

REF: Z21-C456
DATE: March 22, 2023

GENERAL INFORMATION

Subject

Request	-	Text Amendment to Add the Definition of Commercial Truck
Location	-	Washington Township
Applicant	-	Washington Township Zoning Commission

STAFF ANALYSIS

The Washington Township Zoning Commission has requested an amendment to the Washington Township Zoning Resolution. The nature of the amendment is to add the definition of commercial truck to the parking requirements section.

Off-Street Parking Design Standards (K)

Pursuant to Section 1801 of the Washington Township Zoning Resolution, trucks, tractors/cabs truck trailers, and/or any other type of commercial vehicle shall not be parked outdoors except when used in conjunction with agricultural activities in any residential district, except while making deliveries. The parking of any commercial vehicle in a non-residential district shall not interfere with traffic, ingress/egress, and/or customer parking. Commercial vehicles parked longer than 48 hours in a non-residential district shall be located inside the building or to the rear of the building. The Township has found the need to further clarify what defines a commercial truck. The Township requests that this new definition be placed at the end of Section 1801K. However, staff also recommends that it be placed in Section 24 – Definitions as shown in Exhibit “A”.

PLAN COMMISSION RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommended approval of the proposed amendments and staff changes to the Washington Township Zoning Resolution, as shown in Exhibit “A” to the Washington Township Zoning Commission and Trustees.

TEXT AMENDMENT
WASHINGTON TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z21-C456
DATE: March 22, 2023
TIME: 9:00 a.m.

BH
Exhibit “A” follows

Exhibit “A”

Township Text Amendment Proposal

(Township requests are italicized and highlighted in yellow)

- 1801 ***Off-Street Parking Design Standards – (K)*** Trucks, tractors/cabs truck trailers, and/or any other type of commercial vehicle shall not be parked outdoors except when used in conjunction with agricultural activities in any residential district, except while making deliveries. The parking of any commercial vehicle in a non-residential district shall not interfere with traffic, ingress/egress, and/or customer parking. Commercial vehicles parked longer than 48 hours in a non-residential district shall be coated inside the building or to the rear of the building. ***Commercial Truck: Any truck displaying commercial license plates, with a curb weight over 10,000 pounds, and having four (4) or more rear wheels.***
- 2401 **Definitions -** ***Commercial Truck: Any truck displaying commercial license plates, with a curb weight over 10,000 pounds, and having four (4) or more rear wheels.***