

## Chapter 12

### **OFF-STREET PARKING AND LOADING**

#### **SECTION 12.1 GENERAL PROVISIONS**

- A. There shall be off-street parking spaces meeting the requirements of this Chapter provided by the owner, lessee and occupant of any property in all Districts prior to the issuance of a Certificate of Occupancy for the erection or enlargement of any building or structure, or the commencement or expansion of any use.
- B. The Zoning Administrator may require a performance guarantee prior to the issuance of the Certificate of Occupancy where full completion of a parking area would not be possible due to adverse weather conditions or similar reasonable circumstances beyond the control of the applicant.
- C. Required off-street parking spaces shall not be removed unless an equal number of parking spaces as required by this Chapter are provided elsewhere on the premises.
- D. Parking facilities required by this Ordinance shall be used for the convenience of patrons, occupants and employees of the use intended to be served and shall not be used for storage of goods, merchandise, unrelated commercial vehicles or the repair or sale of vehicles.
- E. No signs other than signs designating entrances, exits and conditions of use shall be erected within the parking lot except as otherwise permitted by this Ordinance.
- F. In the case of mixed uses on the same premises, the total requirements for off-street parking facilities shall be the sum of the requirements of the individual uses computed separately, provided that this provision shall not apply where a use is accessory to the main use and is not intended to serve additional patrons or employees.
- G. Off-street parking facilities for any use shall not be considered as providing required parking facilities for any other separate use.
- H. If fewer spaces are available to serve a use than the minimum requirement of this Chapter, the extent and occupancy of the use shall be restricted proportionately to the number of parking spaces available.
- I. Where not specifically listed, the Zoning Administrator shall apply the parking requirements most similar to the use not listed.
- J. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

**SECTION 12.2 EXISTING NON-CONFORMING PARKING AND LOADING AREAS**

- A. Any building or use which fully or partially meets the off-street parking or loading requirements of this Ordinance on the effective date thereof or at any subsequent time thereafter continues to comply with these requirements at the highest degree of compliance reached.
- B. Existing off-street parking and loading areas, stall sizes and number of spaces either installed or part of an approved construction project for which a permit has been issued by the effective date of this Ordinance in excess of that required by this Chapter shall not be reduced unless and until all other requirements in this Chapter and all landscaping requirements in this Ordinance have been met.
- C. Whenever there is any change in use or an increase in number of employees or increase in floor area or in any other unit of measurement specified in this Chapter, additional off-street parking and loading facilities shall be provided on the basis of the resultant change.

**SECTION 12.3 SINGLE AND TWO-FAMILY RESIDENTIAL PARKING REQUIREMENTS**

- A. Required residential off-street parking spaces shall consist of a clearly-defined parking strip, parking bay or driveway or combination thereof and shall be located on the premises they are intended to serve. Parking spaces provided within a carport or enclosed garage shall be counted toward meeting the minimum parking space requirement.
- B. The amount of paving for the parking strip, parking bay or driveway shall not cover more than 25% of the front yard area.
- C. No more than one parking space shall be provided in the front yard.
- D. For the purposes of this Chapter, tandem parking is the authorized parking of one vehicle behind another parked vehicle to meet the parking requirements of this Chapter. (Not intended to include a parallel parking arrangement.) Tandem parking is permitted only to provide parking space for single-family and two-family residential use and may be a part of the driveway, provided no parking space extends into a public or private right-of-way.

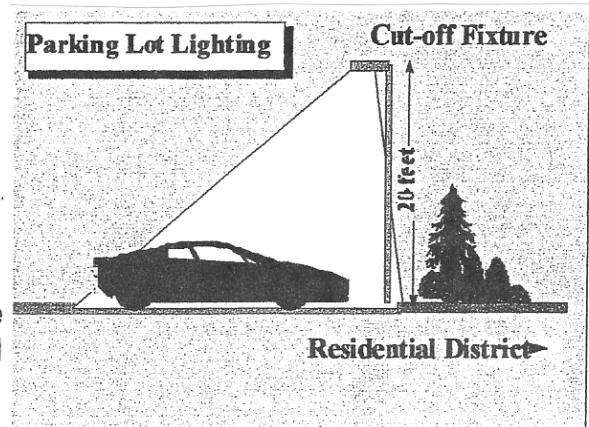
**SECTION 12.4 NON-RESIDENTIAL AND MULTIPLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS**

- A. Parking facilities for non-residential and multiple-family residential uses shall be on the premises or within 300 feet thereof as measured from the closest building entrance to the nearest portion of the lot.

- B. Adequate radius shall be provided to permit the turning of all vehicles, including trucks and emergency vehicles, intended to use the site such that any vehicle may enter the street facing forward.
- C. All entrances and exits for off-street parking lots located in a Non-Residential District shall be not less than 25 feet from any Residential District property line.
- D. All driveways, aisles and parking and loading areas shall be improved with concrete with a minimum thickness of four inches, asphalt with a minimum thickness of two and one-half inches over a six-inch gravel base or brick pavers manufactured for use as a driving course, except for parking spaces approved solely for display of new, used, lease or rental vehicles, vehicle equipment, boats and recreational vehicle/trailer inventory.
- E. All parking spaces, except parking lots with less than four spaces, shall be delineated by single or double striping. A single stripe is required along the front of each space perpendicular to the side striping. No striping is required for spaces approved solely for Dealer display areas.
- F. Vehicle backing or maneuvering directly into a street, alley or service drive intended for travel by the general public or patrons is prohibited. A maneuvering area shall be provided on the premises for any delivery or other similar vehicle.
- G. Vehicles shall enter and leave the parking area only at clearly-marked and established driveways.
- H. Ingress and egress to a parking lot located in a Non-Residential District shall not be across land in a Residential District.
- I. Covered parking such as parking ramps, parking garages and basement parking may serve as required parking areas.
- J. Waste dumpsters
  - 1. Waste dumpster pads in parking areas shall be located so as not to interfere with general public/patron normal traffic flow and shall be in addition to parking stall and aisle requirements.
  - 2. Waste dumpsters shall be screened by a continuous opaque screen at least six feet high. The screen may be comprised of berming, plant material, screen walls or fences or any combination of these elements.
- L. It shall be unlawful for any person to park or store any vehicle on any lot or parcel without the express written consent of the owner, holder, occupant, lessee, agent or trustee of such property.
- M. Parking lot landscaping shall be provided in accordance with the landscaping requirements of this Ordinance.

N. Parking lots shall be adequately lit to ensure security and safety and shall meet the following requirements:

1. Light fixtures shall be no higher than 20 feet and shall be provided with light cut-off fixtures that direct light downward.
2. For parking lots serving a single building or groups of related commercial, industrial or office



buildings in excess of 500 spaces, the Planning Commission may permit a higher light fixture in selected locations within the parking lot where existing or planned residential areas will not be affected.

3. Lighting shall not be attached to buildings or other structures that permits light to be directed horizontally.

## SECTION 12.5 HANDICAPPED PARKING REQUIREMENTS

Off-street parking areas shall include spaces for the handicapped in accordance with the provisions of Act 230 of the Public Acts of the State of Michigan, 1972, as amended, and shall be included in the count of required spaces.

## SECTION 12.6 CONSTRUCTION, LAYOUT AND MAINTENANCE STANDARDS

- A. No parking lot shall be constructed, altered or enlarged unless and until a permit is issued by the Township. Applications for a permit shall be submitted to the Township and shall be accompanied with not less than three sets of site plans for the development and construction of the parking lot showing that the project will fully comply with all provisions of this Ordinance. All parking areas shall meet the minimum standards contained in the Parking Space Dimensions table.

Parking Pattern	Aisle Width		Parking Space		Total Width <sup>#</sup>	
	2 Way	1 Way	Width <sup>1</sup>	Length <sup>2</sup>	1 Way	2 Way
Parallel	18 ft.	12 ft.	9 ft.	25 ft.	30 ft.	36 ft.
30-75%	24 ft.	12 ft.	9 ft.	21 ft.	48 ft.	60 ft.
76-90%	24 ft.	15 ft.	9 ft.	18 ft.	65 ft.	60 ft.

- 1 Measured perpendicular to the longitudinal space centerline.
- 2 Measured along the longitudinal space centerline.
- 3 Total width of two tiers of parking spaces plus maneuvering lane

- C. Off-street parking areas and loading areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. No off-street parking area or loading area drainage systems may be connected to a sanitary sewer system.
- D. The exterior of all parking lots for non-residential uses and multiple-family parking areas shall be provided with a rolled six-inch concrete, or standard six-inch concrete, curb except where the parking lot abuts a retention or detention pond or equivalent area. Bumper stops, curbing or wheel chocks shall not be required within the parking area, but if provided to prevent a vehicle from extending beyond the parking space outline, shall be placed two feet back from the front of each space and shall be perpendicular to the sides of the space.
- E. All entrance approaches between the curb and the property line shall be paved with asphalt or concrete.

**SECTION 12.7 OFF-STREET TRUCK AND EQUIPMENT PARKING**

The owner, tenant or lessee of any lot, parcel or tract of land in a Residential District or on a lot used for residential purposes shall not permit or allow the storage or parking, at any time thereon, of trucks, semi-tractors\* and tractor trailers, manufactured homes, tractors, bulldozers, earth carriers, drag lines, cranes, steam shovels and/or any other heavy equipment or machinery. It is provided, however, that the owner, tenant or lessee of a Commercial or Non-Commercial farm may openly store the machinery and equipment used on the farm. It is further provided that equipment necessary to be parked on a lot or parcel during the construction work thereon shall be exempt from this restriction. This restriction shall not apply to pickup or panel trucks.

**\*Note:** Semi-tractors will be permitted on a case-by-case basis through a Special Use Permit.

**SECTION 12.8 OFF-STREET LOADING AND UNLOADING**

- A. On the same premises with every building, structure or part thereof erected and occupied for manufacturing, storage, warehousing, retailing, display or other uses involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services adjacent to the opening used for loading and unloading. Loading and unloading space shall be provided according to the following table:

Gross Floor Area (sq.ft.)	Loading/Unloading Spaces Required
0 – 2,000	None
2,000 – 20,000	One space
20,000 – 100,000	One space plus one space for each 20,000 square feet in excess of 20,000 or one space for every overhead loading door, whichever is greater

100,000 – 500,000	Five spaces plus one space for each 40,000 square feet in excess of 100,000 or one space for every overhead loading door, whichever is greater
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- B. General Loading/Unloading requirements
1. Loading/unloading spaces shall not use any portion of any street, alley or service drive or other space intended for general public/patron travel.
  2. Vehicle backing or maneuvering directly into a street, alley or service drive intended for travel by the general public or patrons is prohibited. Maneuvering area shall be provided on the premises for any delivery or other similar vehicles.
  3. Loading/unloading spaces shall be a minimum of 12 feet in width, 55 feet in length and have clearance of at least 14 feet in height.
  4. If truck wells are to be used, a protective railing or wall shall be provided along the sides of the well.
  5. Loading/unloading spaces or truck wells shall not be located within the required front yard.
  6. Loading/unloading spaces facing a Residential District shall be screened from view by a wall and/or landscaping.
  7. Required loading/unloading spaces shall not be included in calculations for parking spaces needed to meet general parking requirements.

**SECTION 12.9 OFF-STREET PARKING REQUIREMENTS FOR INDIVIDUAL USES**

- A. The Planning Commission may defer construction of a portion of the required number of parking spaces for individual uses if the following conditions are met:
1. Areas shown for deferred parking shall be (1) shown on a site plan; and (2) shall be of sufficient area to permit the construction of the total number of parking spaces required by this Section. Such areas shall not be used for any other purpose required by this Ordinance (such as landscaped buffers, etc.) and shall be kept open.
  2. Alterations to the deferred parking area to add parking spaces may be initiated by the owner or required by the Zoning Administrator based on parking needs and shall require the submission and approval of an amended site plan as required in Chapter 4.
- B. The following parking tables contain the minimum required parking spaces for the uses listed. Parking requirements for any use not listed shall be determined by the Zoning Administrator using the requirements for the use which is most similar in characteristics to the unlisted use.

<b>RESIDENTIAL USES</b>	
<b>Use</b>	<b>Measurements</b>
Boarding and Rooming House	Two spaces for each dwelling unit/room
Housing for the Elderly	One space per dwelling unit plus two spaces for a caretaker/manager unit. The maximum walking distance of 40% of the dwelling units to their required space shall be 100 feet with a maximum walking distance to a public entrance of a main building of 150 feet from a required parking space.
Multiple-Family Dwellings	3 – 12 units: 1-1/2 spaces per dwelling unit per building
	13 – 24 units: 1-1/3 spaces per dwelling unit per building
	25 units or more: 1-1/4 spaces per dwelling unit per building
Single-Family Detached and Two-Family Dwellings	Two spaces for each dwelling unit

<b>INSTITUTIONAL, RECREATIONAL AND CULTURAL USES</b>	
<b>Use</b>	<b>Measurements</b>
Abuse Treatment Center	Six spaces plus one space for each three beds
Ambulance Base	Four spaces per emergency vehicle
Adult Foster Care Home	Not less than three spaces
Archery and Rifle Range	One space per target area
Art Gallery	One space per 600 square feet UFA
Assembly (indoor and outdoor) such as theaters, stadiums, churches, skating rinks and similar uses unless otherwise specified herein	One space for each three seats or six linear feet of seating area plus amount required for accessory uses
Assisted Living Center	One space for each dwelling unit
Auditorium and Exhibition, Banquet and Union Hall and similar uses unless otherwise specified herein	One space for each three persons, based on maximum occupancy load as established by local, county and state building and fire codes
Bingo Parlor	One space for each three persons, based on maximum occupancy load as established by local, county and state building and fire codes
Cemetery and/or Crematorium	Not less than four spaces
Church – indoor	One space for each three persons based on maximum occupancy load as established by local, county and state building and fire codes of the largest assembly room therein
Church – outdoor	See Assembly
Club (private) or Lodge	One space for each three persons based on maximum occupancy load as established by local, county and state building and fire codes plus amount for each accessory use
Community Center	Based on sum of each use computed separately or see Assembly
Convent	One space for each two beds
Day Care Center (Group)	One space per four persons of licensed capacity with not less than four spaces plus off-street waiting spaces to accommodate six vehicles

Dormitory	One space for each three beds
Fraternity or Sorority House	One space for each two beds
Golf Course	Sixty spaces for each nine holes plus amount required for accessory uses except no additional spaces required for driving range
Group Home	Not less than three spaces
Hospital	Two spaces for each bed
Library	One space for each 600 sq. ft. UFA
Mausoleum	Not less than four spaces
Mortuary/Funeral Home	One space for each 50 sq. ft UFA plus two spaces for each residential dwelling unit
Museum	One space per 600 sq. ft. UFA
Nursing/Convalescent Home	One space for each three beds
Orphanage	No less than five spaces plus two spaces for resident/manager
Park	Four spaces per acre plus amount required for accessory uses
Post Office	One space for each 100 sq. ft. GFA
School – Beauty	One space for each two students
School – Elementary/Middle	One space for each 10 students based on maximum occupancy load of UFA as established by local, county and state building and fire codes plus amount required for gymnasium, auditorium and other accessory uses
School – Nursery	One space per four persons of licensed capacity with not less than four spaces plus off-street waiting spaces to accommodate six vehicles
School – High School, Trade or Industrial	One space for each two students based on maximum occupancy load of UFA as established by local, county and state building and fire codes plus amount required for gymnasium, auditorium and other accessory uses
Tennis, Racquetball, Volleyball and similar uses	One space for each two customary participants plus amount required for accessory uses
Zoo	One space per each 2,000 sq. ft. of land area

<b>COMMERCIAL AND OFFICE USES</b>	
<b>Use</b>	<b>Measurements</b>
Amusement Center for Billiards, Pool and/or Mechanical or Electronic Amusement Devices	One space for each six persons based on maximum occupancy load as established by local, county and state building and fire codes plus amount for each accessory use
Appliance Repair	One space for each 500 sq. ft. GFA
Auction House	One space for each three persons based on maximum occupancy load as established by local, county and state building and fire codes
Automobile Service and Repair Facility	Two spaces for each service bay, stall, rack or pit plus one space for each fuel pump plus one space for each accessory use



Bakery	One space for each 200 sq. ft. UFA plus one space for each 500 sq. ft. GFA used for processing plus amount required for accessory uses
Bank, Credit Union, Savings & Loan Association and other similar uses	One space per 200 sq. ft. GFA plus four off-street waiting spaces for each service window or station. No additional spaces required for accessory ATMs.
Barber or Beauty Shop	Three spaces for the first barber chair and one space for each additional chair
Bar, Tavern, Nightclub	One space for each 75 sq. ft. UFA or one space for each two persons in the maximum occupancy load as established by local, county and state building and fire codes, whichever is greater
Bed and Breakfast Inn	Two spaces plus one space for each leaseable bedroom
Bicycle or Canoe Rental	Not less than five spaces plus one space for each five rental bicycles or canoes in excess of 20
Bowling Alley	Five spaces per each bowling lane plus amount required for each accessory use
Cinema – Indoor	Six spaces plus one space for every six seats based on maximum occupancy load as established by local, county and state building and fire codes
Cinema – Outdoor	Four spaces plus one space per vehicle based on design capacity of spectator area
Coin-Operated Laundry	One space for each two washing and/or dry-cleaning machines
Contractor Showroom	One space for each 200 sq. ft. UFA plus one space for each 1,000 sq. ft. GFA not used for display and sales plus one space for each 2,000 sq. ft. of outside land area used for storage or display
Dance Hall	One space for every three persons based on maximum occupancy load as established by local, county and state building and fire codes plus amount required for each accessory use
Decorator	One space for each 200 sq. ft. UFA
Dry Cleaner or Commercial Laundry	One space for each 100 sq. ft. UFA plus one space for each 200 sq. ft. GFA used for processing
Exterminator	One space for each 500 sq. ft. GFA
Furniture, Appliance Store, Household Equipment Store	One space for each 800 sq. ft. UFA
Golf Course – Par 3 and Miniature	Two spaces for each hole
Golf Driving Range	Two spaces for each tee
Health Club	One space for every three persons based on maximum occupancy load as established by local, county and state building codes plus amount required for each accessory use
Heliport	One space for each 1,000 sq. ft. of operational area but not less than 10 spaces
Helistop	Five spaces for commercial helistop and two spaces for non-commercial helistop
Kennel	Not less than four spaces

Lumber Yard/Building Materials Sales and Storage	One space for each 800 sq. ft. UFA plus one space for each 2,000 sq. ft. of outside land area used for storage or display
Massage Parlor	Two spaces for each massage room or station
Motel, Hotel	Five spaces plus one space for each occupancy unit plus amount required for accessory uses
Open Air Business not otherwise specified	One space for each 200 sq. ft. UFA plus one space for each 2,000 sq. ft. of land area used for storage or display
Office – Business/Professional	One space for each 400 sq. ft. UFA with not less than four spaces plus amount required for each accessory use
Office – Dental, Medical, Veterinary and similar uses	Three spaces for each examination or treatment room with not less than six spaces plus amount required for each accessory use
Personal Service Establishment not otherwise specified	One space for each 200 sq. ft. UFA with not less than four spaces plus amount required for each accessory use
Restaurant	One space for each 75 sq. ft. GFA or one space for each two persons in the maximum occupancy load as established by local, county and state building and fire codes, whichever is greater, plus four off-street waiting spaces for each service window or station
Restaurant – Drive-through or Take-out Only	One space for each 25 sq. ft. GFA plus four off-street waiting spaces for each service window
Retail Business not otherwise specified	One space for each 150 sq. ft. UFA for the first 10,000 sq. ft. plus one space for each 200 sq. ft. of the remaining UFA
Swimming Pool – Commercial	One space for each six persons based on the design capacity of the pool plus amount required for each accessory use
Tanning Salon/Hot Tub Rental	Two spaces plus one space for each tanning station or hot tub room
Vehicle Wash Establishment – Automatic	Parking/waiting spaces equal to five times the maximum occupancy capacity of the vehicle wash. Maximum capacity shall mean the greatest number of vehicles undergoing some phase of washing at the same time as determined by dividing the length of each wash line by 20
Vehicle Wash Establishment – Self-Service	Five parking/waiting spaces for each washing stall

<b>INDUSTRIAL</b>	
<b>Use</b>	<b>Measurements</b>
Industrial plants, research and development facilities and other similar facilities not otherwise mentioned herein	Five spaces plus one space for every 1,500 sq. ft. GFA plus amount required for offices and other accessory uses
Truck/Freight Terminal	One space for each 1,000 sq. ft. UFA plus two spaces for each vehicle operating from the premises plus amount required for offices and other accessory uses
Utility and Public Service Buildings	One space for every 1,500 sq. ft. GFA plus amount required for offices and other accessory uses
Warehouse/Distribution Center	One space for each 5,000 sq. ft. of storage GFA with not less than four spaces plus amount required for offices and other accessory uses plus one space per each 2,000 sq. ft. of outside land area used for storage or display
Wholesale Store	One space for each 150 sq. ft. UFA for the first 10,000 sq. ft. plus one space for each 200 sq. ft. of remaining UFA