

# ARTICLE 21

## OFF-STREET PARKING AND LOADING

### **Section 21.01 INTENT OF PARKING PROVISIONS**

It is the intent of this Ordinance that parking spaces shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles for the use of occupants, employees and patrons of each building and premise constructed, altered or enlarged under the provisions of this Ordinance. In order to prevent undue interference with public use of streets and alleys, every manufacturing, warehouse, wholesale store, retail store, hotel, hospital, laundry, mortuary, and other uses similarly and customarily receiving or distributing goods by motor vehicle shall provide space for such receiving or distributing.

### **Section 21.02 GENERAL REQUIREMENTS**

**A. Fractional Space:** When units of measurement determining the number of required parking spaces result in a fractional space, any fraction to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.

**B. Requirements for a Use Not Mentioned:** In the case of a use not specifically mentioned, the requirements of off-street parking for a use which is mentioned and which is most similar to the use not listed shall apply. The Planning Commission shall make this determination and a record of the rationale applied documented in a file established for that purpose.

**C. Use of Parking Areas:** No commercial repair work, servicing or selling of any kind shall be conducted in any parking area or parking garage. Parking space shall be used only for the parking of vehicles used to service the establishment to which it is accessory and by its patrons.

1. No sign shall be erected in parking areas other than not more than one directional sign at each point of ingress or egress. Such sign may bear the name of the enterprise the lot is intended to serve and shall not exceed three (3) feet in height and nine (9) square feet in area, nor shall project beyond the property line of the premises.

**D. Building Additions or Other Increases in Floor Area:** Whenever a use requiring off-street parking is increased in floor area, or when interior building modifications result in an increase in capacity for any premise use, additional parking shall be provided and maintained in the proper ratio to the increased floor area or capacity. The Planning Commission may waive a portion or all of the additional parking requirement provided, upon review, it makes a finding that all of the following conditions are true:

1. There are adequate public parking facilities nearby to accommodate the increased parking demand.
2. The waiving of the additional parking spaces will not result in a visible increase in the use of nearby residential neighborhoods for off-street parking purposes.
3. The waiving of the additional parking spaces will not result in a visible increase in traffic congestion or traffic hazards.
4. Significant practical limitations exist which effectively prohibit providing the required additional parking spaces.
5. Provision of the required additional parking spaces can not be addressed under Section 21.02(E) below.

**E. Location and Joint Use of Parking Areas:** All off-street parking areas shall be located on the same lot, or on the adjacent premises in the same district as the use they are intended to serve. The joint use of parking facilities by two or more uses may be granted by the Board of Appeals whenever such use is practical and satisfactory to each of the uses intended to be

served, and when all site development requirements of Section 21.04 are met.

1. **Computing Capacities:** In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced below the sum total of the individual space requirements.
2. **Record of Agreement:** A copy of an agreement between joint users shall be filed with the application for a zoning permit and recorded with the Register of Deeds of the County. The agreement shall include a guarantee for continued use of the parking facility by each party.

**F. Queued Vehicles:** There must be sufficient on-site storage to accommodate at least two (2) queued vehicles waiting to park or exit the site without using any portion of the public street right-of-way or in any other way interfering with street traffic.

**G. Decrease in Parking Areas:** No off-street parking area or parking space which exists at the time this Ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance unless additional parking area or space is provided sufficient to meet the requirements of this Article and Section 6.08.

**H. Restrictions on Parking of Non-Residential Vehicles:** Parking of commercial vehicles in Conservation and Residential Districts shall be limited to one (1) commercial vehicle per dwelling unit not exceeding a capacity of two thousand (2,000) pounds. Parking of semitrucks or trailers, tractors, earthmoving equipment and similar vehicles shall be prohibited in Conservation and Residential Districts unless directly related to construction or agricultural activities occurring on the site.

**I. Barrier-Free Parking Spaces:** Barrier-free parking spaces, measuring a minimum of twelve (12) feet in width, shall be provided in accordance with the most current standards and rules of the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division.

### **Section 21.03 PARKING SPACE REQUIREMENTS**

The number of required off-street parking spaces in all districts, by land use type, shall be as follows:

#### **A. Residential Uses:**

1. **One and Two Family Dwellings:** Two (2) spaces for each single family dwelling unit.
2. **Multiple Dwellings:** Two (2) spaces for each multiple family dwelling unit plus one space per five (5) units for guest parking.
3. **Mobile Home Park:** Two (2) spaces for each mobile home site plus one (1) space per three (3) units for guest parking.
4. **Group Homes (adult foster care):** One (1) space per employee on the largest work shift, plus one (1) space for every three (3) residents of the home.

#### **B. Commercial Uses:**

1. **Automobile Service and Repair Stations:** Two (2) spaces for each repair and service stall (a service stall is not considered a parking space), plus one space per every two (2) employees.
2. **Barber Shops and Beauty Parlors:** Two (2) spaces for each beauty and/or barber chair.
3. **Bowling Alleys:** Two (2) spaces for each alley plus one (1) space for each employee on the largest shift.
4. **Clinics:** Two (2) spaces for each examination or treatment room, plus one (1) space for each doctor or dentist and other employees.

5. **Clothing, Furniture, Appliance, Hardware, Automobile, Machinery Sales, Shoe Repair, Personal Services (other than beauty and barber shops):** One (1) space per three hundred (300) feet of gross floor area.
6. **Commercial and Institutional Recreational Facilities:** One (1) space per three (3) patrons to the maximum capacity of the facility.
7. **Convalescent Homes, Convents or Similar Uses:** One (1) space for each six (6) beds plus one (1) space for every employee on the largest working shift.
8. **Dance Halls, Pool and Billiard Rooms:** One (1) space for every three (3) persons allowed within maximum capacity load.
9. **Funeral Homes and Mortuaries:** One (1) space for every twenty-five (25) square feet of floor area of chapels and assembly rooms.
10. **Kennels:** One (1) space for each five (5) animals of the facility's capacity, plus one (1) space for every two (2) employees.
11. **Laundromat:** One (1) space for every three (3) washing or drying machines.
12. **Miniature or Par 3 Golf Courses:** Three (3) spaces for each hole plus one (1) space for each employee.
13. **Motels, Auto Courts, Bed and Breakfasts:** One (1) space for each sleeping unit plus two (2) spaces for each employee on the largest shift.
14. **Private Recreational Facilities:** One (1) space for every six (6) potential members based on the capacity of the facility as determined by the fire marshal.
15. **Retail Stores, (except as otherwise specified herein):** One (1) space for every three hundred (300) square feet of gross floor area.
16. **Standard Restaurants, Cafeterias, Taverns, Bars:** One (1) space for every three (3) seats up to the capacity of the facility as determined by the fire marshal.
17. **Shooting Ranges:** One (1) space for each unit station plus one (1) space for each two (2) employees.
18. **Stables (commercial):** One (1) space for each five (5) animals of the facility's capacity, plus one (1) space for every two (2) employees.
19. **Supermarket, Self-Service Food Store:** One (1) space for every one-hundred (100) square feet of gross floor area.

**C. Office Uses:**

1. **General Offices:** One (1) space for every two hundred (200) square feet of gross floor area.
2. **Professional Offices and Banks:** One (1) space for every three hundred (300) square feet of gross floor area.

**D. Industrial Uses:**

1. **Excavation Operations:** One (1) space for every employee on the largest shift.
2. **Industrial or Manufacturing Establishments:** One (1) space for every three (3) employees for industry's largest working shift.
3. **Junkyard:** One (1) space for every two (2) employees.
4. **Warehouses, Wholesale Stores:** One (1) space for every eight-hundred (800) square feet of floor area.

**E. Institutional Uses:**

1. **Auditoriums (incidental to schools), Churches, Stadiums, Gyms, Theaters, and Buildings of Similar Use with Fixed Seats:** One (1) space for each four (4) seats plus one (1) space for every two (2) employees.
2. **Boarding and Lodging Houses, Fraternities:** One (1) space for each bedroom or each two (2) occupants of the structure, whichever is greater, plus one (1) additional space for the owner or operator.
3. **Day care facilities (day care center and group day care home, but not a family**

- home day care):** One (1) space for each employee, plus a paved, unobstructed stacking space for pick-up and drop-off, plus one (1) space per four (4) persons of licensed capacity.
4. **Elementary and Middle Schools:** One (1) space for every two (2) employees, plus one (1) space for every four (4) seats where the school contains an auditorium and/or stadium or gym.
  5. **Golf Clubs, Swimming Pool Clubs, Tennis Clubs or Other similar Uses:** Four (4) spaces for each green, plus one (1) space for every two (2) employees on the largest shift, plus fifty (50) percent of the spaces otherwise required for any accessory uses (e.g., restaurant, proshop, etc.).
  6. **High Schools and Colleges:** One (1) space for every employee plus one (1) space for each five (5) students (based on the capacity of the facility as determined by the fire marshall), plus one (1) space for every four (4) seats where the school contains an auditorium and/or stadium or gym.
  7. **Hospitals, Sanitariums:** One (1) space for each three (3) patient beds, plus one (1) space for each two (2) employees on the largest shift, plus one (1) space for each visiting doctor.
  8. **Libraries, Museums, Post Offices:** One (1) space for every eight hundred (800) square feet of floor area plus one (1) space for every two (2) employees on the largest shift.

## **Section 21.04 SITE DEVELOPMENT REQUIREMENTS**

All off-street parking areas shall be designed, constructed and maintained in accordance with the following standards and requirements.

**A. Marking and Designation:** Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles.

**B. Driveways:** Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided.

1. Except for parking space provided for single-family and two-family residential lots, drives for ingress and egress to the parking area shall be not less than thirty (30) feet wide and so located as to secure the most appropriate development of the individual property.
2. Each entrance to and exit from an off-street parking area shall be at least twenty-five (25) feet from any adjacent lot within a residential district.

**C. Site Maneuverability:** Each parking space within an off-street parking area shall be provided with adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. All maneuvering lane widths shall permit one-way traffic movement, except for the ninety (90) degree pattern which may provide for two-way traffic movement. The width of required maneuvering lanes and parking spaces may vary depending upon the proposed parking pattern, as follows: (See Figure 21-1)

1. For parking patterns seventy-five (75) to ninety (90) degrees, the maneuvering lane width shall be a minimum of twenty (20) feet and the parking space width shall be a minimum of nine (9) feet
2. For parking patterns fifty-four (54) to seventy-four (74) degrees, the maneuvering lane width shall be a minimum of fifteen (15) feet and the parking space width shall be a minimum of eight and one half (8 1/2) feet.
3. For parking patterns thirty (30) to fifty-three (53) degrees, the maneuvering lane width shall be a minimum of twelve (12) feet and the parking space width shall be a minimum of eight and one half (8 1/2) feet.
4. Parallel parking spaces shall be a minimum of eight (8) feet wide.
5. All parking spaces shall be at least twenty (20) feet in length.

**D. Surface:** Parking areas with a capacity of four (4) or more vehicles, except those for roadside stands and uses permitted by temporary land use permit, shall be surfaced with a material that shall provide a durable smooth and dustless surface and shall be graded and provided with adequate drainage.

**E. Setback:** Unless otherwise permitted within this Ordinance, no off-street parking area shall be located within a required front yard setback, or within ten (10) feet of a side or rear lot line.

**F. Lighting:** Except for single-family and two-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in operation.

1. Lighting shall be designed and constructed in such a manner to:
  - a. insure that direct or directly reflected light is confined to the development site
  - b. that all light sources and light lenses are shielded
  - c. that any light sources or light lenses are not directly visible from beyond the boundary of the site.
2. Lighting fixtures shall be a down-type having one hundred percent (100%) cut off. The light rays may not be emitted by the installed fixture at angles above the horizontal plane, as may be certified by photometric test.
3. The applicant shall submit the specifications for the lights, poles, fixtures and light sources to the Township for approval prior to installation. Unless as otherwise approved by the Planning Commission, light sources shall be high pressure sodium. Approved exceptions shall use warm white or natural lamp colors.
4. Recreation area and amusement area lighting shall be equipped with baffling or other devices to assure that the above requirements are achieved.

### **Section 21.05 LOADING AND UNLOADING SPACE REQUIREMENTS**

**A. Additional Parking Space:** Loading space required under this Section shall be provided as area additional to off-street parking space as required under Section 21.03 and shall not be considered as supplying off-street parking space.

**B. Access:** Access to a truck standing, loading, and unloading space shall be provided directly from a public street or alley and such space shall be so arranged to provide sufficient off-street maneuvering space as well as adequate ingress and egress to and from a street or alley.

**C. Screening:** All loading and unloading areas and outside storage areas, including areas for the storage of trash which abut another District or residential property or which face or are visible from residential properties or public thoroughfares, shall be screened according to Section 23.04(A).

**D. Location:** Unless otherwise permitted within this Ordinance, a loading-unloading area shall not be located within any front yard nor within twenty (20) feet of a side or rear lot line.

**E. Space Requirements:** There shall be provided an adequate space for standing, loading, and unloading service adjacent to the building opening for loading and unloading of not less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet in height, open or enclosed, and shall be provided according to the following table:

<u>Usable Floor Area (square feet)</u>	<u>Space Required</u>
Commercial uses, such as retail stores, personal services, amusement, automotive service.	First 3,200 sq. ft.; none. Next 20,000 sq. ft. or fraction thereof; one (1) space. Each additional 20,000 sq. ft. or fraction thereof; one (1) space.
Hotels, Offices, Clinics	First 3,200 sq. ft.; none. Next 50,000 sq. ft. or fraction thereof; one (1) space. Each additional 100,000 sq. ft. or fraction thereof; one (1)space.
Wholesale and storage contractor's yards.	First 20,000 sq. ft.; one (1) space, including building. Each additional 20,000 sq. ft. or fraction thereof; one space.
Manufacturing uses	First 20,000 sq. ft. or fraction thereof; one (1) space. Each additional 20,000 sq. ft. or fraction thereof; one (1)space.
Funeral Homes and Mortuaries	First 5,000 sq. ft. or fraction thereof; one space. Each additional 10,000 sq. ft. or fraction thereof; one (1) space.
Hospitals	First 20,000 sq. ft.; one (1) space. Next 100,000 sq. ft. or fraction thereof; one (1) space. Each additional 200,000 sq. ft. or fraction thereof; one (1) space.
Schools, Churches, Clubs, Public Assembly Buildings Auditoriums, Boarding Houses, Convalescent Homes	For each building, one (1) space.

**Figure 21-1**  
**PARKING LAYOUTS**