishments which by their nature create lines of customers waiting to be served within automobiles (storage areas) shall provide in-line vehicle storage areas in accordance with the following requirements:~~

~~A. — Photo Pickups, restaurants, drive thru beverage docks, and other similar commercial establishments that can normally serve customers in three (3) minutes or less shall provide no less than five (5) storage spaces per window. Drive in restaurants and other similar uses which require an additional stopping point for ordering shall provide a minimum of three (3) additional storage spaces for each such stopping point.~~

~~B. — Other commercial establishments such as banks, savings and loan offices, or other similar facilities with service or money windows shall provide no less than four (4) storage spaces per window.~~

~~C. — Self serve automobile washing facilities shall provide no less than three (3) storage spaces per stall. All other automobile washing facilities shall provide a minimum of six (6) storage spaces per entrance.~~

~~D. — Motor vehicle service stations shall provide no less than two (2) storage spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be located closer than thirty (30) feet from any street right of way line.~~

*Staff Comments: The requirements of this section may have been excessive; however, there is a need to provide area for stacking. Suggest reviewing this again before deleting it.*

Sec. 507506 ~~HANDICAPPED PARKING~~

Parking areas serving buildings and other facilities required to be accessible to the physically handicapped shall have conveniently located and clearly designated spaces both in size and number as per the Federal Americans with Disabilities Act requirements.

Sec. 508507 ~~OFF-STREET LOADING SPACE REQUIREMENTS~~

In all districts every building or accessory building associated with the primary building having a gross floor area of 3,000 sq. ft. or more and which in the normal course of business requires the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the same lot at least one off-street loading area, none of which shall be part of the regular parking spaces as required by Table V (at the end of this Article) for the specific business on the same lot. One additional loading space will be required of each additional 10,000 sq. ft of gross floor area in excess of the 3,000 sq. ft.

Sec. 509508 ~~OFF-STREET LOADING AREAS DESIGN STANDARDS~~

All off-street loading areas shall be in accordance with the following standards and specifications:

- ~~A. Loading Space Dimensions~~ Each loading space shall have minimum dimensions not less than twelve (12) feet in width, sixty five (65) feet in length, and a vertical clearance of not less than fourteen (14) feet
- ~~B.A.~~ Setbacks – ~~Off street~~ Loading spaces in all districts may be located in the side or rear yard provided that not more than ninety (90) percent of the required rear or side yard is occupied and is not closer than fifty (50) feet to any residential district.
- ~~C.B.~~ Screening – In addition to the specified setback requirements screening shall be provided on each side of the loading area that abuts any residential district.
- ~~D.C.~~ Access – All loading areas shall have access to a street in such a manner that any vehicle entering or exiting the parking area shall be traveling in a forward motion.
- ~~E.D.~~ Paving **and Drainage** – All required ~~off street~~ loading spaces areas, together with **associated** driveways, aisles and other circulation areas shall be surfaced with an asphaltic or portland cement binder pavement in order to provide a durable or dust free surface. hard surfaced with a pavement having an asphalt or concrete binder.
- ~~F. Drainage~~ - Adequate arrangements shall be made to insure acceptable drainage from the loading areas as provided in the Medina County Storm Water Management and Sediment Control Rules and Regulations. Environmentally friendly alternative paving surfaces and drainage systems are highly encouraged to aid in surface area runoff and lessen the overall impact to county-wide storm systems (See Section 225 Landscaping Regulations).
- ~~G.E.~~ Lighting – ~~Any lights~~ **All lighting** used to illuminate the loading area shall be arranged as to ~~reflect the light~~ **direct lighting** away from adjoining property **and shall be designed not to direct light toward any public street as per section 224 Outdoor Lighting Regulations.**

*Staff Comments: Private streets have been excluded in this subsection. The Township does permit private streets and loading area lighting is a concern on both public and private streets.*

~~SECTION 510~~ **YARD RESTRICTIONS**

~~Off road parking facilities shall not occupy any part of any required front or side yard in all residential districts. In the LC district and in the LM district, open off road parking facilities may be located in the required front yard provided that a landscaped buffer is located between the parking area and the road right of way line, as provided below:~~

<del>Width of</del>	<del>Width of Adjacent</del>	<del>Required Buffer</del>
<del>Parking Lot</del>	<del>Right of Way</del>	<del>Width</del>

001' - 064'	60' or less	15 feet
	> than 60'	20 feet
064' - 128'	60' or less	20 feet
	> than 60'	25 feet
129' - 192'	60' or less	25 feet
	> than 60'	30 feet
193' - 256'	60' or less	30 feet
	> than 60'	35 feet
257' - 320'	0' or less	35 feet
	> than 60'	40 feet
321' - 384'	60' or less	40 feet
	> than 60'	45 feet
385' - 488'	60' or less	45 feet
	> than 60'	50 feet

The width of a parking lot is measured along a line perpendicular to the right of way.

~~In the LC and LM districts, open off road parking facilities may occupy the required side and rear yard providing that such use meets all the appropriate side and rear yard requirements of that district.~~

Sec. 511**509** PARKING LOT ~~AND~~ LANDSCAPING

Interior landscaping of parking areas shall be provided as follows:

<u>Area of Parking Lot</u>	<u>Percentage of Parking Lot (Interior) to be Landscaped</u>
<15,000 sq. ft.	5.0%
15,000 to 30,000 sq. ft.	7.5%
>30,000 sq. ft.	10.0%

**It is recommended that When parking areas front public streets a landscape strip be provided between the parking area and the public street as indicated in Section 225 Landscaping Requirements.**

**TABLE V  
SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES**

<b><i>A. Residential Uses</i></b>	
1. Single family cluster homes, multi-occupant apartments and condominiums	Two (2) spaces per dwelling unit plus guest parking at a <del>ratio</del> <b>ratio</b> of one (1) space for every five (5) units
2. Congregate care facilities, including assisted living	One (1) space for every two (2) beds and one (1) space for every three (3) employees
3. Group homes	One (1) space for every two (2) beds
<b><i>B. Office and Medical Uses</i></b>	
1. Business, professional, administrative offices and financial institutions	One (1) space per 250 sq. ft of floor area plus one (1) space for each employee
2. Medical and dental offices or clinics, including urgent care facilities and including veterinarians	One (1) space per 200 sq. ft of floor area plus one (1) space for every two employees
3. Hospitals	One (1) space for every two (2) beds plus one (1) space for every three (3) employees
4. Research and testing facilities	One (1) space for every 400 sq. ft. of floor area
<b><i>C. Retail and Service Uses</i></b>	
1. General retail and service uses	One (1) space for <del>300</del> <b>250</b> sq. ft. of floor space
2. Funeral home/mortuary	One (1) space per 50 sq. ft. of floor area in assembly rooms, parlors and service rooms plus one (1) space for each service vehicle not housed in an accessory building
3. Hotels and motels	One (1) space for each guest room and one (1) space for every two (2) employees
4. Restaurants, taverns and night clubs	One (1) space for each three (3) occupant capacity plus one (1) space for every two (2) employees
<b><i>D. Automotive, Transportation Uses</i></b>	
1. Motor vehicle repair facility	One (1) space for every 400 sq. ft. of floor/service area plus one (1) space for each employee
2. Motor vehicle gas station	One (1) space for every two (2) fuel pumps plus applicable spaces as per retail services (see part C)
3. Vehicle washing facilities a. Full service	Six (6) spaces per entrance plus one (1) space for each employee

b. Self service	Two (2) spaces per stall
4. Agricultural equipment sales and service	One (1) space per 400 sq. ft. of sales area floor space plus one (1) space for each service stall plus one (1) space per employee
5. Automotive and truck sales and service	One (1) space per 400 sq. ft. of sales area floor space plus one (1) space for each service stall plus one (1) space per employee
<b><i>E. Recreation and Open Space Uses</i></b>	
1. Bowling alley	Four (4) spaces for each lane plus as applicable for any retail uses (see part C)
2. Golf course	Four (4) spaces per tee plus as applicable for any retail uses (see part C)
3. Golf driving range	Two (2) spaces per tee plus as applicable for any retail uses (see part C)
4. Miniature golf course	Two (2) spaces per hole plus as applicable for any retail uses (see part C)
5. Sports fitness center	One (1) space per 200 sq. ft. of exercise area including locker and equipment rooms
6. Tennis and/or racquetball facility or similar uses	Two (2) spaces for each court plus one (1) space for each employee plus one (1) space for each additional 100 sq. ft. of other activity use
7. Auditoriums, sports arena, theaters or similar uses	One (1) space for each four (4) seats of capacity
8. Swimming pools	One (1) space for each ten (10) persons of capacity
<b><i>F. Community/Educational Uses</i></b>	
1. Assembly hall, meeting place (including place of worship) or party center	One (1) space for every four (4) persons of capacity
2. Clubs, lodges, fraternal, charitable or social organizations	One (1) space per 150 sq. ft. of general floor area plus one (1) space for every four (4) seats of occupancy in an auditorium
3. Child and adult day care	One (1) space per every eight (8) persons of occupancy as permitted
4. Elementary, middle and high schools	Spaces shall be of sufficient quantity as to meet the needs of the school, including any auditoriums. No parking, loading or servicing shall be done on street or landscaped areas.
5. Institutes of higher education	One (1) space for every two (2) instructors, students and employees plus one (1) space

	for every four (4) seats of occupancy in any auditorium or group assembly room
6. Library, museum and art galleries	One (1) space for each 300 sq. ft. of display area plus one (1) space for every three (3) employees
<b><i>G. Manufacturing Uses</i></b>	
1. Manufacturing facility	One (1) space for each employee (on the largest shift for which the building is designed) plus one (1) space for each motor vehicle not housed in an accessory building
2. Delivery/cartage services	One (1) space for every two (2) employees (on the largest shift for which the building is designed) plus one (1) space for each motor vehicle not housed in an accessory building

Staff Comments:

A. *Residential Uses*

1. *Suggest providing parking requirements for one and two-family residences.*

F. *Community/Educational Uses*

4. *The parking requirement for Elementary, middle and high schools is vague and does not provide direction.*

**Staff Recommendation:** Staff recommends **APPROVAL WITH MODIFICATIONS** subject to Staff Comments for the above proposed text amendments to the Lafayette Township Zoning Resolution. Staff further recommends that Lafayette Township submit these text amendments to the Prosecutors Office for their final review.

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