



City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, August 13, 2025

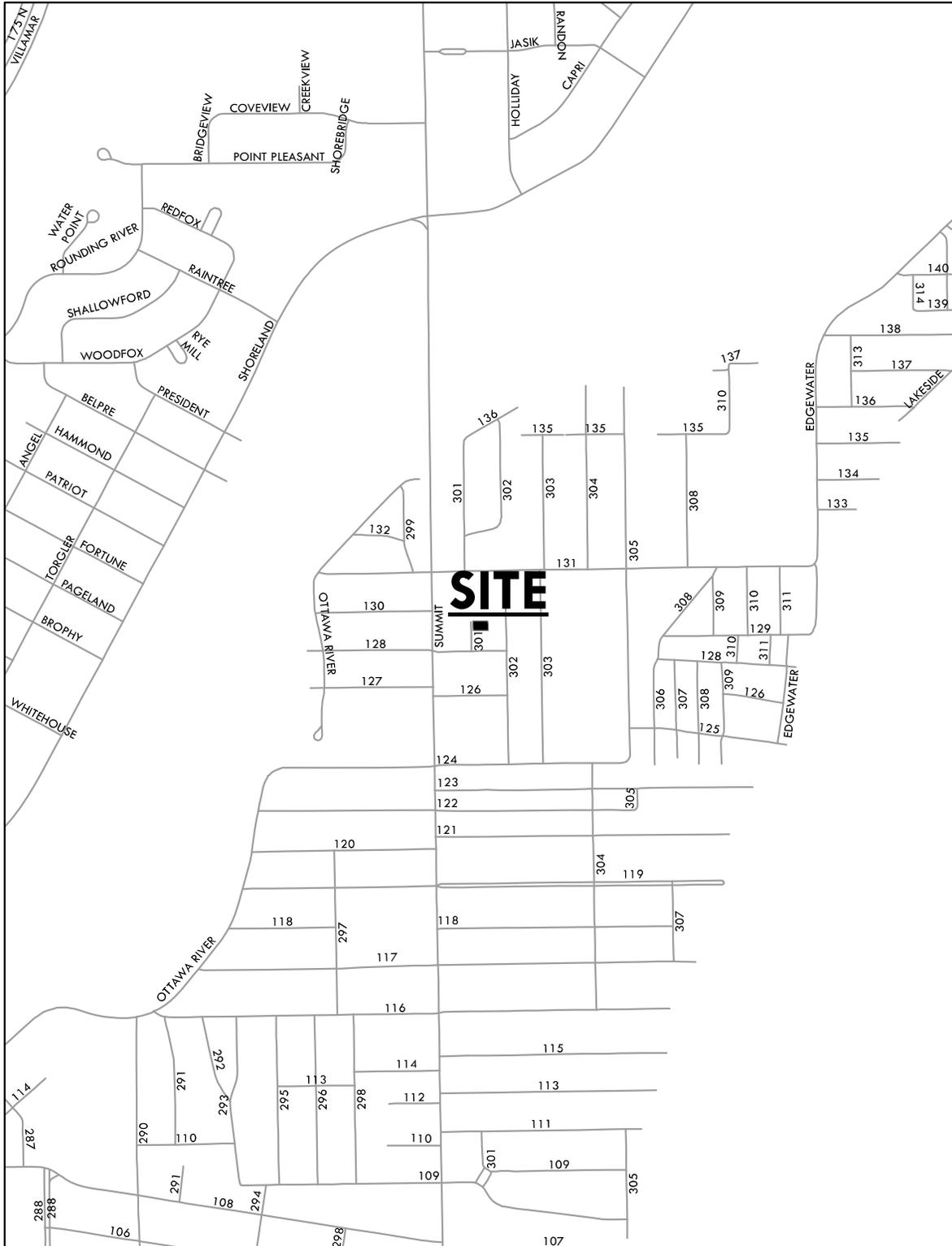
One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from RS6 Single-Dwelling Residential and CR Regional Commercial to RS6 Single-Dwelling Residential for the property located at 5414 301st Street (Z25-0015).
The Plan Commission recommends approval.
(District 6)
2. Request for a zone change from IG General Industrial to IL Limited Industrial for the property located at 313 Morris Street (Z25-0016).
The Plan Commission recommends approval.
(District 3)
3. Request for a Special Use Permit for a Day Care Center for the property located at 2800 W. Central Avenue (SUP25-0018).
Plan Commission recommends approval, subject to 18 conditions.
(District 5)
4. Request for a Special Use Permit for a Tobacco Shop for the property located at 229 Main Street (SUP25-0015).
The Plan Commission recommends disapproval.
(District 3)
5. Request for a text amendment to TMC 1103.1400 Cherry Street Urban Neighborhood Overlay to Add Review Processes for Demolitions.
(M-1-23).
Plan Commission recommends approval.
6. Request for a Study of Scrap and Salvage Facilities
(M-3-25)
The Plan Commission recommends approval.
7. Request for a text amendment to TMC Chapter 11 – Planning & Zoning Code, Eliminate Parking Minimums.
(M-18-24)
The Plan Commission recommends approval.
8. Request for a text amendment to TMC 1105 Accessory Uses to add design standards.
(M-22-24)
The Plan Commission recommends approval.
9. Review of outstanding studies within the Plan Commission.
10. Review of upcoming moratorium expiration dates

City Council's office supports the provisions of the Americans' with Disabilities Act. If you need special accommodations, please call 48 hours prior to meeting time at (419) 245-1065.

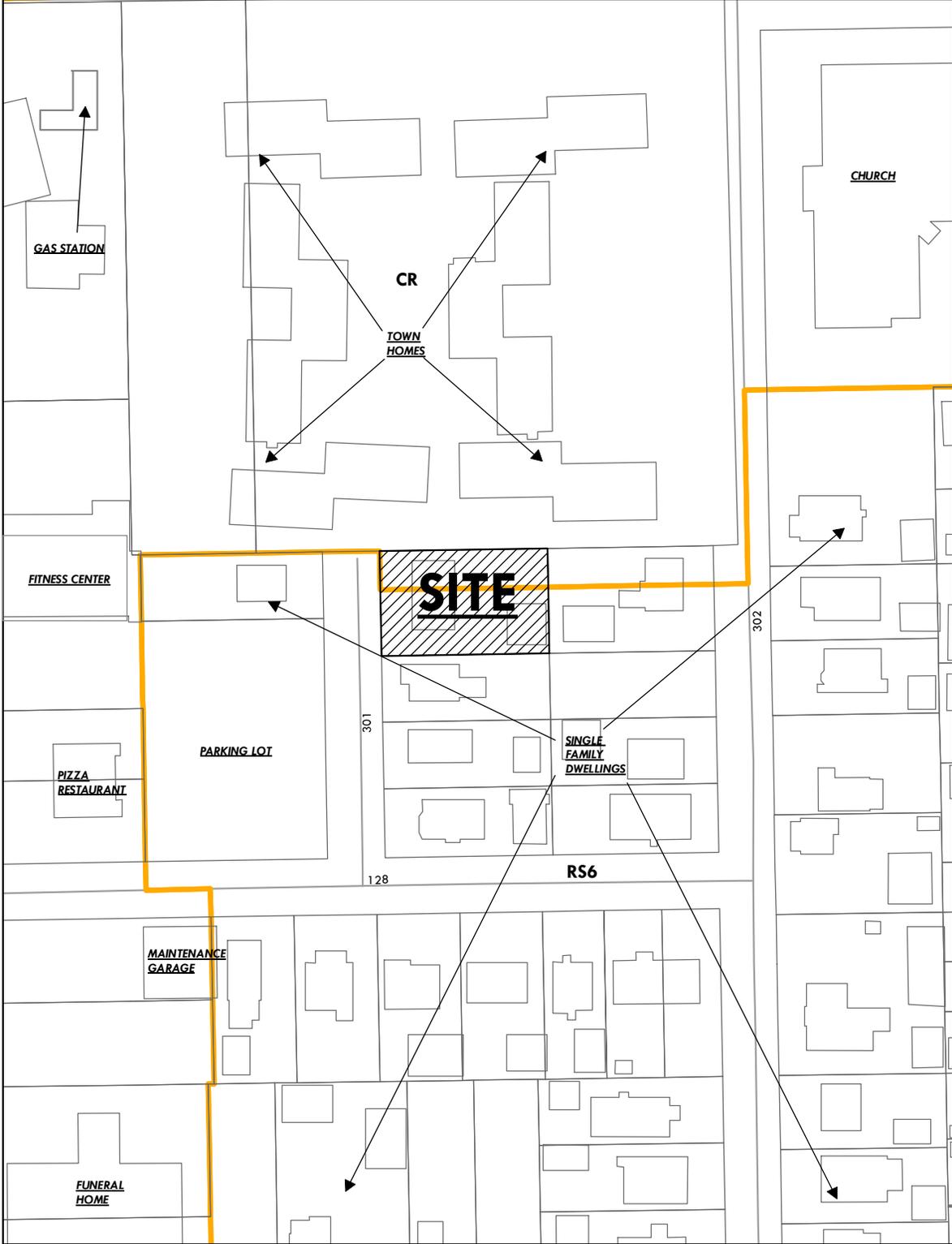
GENERAL LOCATION

Z25-0015
ID 65



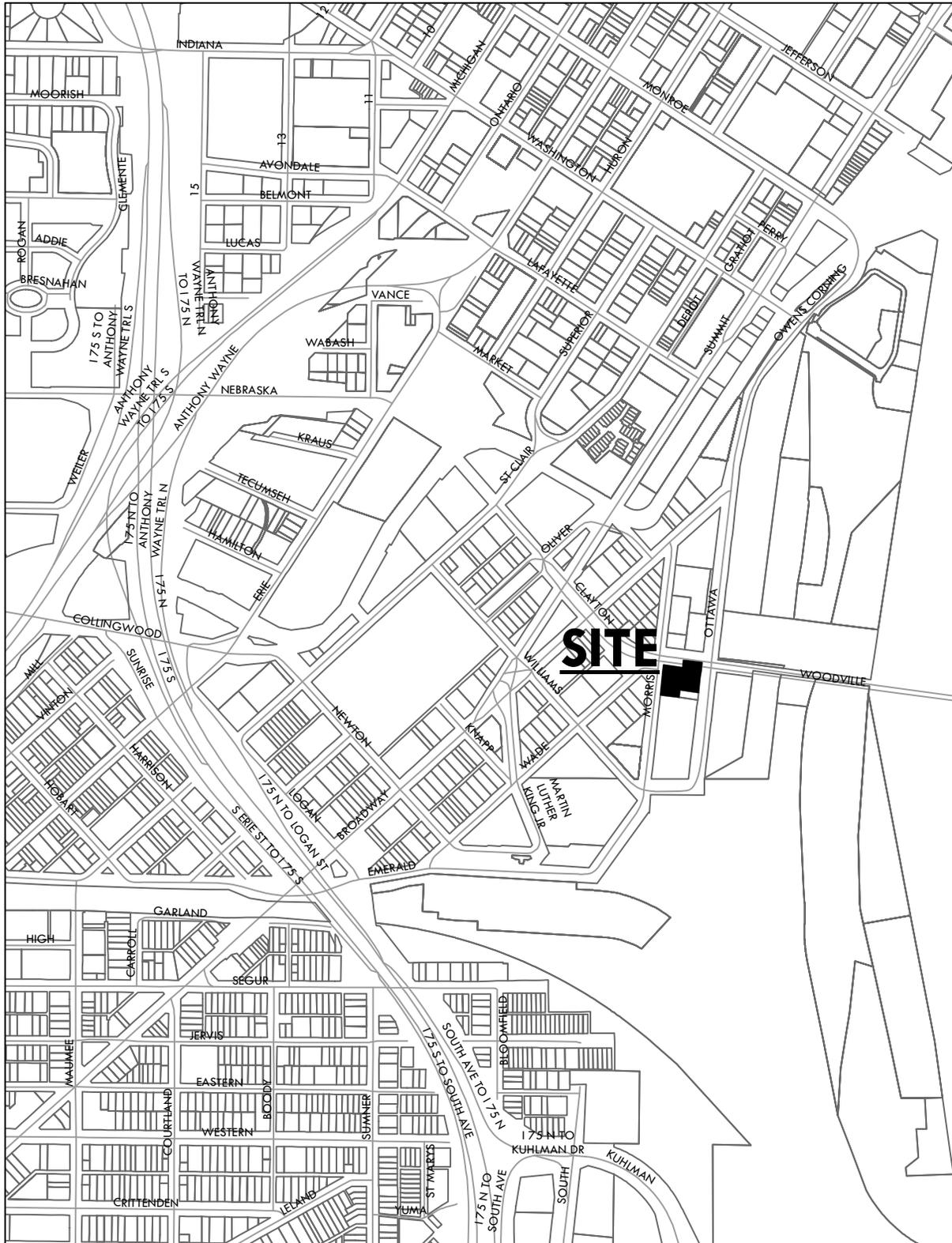
ZONING & LAND USE

Z25-0015
ID 65



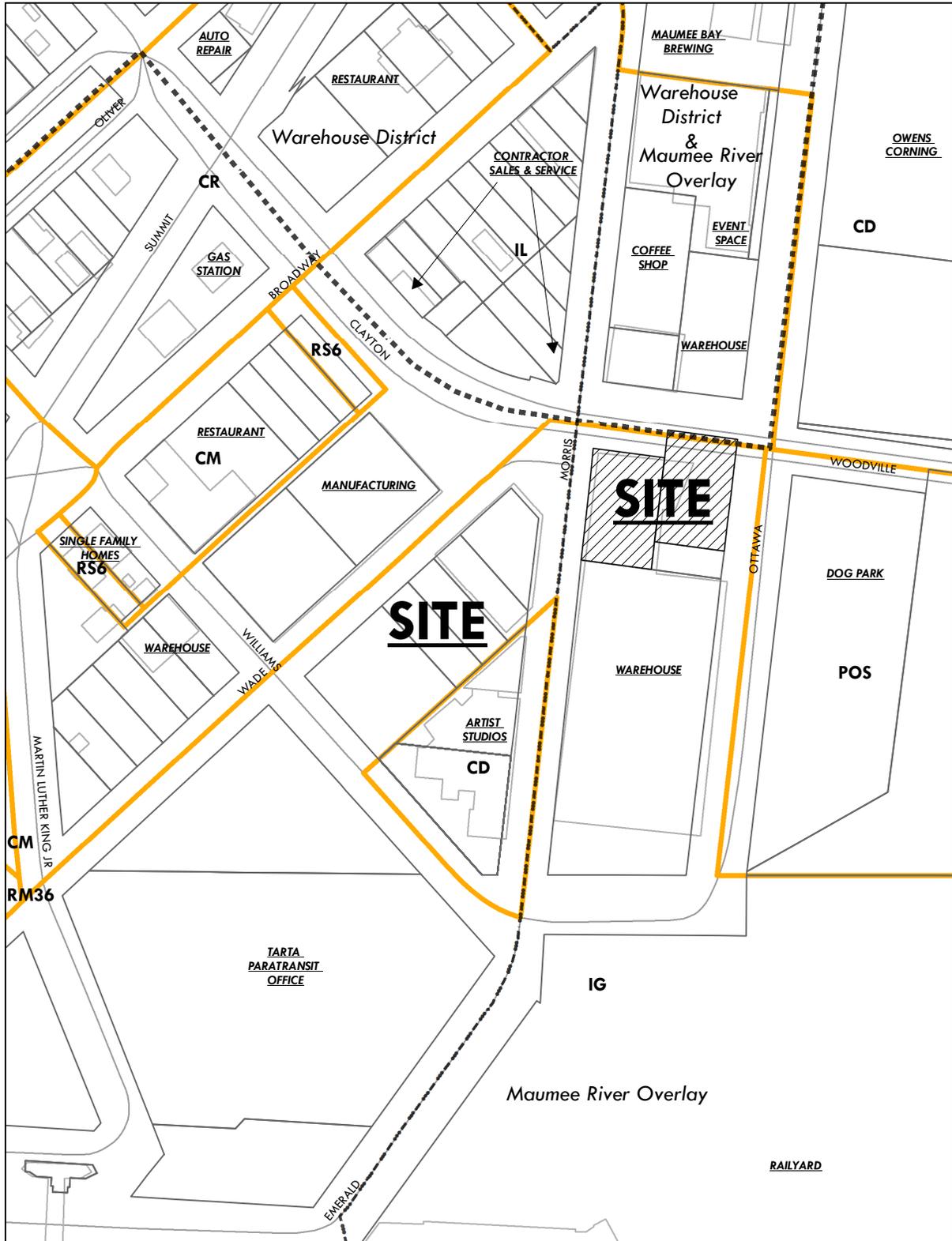
GENERAL LOCATION

Z25-0016



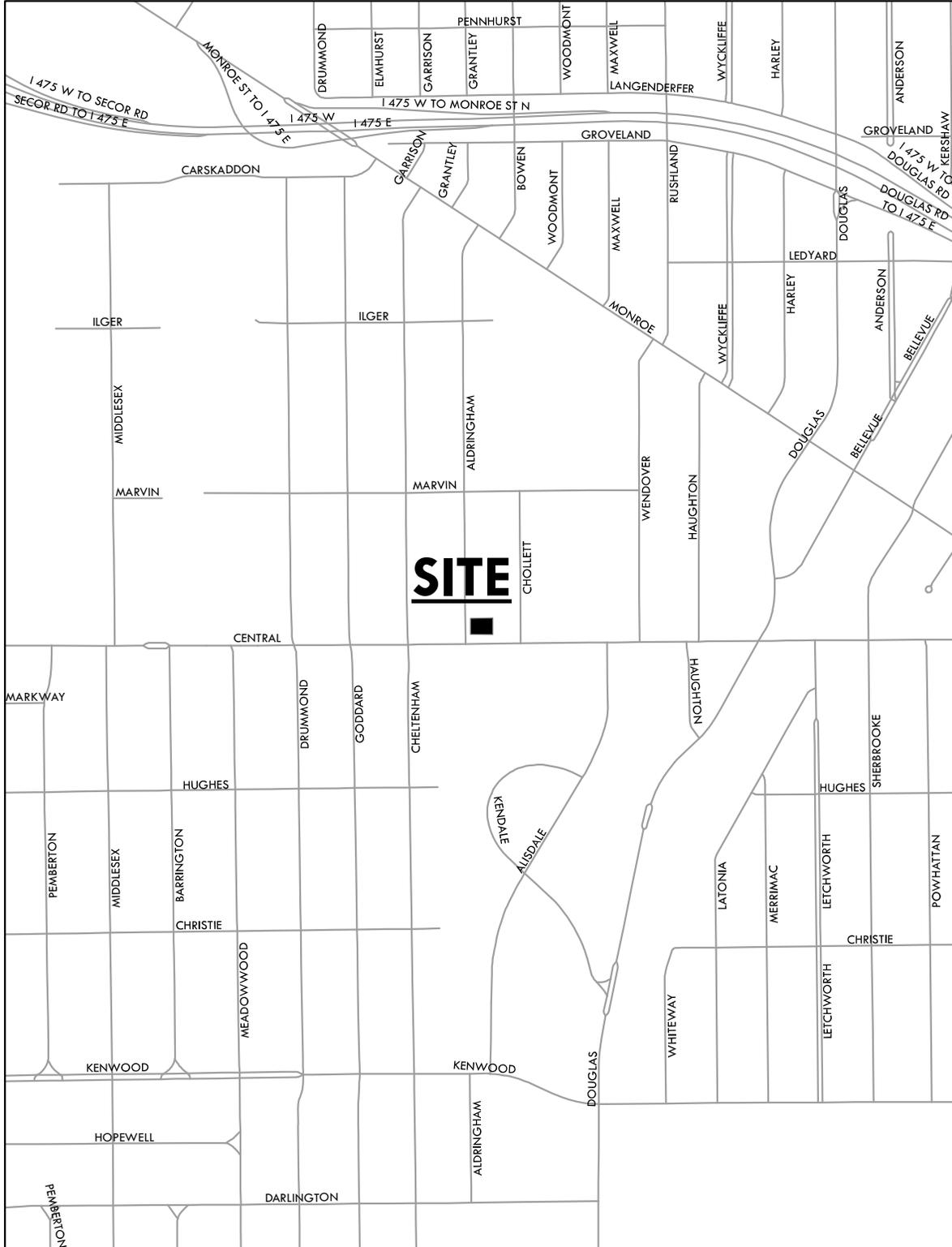
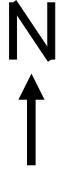
ZONING & LAND USE

Z25-0016



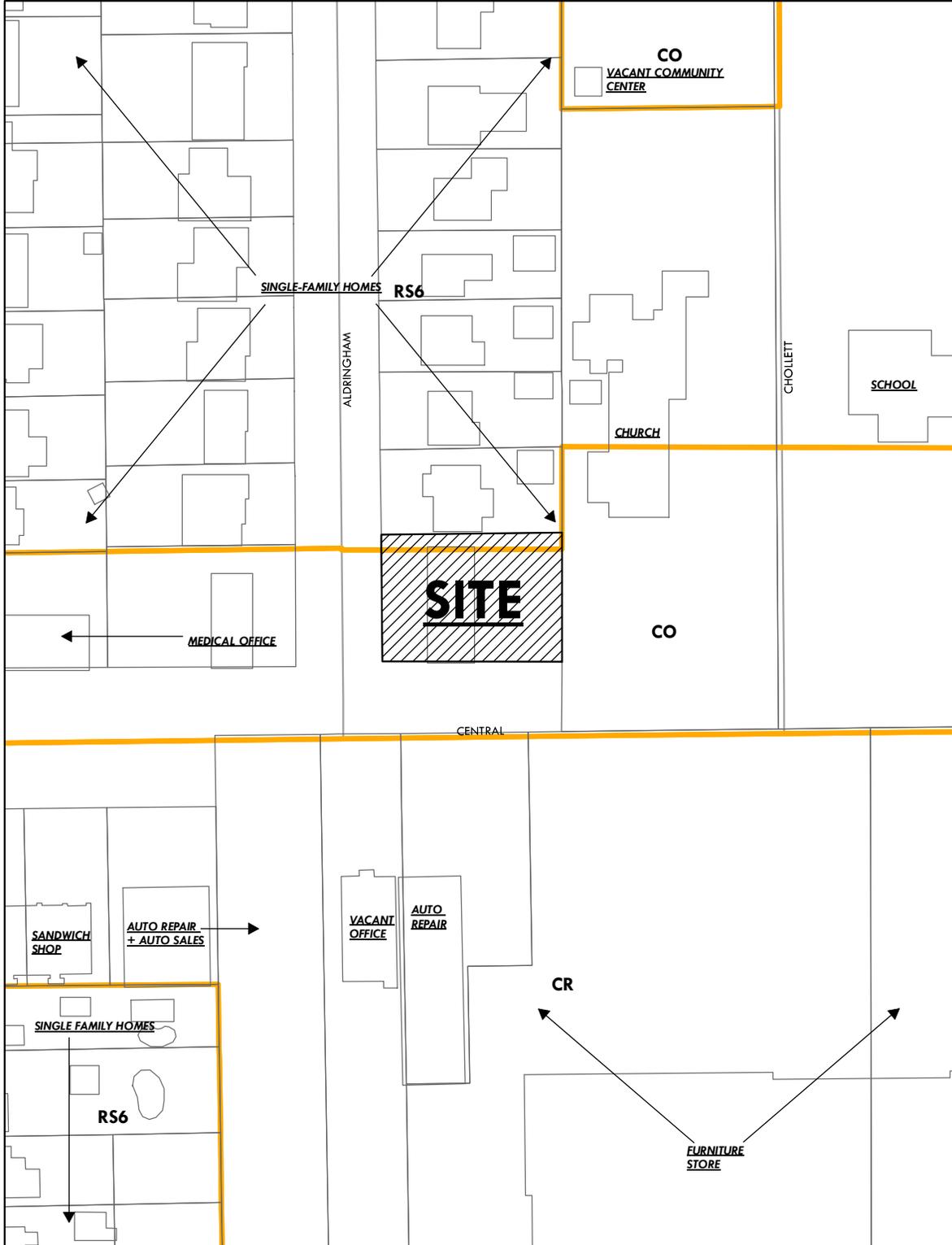
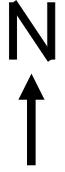
GENERAL LOCATION

SUP25-0018
ID 46



ZONING & LAND USE

SUP25-0018
ID 46



SITE PLAN

SUP25-0018 ID 46



PARCEL ID: 18464 ASSESSOR: 0257025
SPECIAL USE: 50 - FAMILY PLAT
ZONING CODE: 10-MC
OWNER: JAMES R. MILLER
PROPERTY ADDRESS: 304 ALDRINGHAM RD
TOLEDO OH 43006
MAILING ADDRESS: 304 ALDRINGHAM RD
TOLEDO OH 43006
LEGAL DESC: NEW ENGLAND LINES LOT 51 N 40 FT 1/4 S 4 FT 1/4 LOT 1/2

PARCEL ID: 18464 ASSESSOR: 0257025
SPECIAL USE: 442 - MEDICAL OFFICE
ZONING CODE: 10-MC
OWNER: 2004 WEST CENTRAL LLC AN OHIO LIMITED LIABILITY COMPANY
PROPERTY ADDRESS: 2004 N CENTRAL AVE
TOLEDO OH 43006
MAILING ADDRESS: 2004 N CENTRAL AVE
TOLEDO OH 43006
LEGAL DESC: NEW ENGLAND LINES LOT 51 N 40 FT 1/4 S 4 FT 1/4 LOT 1/2

PARCEL ID: 18464 ASSESSOR: 0257025
LAND USE: R - SINGLE FAMILY DWELLING, PLATED LOT
SPECIAL USE: 50 - FAMILY PLAT
ZONING CODE: 10-MC - SINGLE-FAMILY RESIDENCE 4
OWNER: CAPITAL TRUST TRUST COMPANY TRUSTEE
PROPERTY ADDRESS: 304 ALDRINGHAM RD
TOLEDO OH 43006
MAILING ADDRESS: 100 N VANANNA ST STE 500
MILWAUKEE WI 53204
LEGAL DESC: NEW ENGLAND LINES LOT 421 40 FT 1/4 S 20 FT 1/4 LOT 4

PARCEL ID: 18464 ASSESSOR: 0257025
LAND USE: R - SINGLE FAMILY DWELLING, PLATED LOT
SPECIAL USE: 50 - FAMILY PLAT
ZONING CODE: 10-MC - SINGLE-FAMILY RESIDENCE 4
OWNER: CAPITAL TRUST TRUST COMPANY TRUSTEE
PROPERTY ADDRESS: 304 ALDRINGHAM RD
TOLEDO OH 43006
MAILING ADDRESS: 100 N VANANNA ST STE 500
MILWAUKEE WI 53204
LEGAL DESC: NEW ENGLAND LINES LOT 421 40 FT 1/4 S 20 FT 1/4 LOT 4

PROPOSED DAYCARE PROPERTY:

SUBMITTAL FOR:
CHANGE OF USE FROM OFFICE TO DAYCARE

ZONING DESCRIPTION:
ZONING CODE: 10-MC
LAND USE: 442 - MEDICAL CLINIC AND OFFICES
SPECIAL USE: 442 - MEDICAL OFFICE

TRAFFIC / ROAD:
WATER AND SEWER CITY WATER / CITY SEWER
TRAFFIC MAIN - MAJOR ARTERIAL
STREET TYPE: CONCRETE OR BLACKTOP

OWNER: REAL INVESTMENT LLC
PROPERTY ADDRESS: 2004 N CENTRAL AVE TOLEDO OH 43006
MAILING ADDRESS: 2004 N CENTRAL AVE STE A TOLEDO OH 43006

LEGAL DESCRIPTION:
NEW ENGLAND LINES LOT 49 4 S 10 FT LOT 1/2 TOLEDO OH 43006

OFF STREET PARKING REQUIS:
240 SQ. FT. 100 (1) PARKING SPACES OF WHICH (1) HC SPACE REQUIS.

PARCEL ID & ASSESSOR #:
PARCEL ID: 18464 ASSESSOR: 0257025

DAYCARE / ZONING REQUIREMENTS

DESIGNATED OUTDOOR PLAY AREA:
TYPE B LANDSCAPE BUFFER SHALL BE PROVIDED AROUND THE OUTDOOR SPACE. 100% ZONOR BUFFER AND SCREENING REQUIREMENTS.

LANDSCAPE BUFFER STANDARDS:
A. FENCE, WALL, OR BERM 6 FEET TO 8 FEET IN HEIGHT MAY BE USED AND CAN SUBSTITUTE FOR BUFFER REQUIREMENTS EXCEPT FOR A TYPE A LANDSCAPE BUFFER WITH A MINIMUM WIDTH OF 10 FEET.
B. 60 SQUARE FEET OF TREASURABLE OUTDOOR SPACE MUST BE PROVIDED FOR EACH PERSON IN CARE USING THE OUTDOOR AREA AT ANY ONE TIME.

LANDSCAPING BUFFER REQUIREMENTS:
SCREENS:
1. SCREENS MUST BE AT LEAST 18 INCHES IN HEIGHT OR 24 INCHES WIDE WHEN INSTALLED.
TREES:
1. DECIDUOUS CANOPY TREES MUST BE A MINIMUM OF 12 FEET OVERALL HEIGHT OR A MINIMUM CALIPER OF 2 INCHES WHEN INSTALLED.
2. EVERGREEN TREES MUST BE A MINIMUM OF 5 FEET IN HEIGHT WHEN INSTALLED.

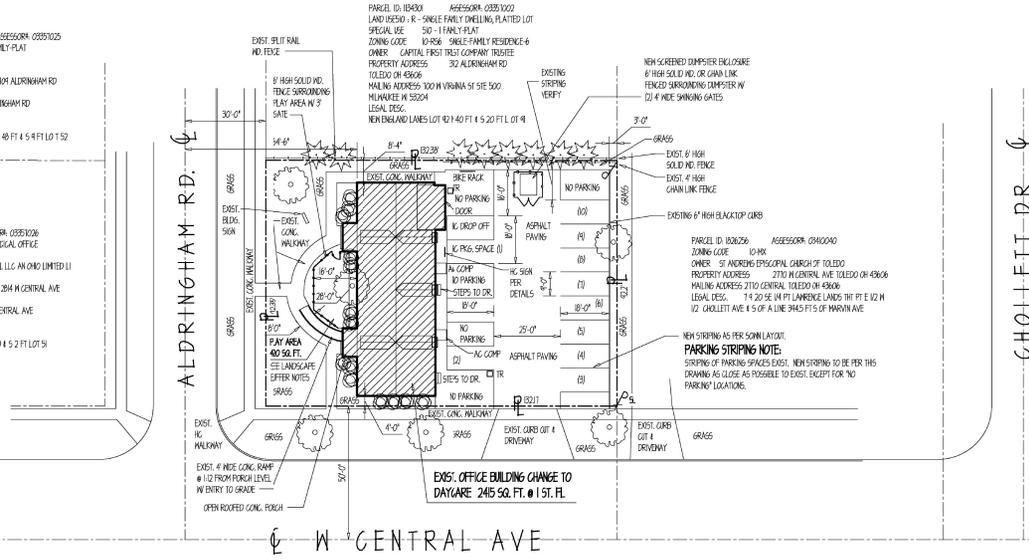
NEW SHRUBS & TREES NOTE:
VERITY 50% 4' HILL WITH TOP SOIL ADDED AS REQUIRED. PLANT GRASS ENTIRE PLAY AREA IF NOT EXIST. ALL PLANT MATERIAL AT NEW TREES AND SHRUBS MUST BE COVERED AND MULCHED WITH SHREDED HARDWOOD MULCH.

PROVIDE LITTER RECEPTACLES THIS:

LITTER RECEPTACLES FOR THE USE OF PARKING AREA USERS AND OTHERS MUST BE PROVIDED IN ALL OFF-STREET PARKING AREAS IN ACCORDANCE WITH THE PROVISIONS OF PART 4-5 STREET UTILITIES AND PUBLIC SERVICES CODE, SECTION 4622.4. LITTER RECEPTACLE IS TREATED AS AN ACCESSORY STRUCTURE AND MUST BE IN A DESIGNATED LOCATION THAT DOES NOT INTERFERE WITH WALKWAY, DRIVEWAY, PARKING SPACE OR LOADING SPACE OR OTHER REGULATORY AREA.

PROVIDE WHEEL STOPS AS REQUIRED THIS:

A. WHETHER A PARKING LOT EXTENDS TO A PROPERTY LINE, SIDEWALK PLANTING STRIP, OR BEHIND A WHEEL STOP FENCE CONSISTING OF A CONCRETE STOP, A FORMCAST CONCRETE CURB, AN EXPANDED SIDEWALK OR OTHER SIMILAR RESTRAINT AS APPROVED BY THE PLANNING DIRECTOR MUST BE INSTALLED TO PREVENT ANY PART OF A PARKED MOTOR VEHICLE FROM EXTENDING BEYOND THE PROPERTY LINE OVERSHOULDERING A "RESTRAINT WALKWAY" OR SIDEWALK, OR DAMAGING ANY STRUCTURES OR LANDSCAPING.
B. THE MINIMUM HEIGHT OF A WHEEL STOP DEVICE SHALL BE 3 INCHES, WITH A MINIMUM LENGTH OF 8 FEET WHEN USED IN CONJUNCTION WITH A 40-DEGREE PARKING SPACE. THE MINIMUM SPACING FROM A WHEEL STOP DEVICE TO A PROPERTY LINE OR PROTECTED AREA SHALL BE 25 FEET.
C. A WHEEL STOP DEVICE IS NOT REQUIRED WHEN A GROUNDWALL OR OTHER SUITABLE BARRIER IS USED TO PREVENT THE VEHICLE FROM MOVING INTO A PROTECTED AREA.



TYPE B LANDSCAPE BUFFER:

MINIMUM BUFFER REQUIREMENTS:
BUFFER WITH MIN. 100 FEET AT EACH (000) FEET OF OUTDOOR PLAY AREA PER MEETER. LANDSCAPE MATERIAL REQUIREMENTS:
CANOPY TREES: 4" SHRUBS: 5"
A. FENCE, WALL, OR BERM 6 FEET TO 8 FEET IN HEIGHT MAY BE USED AND CAN SUBSTITUTE FOR BUFFER REQUIREMENTS.

PLANT MATERIAL SIZE:
A. TREES:
1. DECIDUOUS CANOPY TREES MUST BE A MINIMUM OF 12 FEET OVERALL HEIGHT OR A MINIMUM CALIPER OF 2 INCHES WHEN INSTALLED.
2. EVERGREEN TREES MUST BE A MINIMUM OF 5 FEET IN HEIGHT WHEN INSTALLED.
3. INDERSHORY TREES (CONVEXAL) MUST BE A MINIMUM OF 5 FEET IN HEIGHT IN CLUMP FORM OR 15 INCHES CALIPER IN SINGLE STEM FORM WHEN INSTALLED.
B. SHRUBS:
1. SHRUBS MUST BE AT LEAST 18 INCHES IN HEIGHT OR 24 INCHES IN HEIGHT WHEN INSTALLED.
2. SHRUBS INSTALLED FOR BUFFER AND SCREENING MUST HAVE A MAJORE HEIGHT OF 5 FEET OR GREATER.

PROVIDE BICYCLE PARKING SLOT & RACK THIS:

PER SECTION 1020304 SCHEDULE A: (B) BICYCLE SLOT PER (100) OFF-STREET PARKING SPACES.
A. BICYCLE PARKING IS A SPACE AT LEAST 2 FEET BY 6 FEET PER PARKING SLOT AND MUST CONSENT AT A MINIMUM OF OTHERS:
1. FENCES, STAKES, OR OTHER STRUCTURES, PILED SEPARATELY TO THE GROUND OR A BUILDING, TO WHICH A BICYCLE MAY BE LOCKED OR GRANTED OR
2. SPACE IN A LOCKED STRUCTURE, ROOM, OR ENCLOSURE.
B. AREAS DEPT FOR REQUIRED BICYCLE PARKING SHALL BE:
1. PAVED AND DRAINED TO BE REASONABLY FREE OF MUD, DUST AND STANDING WATER, AND
2. WELL LIGHTED.
C. UP TO TWO VEHICLE PARKING SPACES REQUIRED UNDER THIS CHAPTER MAY BE USED FOR BICYCLE PARKING.

NEW STRIPING:

NEW STRIPING FOR PARKING SPACES OR DIRECTIONAL OR INCLUDES OF PATHWAYS TO MEET ALL TOWNSHIP ZONING ORDINANCE REQUIREMENTS FOR COLOR AND WIDTH.

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

PARKING STRIPING NOTE:

STRIPING OF PARKING SPACES EXIST. NEW STRIPING TO BE PER THIS DRAWING AS CLOSE AS POSSIBLE TO EXIST EXCEPT FOR "NO PARKING" LOCATIONS.

EXISTING BUILDING 245 SQ. FT.

SGING TO DESIGNATE ACCESSIBLE PARKING SPACES AND PASSENGER LOADING ZONES:

ACCESSIBLE PARKING SPACES, VAN ACCESSIBLE SPACES AND PASSENGER LOADING ZONES SHALL BE PROVIDED WITH A SIGN MOUNTED ON A FIXED OR MOVABLE POST OR OTHERWISE AFFIXED IN A VERTICAL POSITION SO THAT THE SIGN IS CLEARLY VISIBLE TO THE DRIVER OF A VEHICLE WHEN PARKED IN SUCH A LOCATION. A NOTICE SHALL BE AFFIXED TO THE SIGN OR POSTED ADJACENT TO IT THAT STATES THE AMOUNT OF THE FINE IMPOSED BY SECTION 454.19 OF THE REVISED CODE FOR THE OFFENSE OF PARKING A VEHICLE IN THIS LOCATION IF IT IS NOT LEGALLY LIMITED TO 30' 0".

NOTE:

THE FINE ESTABLISHED BY SECTION 454.19 OF THE REVISED CODE SHALL BE NOT LESS THAN TWO HUNDRED FIFTY DOLLARS NOR MORE THAN FIVE HUNDRED DOLLARS.

OFF-STREET PARKING RECD. NO. OF SPACES:

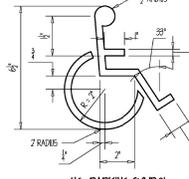
DAILY CARE: 1 PER 6 PERSON CAPACITY / PER 400 SQUARE FEET, WHICHEVER IS GREATER.

DUMPSTER / TRASH RECEPTACLE SCHEDING:

1. SCREENING MUST BE A MINIMUM HEIGHT OF 6 FEET.
2. ALL FOUR SIDES OF THE DUMPSTER MUST BE SCREENED.
3. THE SCREEN SHOULD INCORPORATE ACCESS TO THE DUMPSTER BY USING A WOODEN FENCE OR OTHER SPANSE DEVICE TO SERVE AS GATE.
4. SCREENING MATERIAL CAN BE ANY COMBINATION OF EVERGREEN PLANTINGS, FENCE OR WALL STRUCTURE.

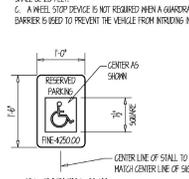
HC PARKING SPACE SIGNAGE NOTE:

ACCESSIBLE SIGNAGE:
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS REQUIRED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL BE SO DESIGNATED BY AN ADDITIONAL SIGN LABELED "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CAN NOT BE OCCUPIED BY A VEHICLE PARKED IN THAT SPACE.



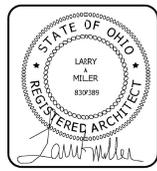
HC PARKING SYMBOL

NO SCALE
ALL SYMBOLS & SIGNAGE LOCATION OF SIGN TO CONFORM TO ANSI 111



HC PARKING SIGN

NO SCALE
ALL SYMBOLS & SIGNAGE LOCATION OF SIGN TO CONFORM TO ANSI 111

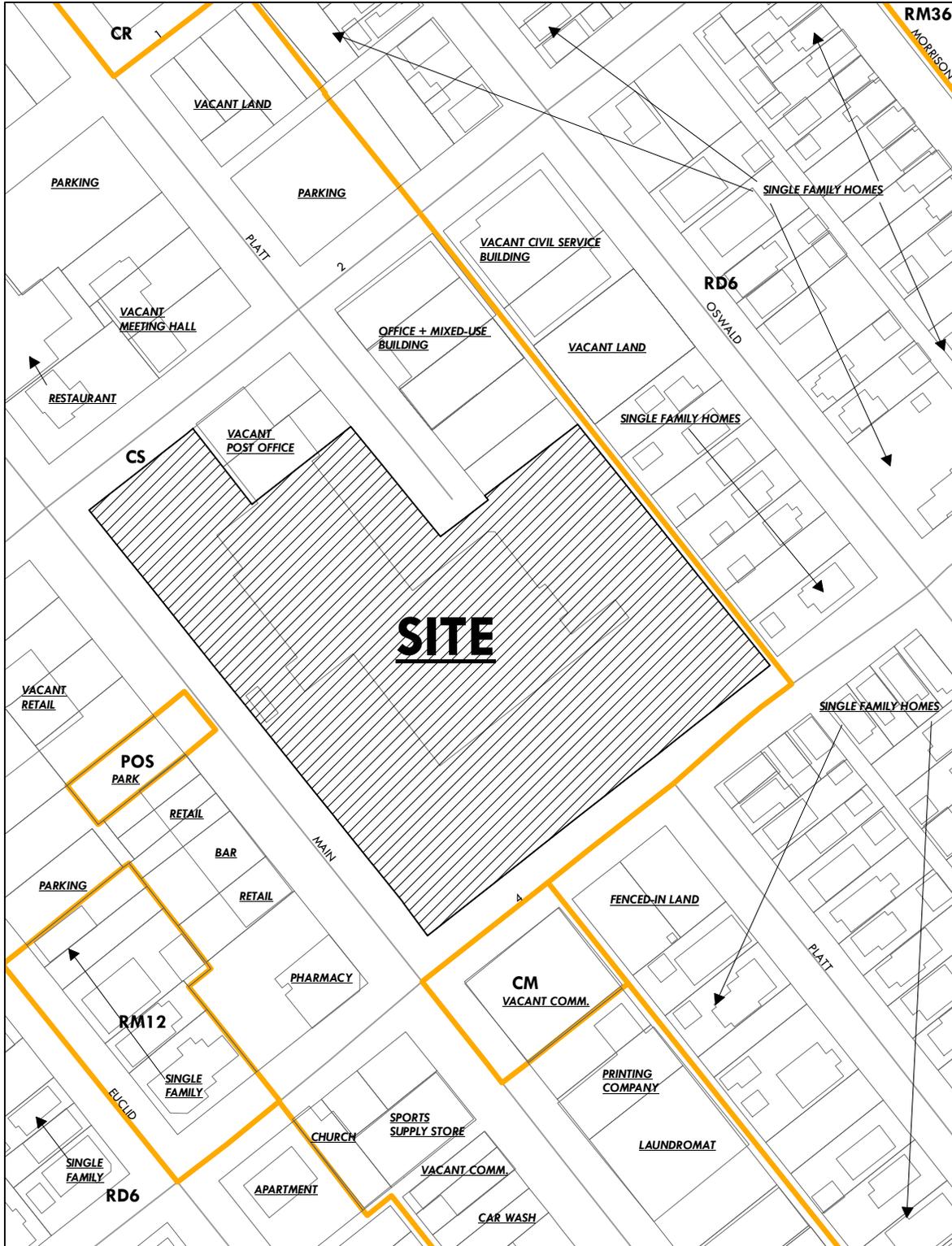
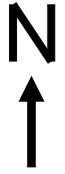


THIS DRAWING IS THE SOLE PROPERTY OF LARRY A. MILLER AND THAT NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT HIS WRITTEN CONSENT. THIS DRAWING IS NOT VALID FOR CONSTRUCTION WITHOUT HIS SEAL AND DATED SIGNATURE.

PROPOSED AUTISM / DAYCARE CENTER
2004 N CENTRAL AVE.
TOLEDO, OHIO
PHONE: 562-1118
lambdesign.com
LARRY A. MILLER, R.A., C.H., M., N.C.A.R.T.
SITE PLAN
DATE: 04-14-24

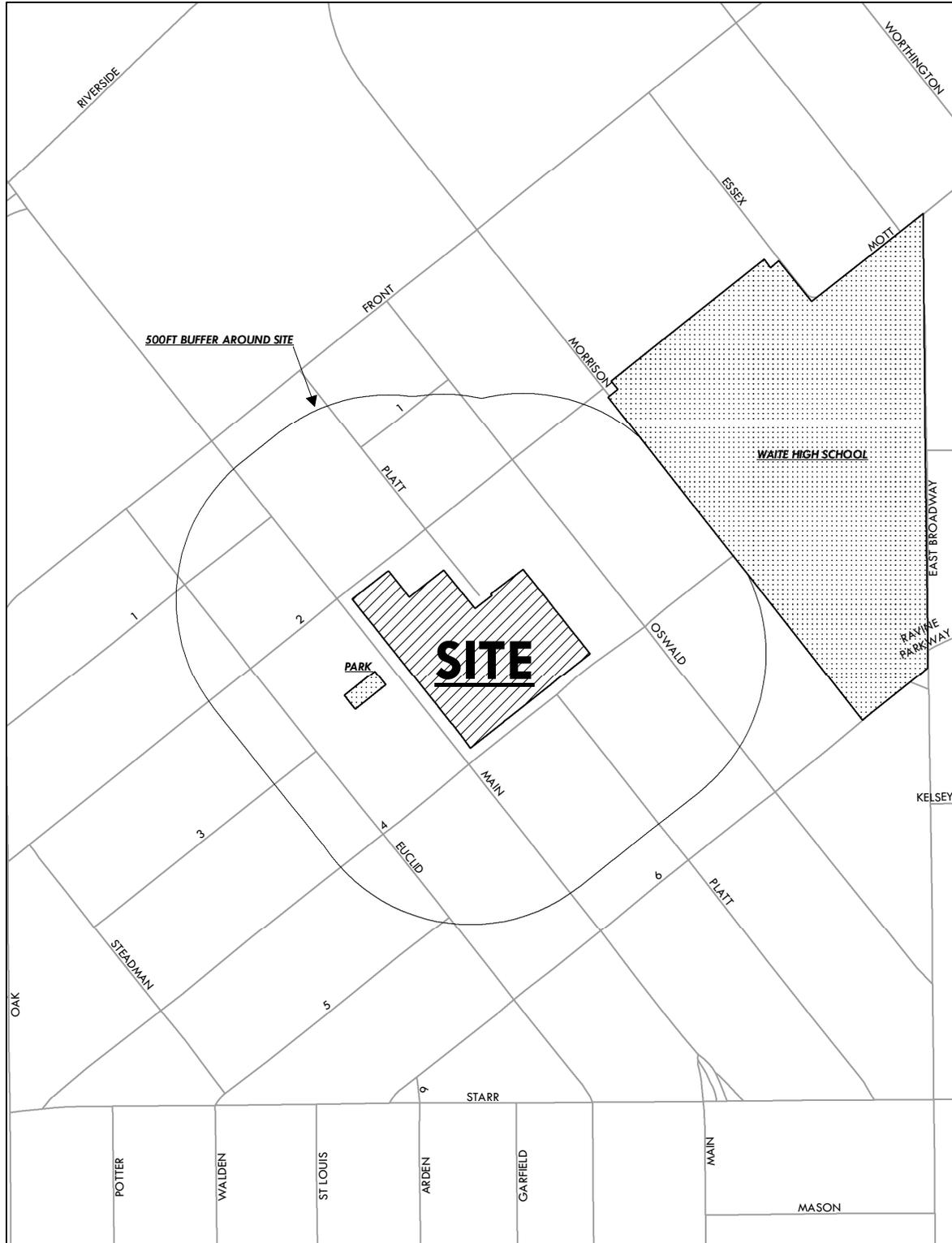
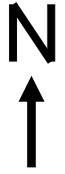
ZONING & LAND USE

SUP25-0015
ID 28



SPACING VIOLATION

SUP25-0015
ID 28





AMEND TMC§1103 – CHERRY STREET OVERLAY TO ADD REVIEW PROCESSES FOR DEMOLITIONS

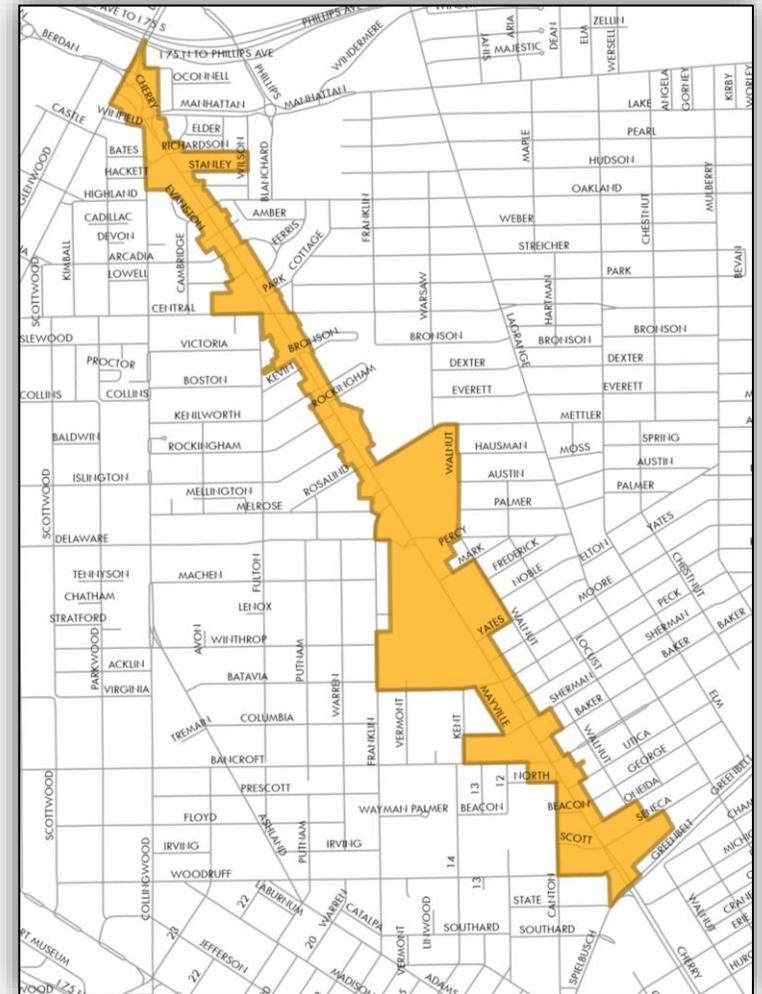
M-1-23: Text Amendment

August 13, 2025

Toledo City Council

AMEND TMC §1103 – CHERRY STREET OVERLAY

- **Established in 2014.**
 - Intended to foster redevelopment compatible with the character of the area.
- The **Cherry Street Legacy plan** calls for building protection and reduction in deteriorated spaces.
- Proposed amendment is intended to reduce the amount of impervious surfaces.
- Presented to the Cherry Street Development Organization.



PROPOSED DEMOLITION CRITERIA HIGHLIGHTS

- A hearing is required for all demolitions (Major Site Plan).
- CSDO has review and approval authority.
 - Architectural & historic significance, contribution to the CSDO.
 - No reasonable economic return and feasible alternative to demolition.
- Economic Hardship Criteria:
 - Estimated cost for redevelopment, report from an engineer and appraiser.
 - Current economic return, economic incentives and funding available.
- Demolition decision appeals shall be made to City Council Planning and Zoning Committee.

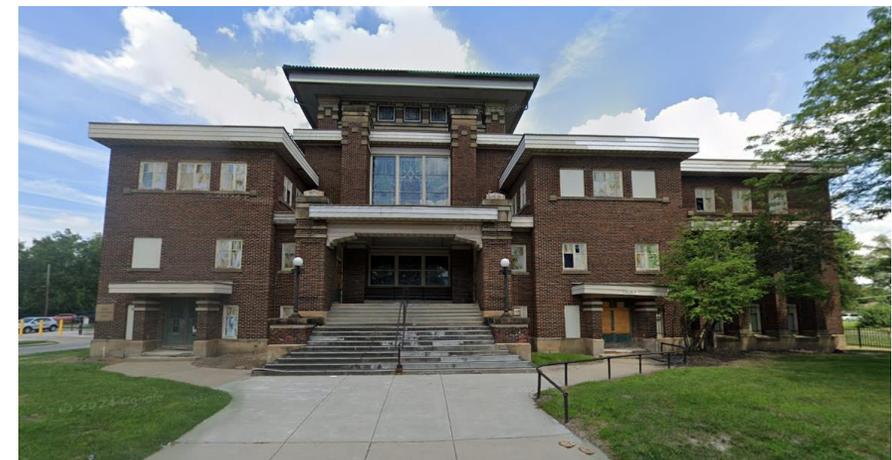


Exhibit “A”
Proposed Text Modification
 (Additions in italic highlight. Deletions in bold strikethrough.)

1104.0100 | Use Table

<i>Use Category</i>	<i>RS12</i>	<i>RS9</i>	<i>RS6</i>	<i>RD6</i>	<i>RM (all)</i>	<i>R MH</i>	<i>CN</i>	<i>CO</i>	<i>CM</i>	<i>CS</i>	<i>CR</i>	<i>CD</i>	<i>IL</i>	<i>IG</i>	<i>IP</i>	<i>POS</i>	<i>IC</i>
Industrial Use Types																	
Scrap and Salvage Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	S [35]	-	-	-

[35] Subject to standards of Sec. 1104.2700 | Scrap and Salvage Operations

1104.2700 | Scrap and Salvage Operations

1104.2701 Setbacks

Any new or future expansion of Scrap and Salvage Operations shall be set back no less than 100 feet from any residential district or use and shall be screened to obscure the materials from the view from the right-of-way.

ELIMINATING PARKING MINIMUMS

M-18-24: Text Amendment



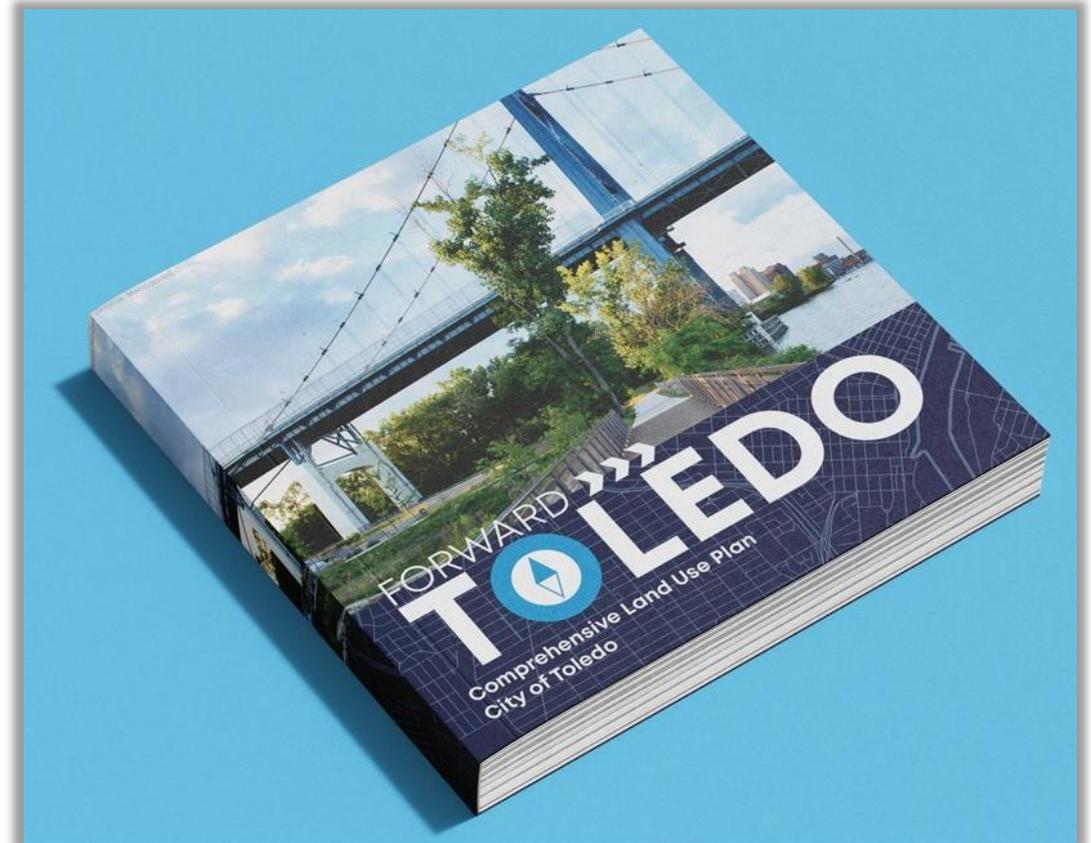
August 13, 2025

Toledo City Council

TIMELINE



- City Council request for study.
 - Resolution 207-24 in May 2024.
- Forward Toledo Plan adopted.
 - Ordinance 430-24 in Sept. 2024.



BACKGROUND & HISTORY



- **Minimum Parking Requirements (MPR)**

- Mandate a certain number of parking spaces for a building/land use. The number of required spaces depends on the type of land use activity –housing, shopping, office, etc.

- **Roughly 13% of households in Toledo are car-free (± 34,000 residents).**

Source: 2021 U.S. Census Bureau

- **More than the official seating capacity (26,248) of the Glass Bowl!**

BACKGROUND & HISTORY



- **TMC Part 11** – Planning and Zoning Code adopted in 1952 spelled out various parking requirements for specific use categories.
- Addition of the section titled “**Minimum Off-Street Parking Required**” was introduced as Chapter 1165.21 in 1986 (Ord. 641-86).

“...the existing off-street parking requirements are dispersed throughout several chapters and sections of the Planning and Zoning Code. This proposal consolidates such existing fragmented parking requirements into one updated comprehensive chapter.”

- *Quote from the 1986 staff report.*

CURRENT REGULATIONS



- **Chapter 1107** – Parking, Loading and Access section in the 2004 Zoning Code (*Ord. 170-04*).
 - Established off-street parking maximums (TMC§1107.0302).
 - 150% of minimum parking requirement.
 - Surface Parking Lot Ban and no MPR in Downtown.
 - Reductions in Historic Districts and Overlay Districts.

Use Category	Minimum Number of Off-Street Parking Spaces Required	Minimum Number of Bicycle Parking Slots Required (See Sec. 1107.0900 Below)
Residential		
Household Living		
Detached House	2 per dwelling unit	None
Detached House (Zero Lot Line)	2 per dwelling unit	None
Attached House	2 per dwelling unit	None
Duplex	2 per dwelling unit	None
Cluster Housing	2 per dwelling unit	None
Manufactured Home within a RMH district	2 per dwelling unit	None
Multi-Dwelling Structure[1]	1.5 per dwelling unit plus 1 space per 10 units for visitor parking	1 per 10 parking spaces

PROPOSED REGULATIONS



■ Off-Street Parking Maximum Allowed

- Calculated using previous parking minimums.

Use Category	Minimum Maximum Number of Off-Street Parking Spaces Required Allowed	Minimum Number of Bicycle Parking Slots Required (See Sec. 1107.0900 Below)
Residential		

■ Multiple sections of TMC 1107 - Parking, Loading and Access not modified:

- Bicycle Parking required in TMC§1107.0900.
- Off-Street Loading Spaces required in TMC§1107.1000.
- Vehicle Stacking Spaces in TMC§1107.1600.
- Accessible Parking Spaces in TMC§1107.1700.
- Design Standards and parking dimensional requirements in TMC§1107.1900.

FORWARD TOLEDO GOALS



- Identified as high-ranking priority by planning committees and public input.
 - Quality Design & Building Preservation (Build)
 - Support Public Transit & Walkable Neighborhoods (Move)
 - Strengthen Neighborhoods & Business Creation (Place)
 - Healthy Food Access, Reduce Pollution & Preserve Open Space (Sustain)



Strategy	Related Goals	Potential Partners	Priority	
			Committee	Public
Update and/or remove minimum parking requirements.	Quality Design (Build), Support Public Transit (Move), Walkable Neighborhoods (Move)	Traffic Management (TOL)	High	High



COMPREHENSIVE
LAND USE PLAN 201

PARKING MINIMUMS INCREASE COSTS

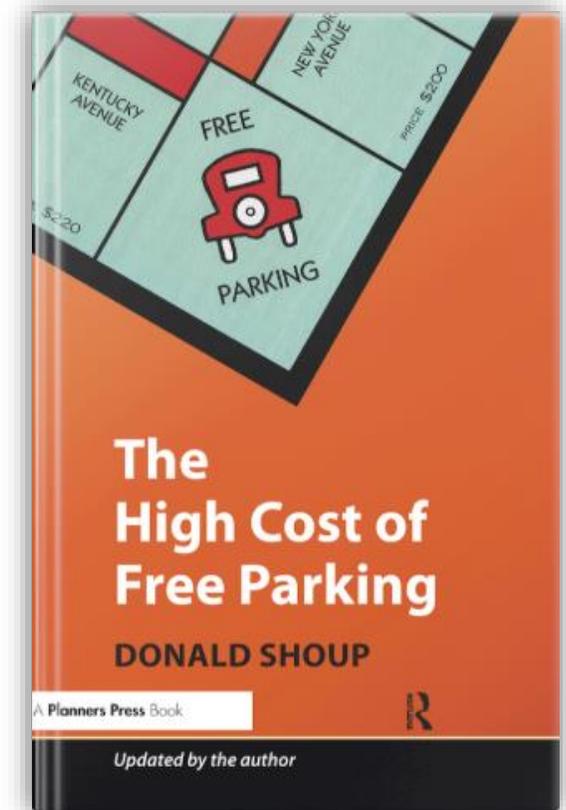
- Parking costs a lot to build, and those costs get passed on to the consumers.
- Building parking raises rent.



PARKING MINIMUMS CAN INHIBIT OR HARM BUSINESS



- When a business wants to move into an existing retail space, they must provide the required minimum off-street parking.
- In denser areas—this requirement can lead to either **demolishing existing adjacent buildings** to make room for surface parking, or real estate remaining empty because it's **too costly to add parking**.



PARKING MINIMUMS CAN INHIBIT OR HARM BUSINESS



- **Example:** consider a vacant storefront in this commercial district. Like many retail spaces in Toledo, this store has a difficult time attracting tenants due to parking requirements that the site can't accommodate.
 - A developer decides to renovate the building to add vibrancy to the area. They restore the upstairs to an apartment and lease the ground floor to Glass City Barber Shop.



Graphic source: City of Cincinnati

PARKING MINIMUMS CAN INHIBIT OR HARM BUSINESS



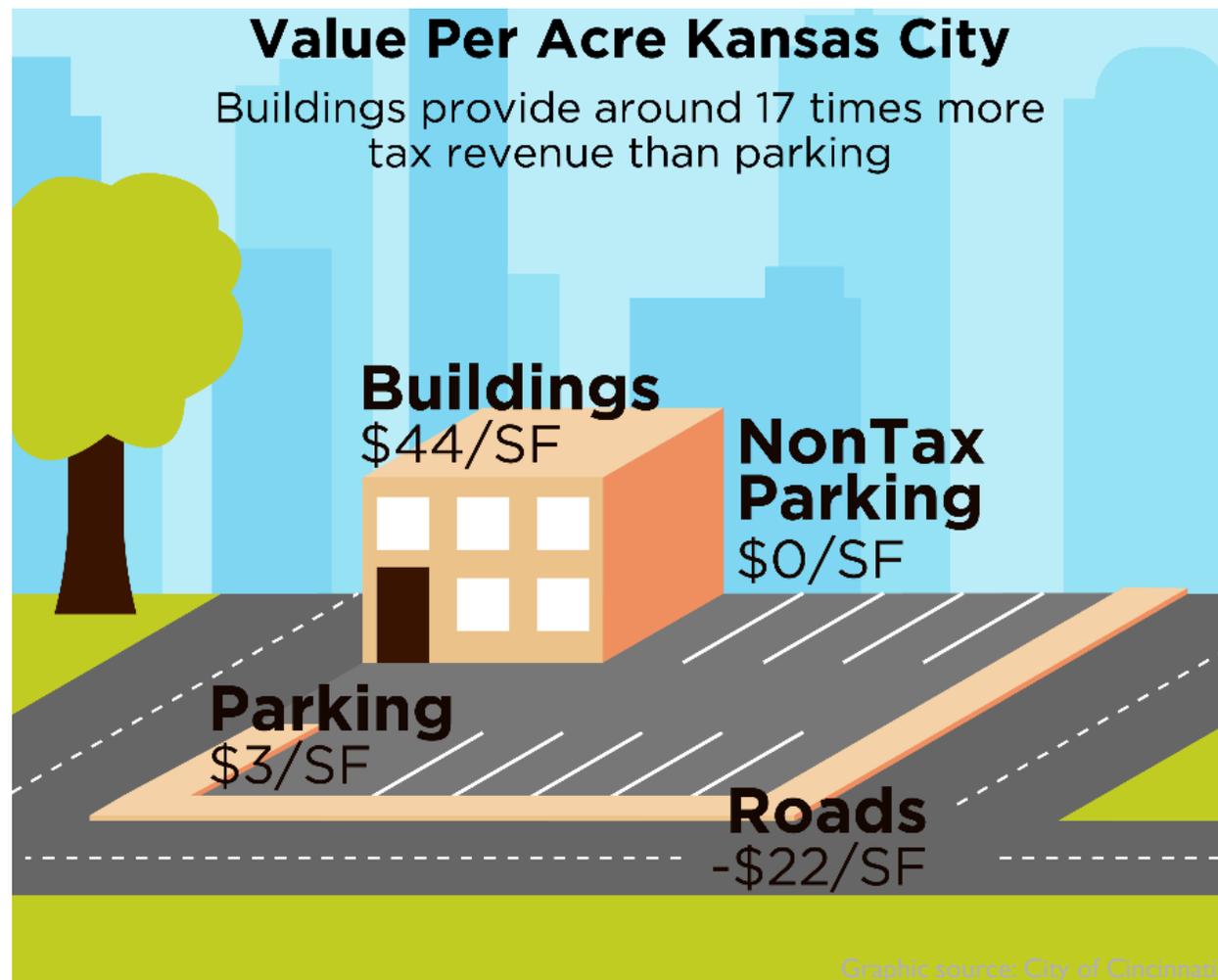
- According to the Zoning Code, the **apartment requires 1.5 parking spaces**, and the 750 square foot **barber shop requires 3 parking spaces**.
- To make room for the **5 required spaces**, the neighboring building had to be demolished and turned into a surface parking lot.



Graphic source: City of Cincinnati

PARKING DRAINS TAX REVENUE

- Parking produces very little value for the space it fills.
- **Kansas City** did a value-per-acre analysis to compare the tax revenues and expenses for each parcel of land.
- They found that parking takes up more square footage than buildings but **produces 17 times less tax revenue.**



PARKING TAKES UP A LOT OF SPACE

- **The space taken by excessive parking is a *cause* of increased driving.**
- Parking requirements push buildings farther apart, making neighborhoods less accessible without a car.
- If people can only access a place by car, parking demand increases. More parking is built, walkability decreases, and the need for cars increases again.

Parking Requirements Push Buildings Apart and Decrease Walkability



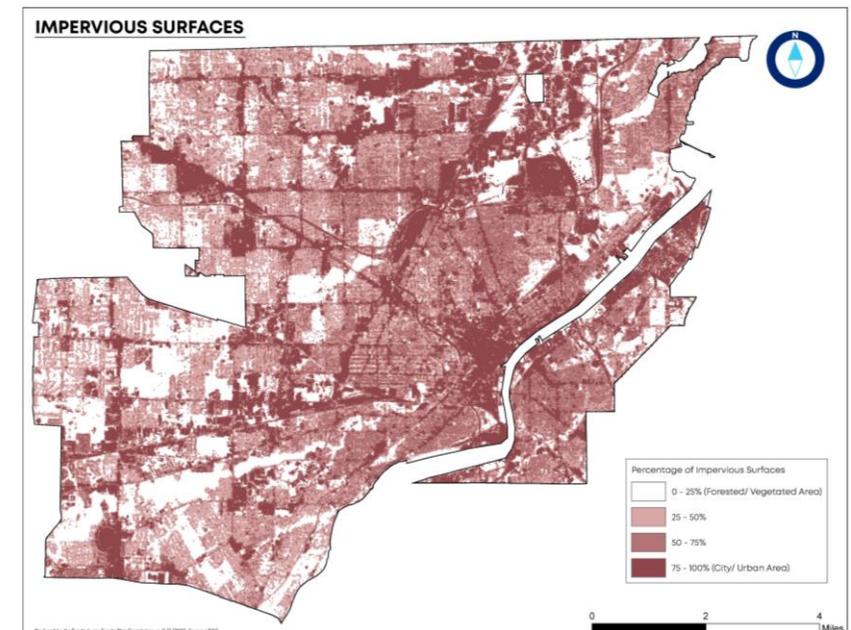
No Parking Minimums, Buildings Closer, More Walkable



Parking Minimums, Buildings Farther, Less Walkable

PARKING HARMS THE ENVIRONMENT

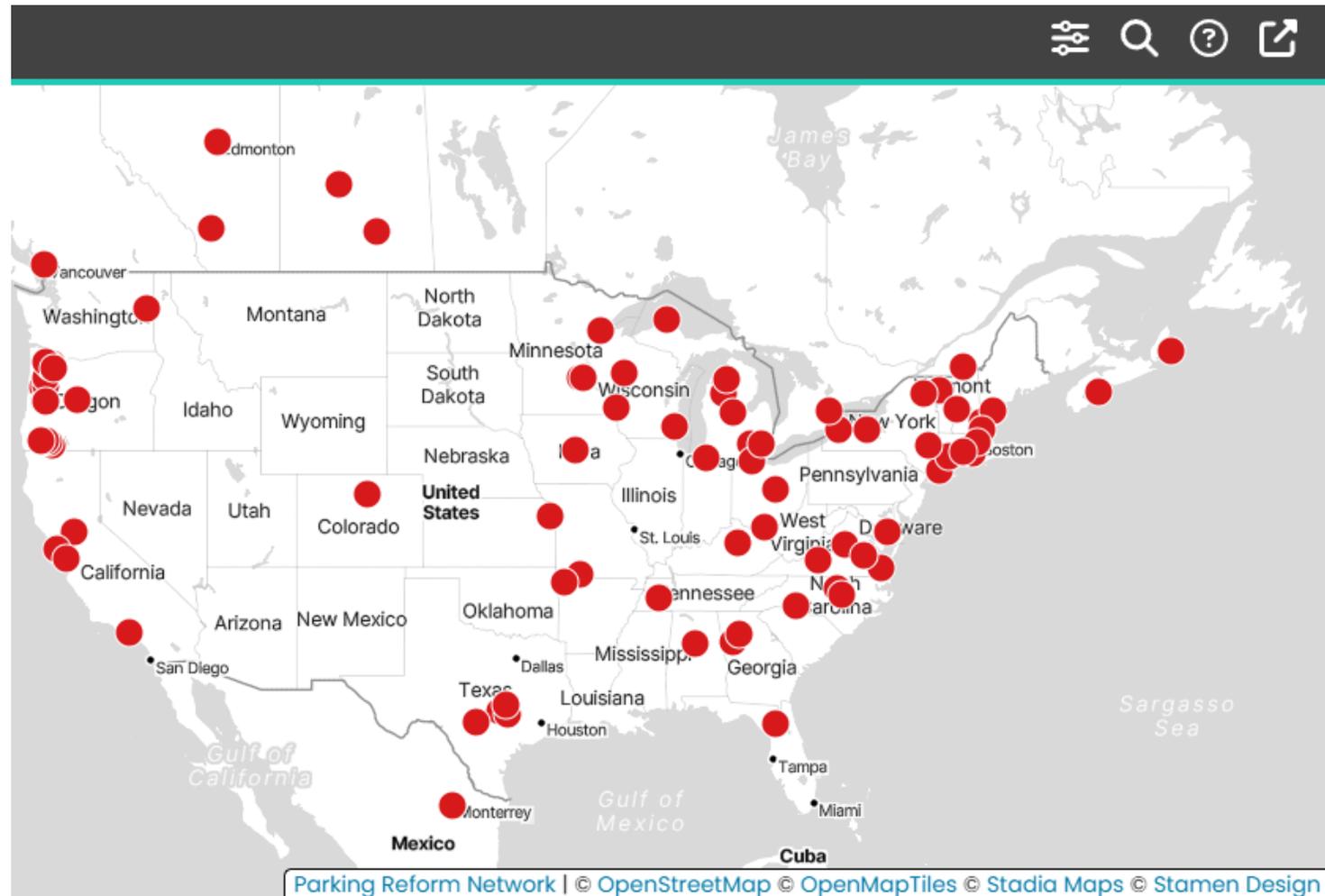
- Large surface parking lots cause major environmental harm, including **stormwater runoff**, hotter temperatures, and air quality issues.
- Stormwater runoff leads to flooding, causing property damage as well as contamination flowing into the **Maumee River** and **Lake Erie** during larger rain events.



PARKING REFORM ACROSS THE NATION



- Many other cities have greatly reduced or completely eliminated parking minimums.
- A few are shown here—**nearly 1,400 cities** have made strides toward parking reforms, [Parking Reform Network](#).

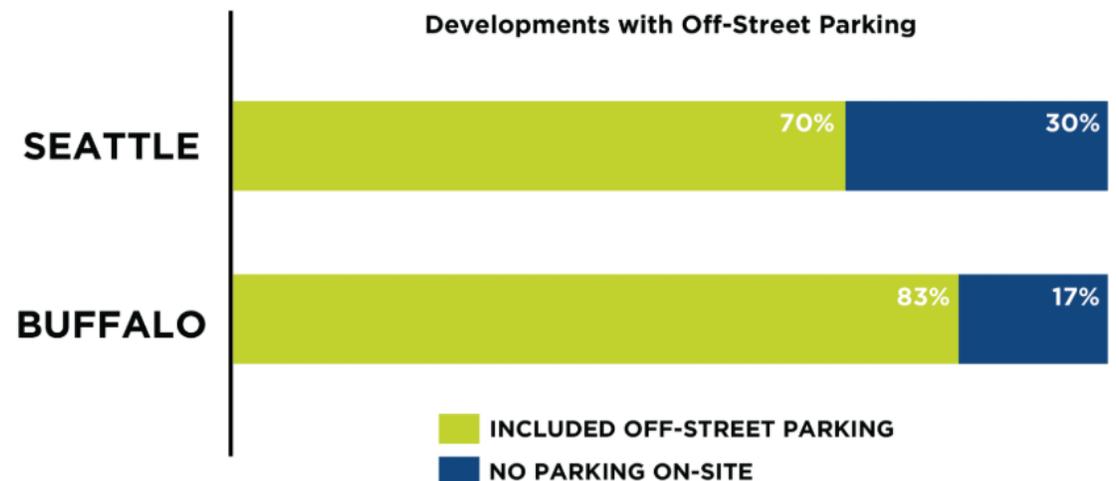


PARKING STILL GETS BUILT



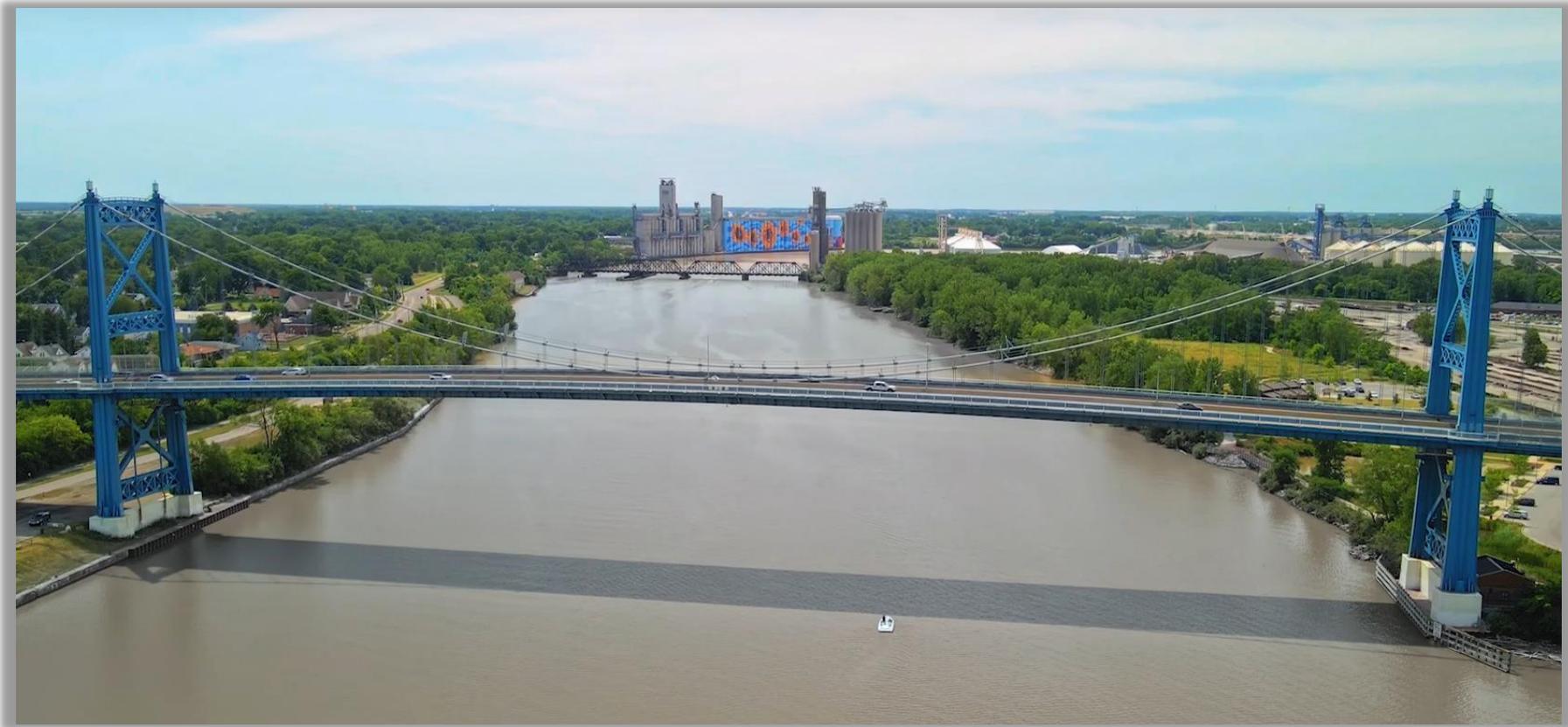
- Cities that removed parking minimums continue to see new parking being built, with the majority of developments still providing off-street parking.
 - Around 70% of developments in Seattle, WA, have included off-street parking since parking requirements were removed.
 - In Buffalo, NY, that percentage is even higher at 83%.

Without Mandates, Most Buildings Still Included Parking Voluntarily



Sources: Hess & Rehler, "Minus Minimums," *Journal of the American Planning Association* (2021); Gabbe, Pierce, & Clowers, "Parking policy: The effects of residential minimum parking requirements in Seattle," *Elsevier* (2019)

QUESTIONS?





AMEND TMC§1105 - ACCESSORY USES TO ADD DESIGN STANDARDS

M-22-24: Text Amendment

August 13, 2025

Toledo City Council

ADD DESIGN STANDARDS TO ACCESSORY USES

- Current code provides general standards for detached accessory structures.
- Complaints about the visual appearance of accessory structures particularly in residential zoning districts.
- Building Department reviews accessory structures over 200 sq. ft. (design review not included).
- Certificate of Zoning Compliance required for accessory structures under 200 sq. ft.
- **Proposed Amendment:**
 - Establish design standards for all accessory structures in residential zoning districts.
 - Accessory structures will be required to be designed with materials consistent with the principal building.
 - Planning Director may approve alternatives to this requirement.



ADD DESIGN STANDARDS TO ACCESSORY USES



3018 125th

1013 Klondike



1725 Gilbert





City Council Zoning & Planning Committee
Wednesday, August 13, 2025

9. Review of outstanding studies within the Plan Commission
10. Review of upcoming moratorium expiration dates