

WXZ Development

19350 Detroit Rd

Variance: To provide 27 off-street parking spaces vs the 35 off-street parking spaces that are required. Required parking spaces are determined by the nature of Uses and the associated minimum parking requirement set forth in Schedule 1187.09. The 35 required spaces are after the 20% reduction for shared parking. Per Section: 1187.15 (a).

Schedule 1187.09: Required Off-Street Parking Spaces

| Principal Building or Use | Minimum Parking Requirement ^(a) |
|--|--|
| (3) Retail establishment, business or personal service establishment (except as otherwise specified below) | 4 spaces per 1000 square feet of floor area |
| (7) Restaurant - Counter service when located in a shopping center (b) | 10 spaces, or 1 space per 50 square feet of floor area, whichever is greater, plus 1 space for each delivery vehicle |

1187.15 ALLOWANCE FOR SHARED PARKING.

Two or more uses may share parking facilities without providing the minimum number of on-site required spaces for each use, when parking spaces are provided in compliance with all the requirements of this Section.

(a) The minimum required number of parking spaces for the combined uses may be reduced by twenty (20) percent for shared parking when hours of operation overlap. Residential uses shall not be allowed to share parking facilities.