

CHAPTER 28

OFF-STREET PARKING AND LOADING

SECTION 28.1 PURPOSE. The purpose of this chapter is to prescribe regulations for off-street parking of motor vehicles, recreational vehicles, trucks and trailers in residential and nonresidential zoning districts, to ensure by the provision of these regulations that adequate parking and access is provided in a safe and convenient manner, and to afford reasonable protection to adjacent land uses from light, noise, air pollution, and other affects of parking areas.

SECTION 28.2 SCOPE.

1. At the time any building or structure is erected, enlarged, or increased in capacity, or uses established, off-street parking and loading spaces shall be provided in all zoning districts according to the requirements of this Chapter.
2. No parking or loading area or space which exists at the time of the adoption of this Chapter shall thereafter be relinquished or reduced in any manner below the requirements established by this Chapter.
3. Parking areas must be in the same zoning classification as the property it serves.

SECTION 28.3 LOCATION OF PARKING AREAS.

1. For all residential uses, the number of parking spaces required by this Chapter shall be located on the same lot or parcel as the dwelling units served.
2. For all other uses, the number of parking spaces required by this Chapter shall be located on the same lot, or lots under the same ownership, within 300 feet of the building it is intended to serve, measured from the building to the nearest parking space of the on-premise parking lot.

Parking on lots under different ownership within 300 feet of the building it is intended to serve shall also be permitted if such arrangement does not result in a parking deficiency for the other use, and a legal agreement specifying the terms for the parking arrangement, signed by all involved parties is provided.

SECTION 28.4 GENERAL REQUIREMENTS.

1. Units of Measurement
 - a. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.

- b. When units of measurement determining the number of required parking spaces result in a requirement of a fractional space, that fraction shall be counted as a full parking space.
2. Mixed Occupancy and Alternative Parking Arrangements.
- a. In the case of mixed uses in the same building or on the same lot or parcel, the total requirements for off-street parking and loading shall be the sum of the requirements for the individual uses computed separately, except as outlined in Section 28.4(2)(d).
 - b. Shared Parking - Where a mix of land uses in the same building or on the same lot or parcel creates staggered peak periods of parking, shared parking agreements that have the effect of reducing the total amount of needed parking spaces, may be allowed at the discretion of the Planning Commission or Site Plan Review Committee. Shared parking agreements shall be tied to a specific land use and not the land itself. Retail, office, institutional and entertainment uses may share parking areas. In no case shall shared parking include the parking required for residential uses.
 - c. Joint or Collective Parking provisions of off-street parking areas for buildings or uses on two or more properties shall not be less than the sum of the requirements for the participating individual uses computed separately except that the Planning Commission or Site Plan Review Committee may approve a lesser parking requirement for such uses if evidence of a signed agreement between the owners of both properties agreeing to such joint use is provided to the Planning Commission. The lots shall be interconnected for vehicular passage.
 - d. Deferred Parking Construction - In order to avoid excessive amount of impervious surface, the Planning Commission or Site Plan Review Committee may approve a development which provides less than the minimum number of parking spaces required herein if the applicant demonstrates to the satisfaction of the Planning Commission or Site Plan Review Committee that a reduced amount of total parking space will meet the projected parking needs of the project due to:
 - i. The nature, size, density, location, or design of the proposed development, including the design of the circulation and parking plan;
 - ii. Characteristics of the development which will affect the parking needs, including factors such as non-conflicting peak hours of operation and the sharing of spaces by different uses;

- iii. Any other factors reasonably related to the need for parking for the proposed development; and
- iv. The availability of vacant or otherwise undeveloped land on the same parcel as shown on the proposed development plan, shall remain available to provide additional off-street parking space if additional parking space is subsequently determined to be necessary by the Planning Commission to meet the parking needs of the development.

The available land must be of sufficient size to accommodate the full amount of parking required under the Zoning Ordinance for the use, may not count as any type of required open space and shall be permanently reserved for parking as outlined in a signed and recorded agreement.

3. Parking Requirements for Uses Not Listed

The minimum parking space requirements for all uses shall be as listed in Section 28.7. For uses not specifically listed in Section 28.7, the Zoning Administrator may establish the parking requirement by making the determination that the proposed use is similar in parking requirements to a use which is listed in Section 28.7. The Zoning Administrator shall refer to engineering or planning manuals, publications and reports, or to the parking requirements used by other municipalities in order to determine the minimum parking requirements.

SECTION 28.5 DESIGN, LOCATION, AND CONSTRUCTION REQUIREMENTS. The following regulations shall apply to all uses except one and two family dwellings and farm uses.

1. Parking Lot Surface and Drainage

All drives, driveways, and parking spaces shall be surfaced with asphalt or cement pavement. Such surfaces shall be graded and drained to dispose of all surface water and prevent drainage onto abutting properties.

In order to reduce the amount of impervious surface and the corresponding storm water runoff as well as improve parking lot aesthetics, the Planning Commission or Site Plan Review Committee may approve alternate parking lot surfaces for overflow parking or employee parking. Such alternate parking lot surfaces may include but shall not be limited to gravel, crushed stone, or products which are installed in the ground to support a vehicle but allow grass to grow within the supporting spaces.

2. Lighting

Lighting fixtures used to illuminate off-street parking areas shall be so arranged as to deflect the light away from any adjoining properties or streets and highways. Lighting fixtures in required parking facilities for commercial, industrial, or office districts within 150 feet of any residentially

zoned area shall not exceed 20 feet in height. All other fixtures shall not exceed 35 feet in height. Light fixtures shall be designed to achieve total luminary cutoff.

3. Parking Lot Setbacks

All off-street parking areas, except those serving residential dwellings with less than five dwelling units, shall be set back a minimum of 5 feet from the rear and side lot lines, and a minimum of 15 feet from the front lot line. The Planning Commission or Site Plan Review Committee may permit parking aisles or vehicle maneuvering areas to encroach within the parking setback where substantial additional screening or landscaping acceptable to the Planning Commission or Site Plan Review Committee is provided.

4. Traffic Islands

Parking areas shall be designed to delineate access aisles or drives and to provide drivers proper sight distance at the end of parking rows where such rows intersect access aisles or drive. The Planning Commission or Site Plan Review Committee may require traffic islands, striped pavement or other methods to achieve this.

5. Pedestrian Protection

Parking lots shall be designed to limit the number of points where pedestrians must cross in front of vehicles. In particular, vehicle access in front of building entrances and exits should be minimized. Landscaped pedestrian walkways to and from parking areas may be required to enhance pedestrian safety.

6. Greenbelts

Where off-street parking areas for non-residential uses abut or are across the street from residentially zoned property, a greenbelt not less than 15 feet wide shall be provided adjacent to the parking area. The greenbelt shall be landscaped according to the landscape requirements of this Ordinance.

7. Driveways

Driveways serving off-street parking areas shall be at least 20 feet from any residentially zoned property.

8. Snow Storage

Snow shall not be stored in areas with plantings or where it may create visibility problems for drivers or pedestrians.

9. Side and Rear Location

Parking areas wherever reasonably possible shall be placed at the side or rear of buildings.

10. Uses Permitted

Off-street parking areas shall only be used for the parking of vehicles and for no other purposes.

SECTION 28.6 SIZE OF PARKING SPACE AND AISLE. Off-street parking spaces and aisles for various parking angles shall be designed and constructed in accordance with the minimum standards provided in Table 28-1.

**TABLE 28-1
MINIMUM STANDARDS FOR SIZE
OF PARKING AISLES AND DRIVEWAYS**

Parking Angle	Maneuvering Aisle Width		Parking Stall Width	Parking Stall Length	Total Width of 2 Stalls of Parking Plus Maneuvering Aisle	
	One Way	Two Way			One Way	Two Way
0° parallel	12 feet	22 feet	8.5 feet	22 feet	29 feet	39 feet
Up to 53°	13 feet	22 feet	9.0 feet	18 feet	49 feet	58 feet
54° to 74°	16 feet	22 feet	9.0 feet	18 feet	52 feet	58 feet
75° to 90°	12 feet	24 feet	9.0 feet	18 feet	48 feet	60 feet

SECTION 28.7 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS. Each use shall provide parking spaces in conformance with the following schedule of requirements:

<u>Use</u>	<u>Number of Motor Vehicle Parking Spaces Required per Unit of Measure</u>
1. <u>Residential</u>	
a. Single-family, two family,	Two for each dwelling unit.
b. Multiple family	Two spaces for each two bedroom dwelling unit and 1.5 spaces for each one bedroom dwelling unit in developments having 25 or more dwelling units. Two spaces for each dwelling unit in developments having less than 24 units.

- c. Efficiencies One for each dwelling unit.
 - d. Elderly housing or communities For independent living units, one for each retirement unit. For "interim' or intermediate care" units, one for each two beds, plus one per employee. Should the units revert to another use, then the required parking shall be re-determined based on the new use.
 - e. Bed and breakfast, boarding houses One for each guest room plus two for the dwelling unit.
2. **Institutional/Public Assembly**
- a. Churches, temples, mosques, synagogues, or similar types of facilities One space per each four seats in e the worship room.
 - b. Hospitals One for each two beds plus one for each staff doctor, plus one for each two employees other than doctors.
 - c. Outpatient-care stations Two spaces per exam room/station or procedure/operating room, plus one space per laboratory or recovery room plus one per employee.
 - d. Child Care Centers One space for every eight children of licensed capacity, plus one space for each employee. A minimum of three employee spaces shall be required.
 - e. Elementary, junior high, middle schools Two spaces per classroom, plus one space for each three seats of maximum seating capacity for that indoor place of assembly having the greatest seating capacity.
 - f. High schools Eight spaces per classroom, or one space per each four seats of maximum seating capacity for that indoor place of assembly having the greatest capacity, whichever is greater.
 - g. Private club and lodges One space per 2.5 persons allowed within the maximum occupancy load as established by the appropriate fire, health, or building code.

- h. Auditoriums (non-school), stadiums, and sports arenas
One space per each three seats
- i. Conference rooms, exhibit halls, ballrooms, civic clubs, or similar places of assembly without fixed seats whether public or private
One space per each four persons allowed halls, within the banquet maximum occupancy load as determined by the Township building or fire codes.
- j. Libraries, museums, and non-foot commercial art galleries
One parking space per 400 square of gross floor area.

3. Offices

- a. Medical/dental clinics or offices
Five spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
- b. General office buildings
One space per 300 square feet of gross floor area. A minimum of four spaces shall be required.
- c. Banks, credit unions, or savings and loans
Six spaces per 1,000 square feet of gross floor area, plus two spaces per each non-drive-through automatic teller plus four on-site waiting spaces for each drive up window or drive-thru automatic teller.

4. Retail and Service Uses.

- a. Retail shopping centers, discount stores, and department stores containing between 25,000 and 400,000 square feet
Four spaces per 1,000 square feet of stores, of usable floor area.
- b. Retail centers containing between 400,000 and 600,000 square feet
Four and one-half spaces per 1,000 square feet of usable floor area.
- c. Retail centers containing greater than 600,000 square feet
Five spaces per 1,000 square feet of usable floor area.
- d. Other retail uses not otherwise specified herein
One space per 200 square feet of usable floor area plus one per employee.
- e. Supermarkets and grocery stores
One space per 200 square feet of useable floor area.

f.	Personal service establishments not otherwise provided herein	One space per each 300 square feet of usable floor area plus one per employee.
g.	Appliance stores	Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
h.	Automobile service stations	Two parking spaces per each service bay, plus one per each per each employee, plus one per each 200 square feet of retail area. A service bay and the area on each side of a gas pump may count as a parking space.
i.	Automobile wash establishments (automatic)	One parking space per each employee, plus fifteen on-site waiting spaces at each wash-bay entrance, plus two drying spaces at the exit.
j.	Automobile wash establishments (self-service)	One parking space per each employee, plus three on-site waiting spaces at each wash-bay entrance.
k.	Barber shops, beauty salons	Two for each barber or beauty operator chair/station plus one for every two employees.
l.	Building supply store, home improvement store, paint and hardware store containing up to 25,000 square feet of gross floor area	One space per 200 square feet of usable floor area plus one for each employee.
m.	Building supply store, home improvement store, paint and hardware store with more than 25,000 square feet of gross floor area	Three and one-half spaces per 1,000square feet of usable floor area plus one for each employee.
n.	Convenience stores	Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
o.	Dry cleaners	Two spaces per 1,000 square feet of gross floor area. A minimum of four spaces shall be required.
p.	Funeral homes and mortuaries	One space per 50 square feet of parlor and chapel areas.

q.	Furniture, carpet, and home furnishing stores	One space per 800 square feet of usable floor area.
r.	Hotel, motel, or other commercial lodging establishment	One space for each guest room, plus one for each two employees, plus amount required for accessory uses provided at the rate of fifty percent of the requirements for such uses as specified herein.
s.	Laundromats	One space per each three washing machines.
t.	Mini-storage houses/warehouses	Six spaces.
u.	Motor vehicle dealerships	One space per 5,000 square feet of outdoor sales area, plus one space per sales desk/office, plus three spaces per service bay. A minimum of six spaces shall be required.
v.	Quick oil change establishments	Two spaces per bay plus one per each employee.
w.	Recreational vehicle and boat dealerships	One space per 800 square feet of gross floor area, plus two spaces per each vehicle service bay. A minimum of six spaces shall be required.
x.	Restaurants that serve non-fast and have no drive-thru window	Twelve spaces per 1,000 square feet of gross floor area, or 0.4 spaces per seat, whichever is greater.
y.	Restaurants that serve mostly take out, with six or less booths or tables	Six spaces plus one for each employee.
z.	Restaurants that serve fast food and have no drive-thru window.	Seven spaces per 1,000 square feet of gross floor area.
aa.	Restaurants that serve fast food and have a drive-thru window and indoor seating	Fifteen spaces per 1,000 square feet of gross floor area, plus three designated drive-thru, short-term waiting spaces plus 10 on site waiting spaces.
bb.	Restaurants that serve fast food and have a drive-thru window, but no indoor seating	Fifteen spaces.

- cc. Video rental stores
One space per each 100 square feet of gross floor area plus one per each employee.
- dd. Service companies doing repair
Two spaces per 1,000 square feet of electrical, and plumbing work gross floor area. A minimum of five spaces shall be required.

5. Recreational Entertainment

- a. Arcades
One space for every 70 square feet of gross floor area. A minimum of six spaces shall be required.
- b. Batting cage facilities
Three spaces per cage.
- c. Bowling centers
Five spaces per bowling lane plus 50 percent of the spaces otherwise required for accessory uses such as restaurants, bars, banquet facilities, etc.
- d. Golf driving ranges
One and one-half spaces per tee.
- e. Golf courses, miniature
One and one-half spaces per each hole.
- f. Golf courses, par-three
Three spaces per hole.
- g. Golf courses
Five spaces per hole.
- h. Health fitness centers
Five spaces per 1,000 square feet of gross floor area.
- i. Movie theaters
One space per each four seats, plus four spaces per screen.
- j. Racquetball and tennis centers
One space per 1,000 square feet of gross floor area or six spaces per court, whichever is greater.
- k. Public recreation centers
Five spaces per 1,000 square feet of gross floor area.
- l. Roller/ice skating rink
Six spaces per 1,000 square feet of gross floor area.

6. **Industrial Uses**

- a. Manufacturing, light industrial, and research establishment One and one-half parking spaces per 1,000 square feet of gross floor area.
- b. Wholesale, warehouses, or distribution facilities, and trucking terminals One parking space per each 1,500 square feet of gross floor area or one per employee whichever is greater.

SECTION 28.8 BARRIER-FREE PARKING AND DESIGN REQUIREMENTS.

- 1. Barrier-free parking shall be provided as follows:

<u>Total parking spaces in lot</u>	<u>Minimum number of accessible spaces required</u>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000 ...	2% of total number of spaces provided
Over 1,000	20 plus 1 for each 100 over 1,000

- 2. Requirements for barrier-free parking spaces, curb, ramps, and signs shall be as required by the Township Building Code and the Michigan Barrier Free Rules.

SECTION 28.9 OFF-STREET LOADING REQUIREMENTS.

- 1. Off-street loading spaces shall be provided in size and quantity sufficient to prevent interference with adjacent streets or required off-street parking areas.
- 2. Required loading spaces shall not be included in the count of off-street parking spaces.
- 3. Loading spaces shall not use any portion of any public or private road right-of-way.
- 4. Maneuvering space for trucks using the loading spaces shall be provided on-premise, and shall not necessitate the use of public or private road right-of-way.

5. Loading spaces shall not be located within the front yard. This shall apply to both front yards on each street side of a corner lot.
6. The design, location, and screening of off-street loading areas shall be reviewed at the time of site plan approval to ensure adequate protection is afforded adjacent properties, especially residential districts.
7. Off-street loading spaces shall be no closer than 50 feet to any residential zone unless such space is wholly within a completely enclosed building or enclosed on all sides by a wall or a uniformly painted solid board or masonry fence of uniform appearance not less than 6 feet in height.