

ARTICLE 6

OFF-STREET PARKING REQUIREMENTS

Section 6.1 Parking Requirements

In all zoning districts, except C-1 Local Business, off-street parking facilities for the storage and parking of motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided as herein prescribed. Such space shall be maintained and shall not be encroached upon so long as said main building or structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

- A. **Area for Parking Space:** An area minimum nine (9) feet wide by eighteen (18) feet long shall be required per parking space, not including access aisles. Variations in the minimum parking space area is permitted in the case of angle parking for angles less than ninety (90) degrees as shown in the illustration that is part of this Section. A stacking space shall require an area a minimum ten (10) feet wide and twenty (20) feet long.
- B. **Location of Parking Space for One and Two Family Dwellings:** Required off-street parking facilities for one (1) and two (2) family dwellings shall be located on the same lot as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage. Parking in addition to the minimum required may be located off site. **Parking and/or routinely driving on lawn or landscaped areas is prohibited.**
- C. **Location of Parking Space for Other Land Uses:** Required off-street parking facilities for all other uses shall be located within five hundred (500) feet of the permitted use being served, such distance shall be measured along public access to the property between the nearest point of the parking facility and the building or use being served. In all zoned districts, other than those permitting one (1) and two (2) family dwellings, no parking shall be allowed in the required front setback area, except for vehicle access drives.
- D. **Similar Use and Requirements:** In the case of a use not specifically mentioned, the parking requirements of a use listed that is expected to generate similar off-street parking demands will be used. The selection of a similar use will be made by the Planning Commission for developments requiring site plan review.
- E. **Existing Off-Street Parking at Effective Date of Ordinance:** Off-street parking existing at the effective date of this Ordinance which serves an existing building or use, shall not be reduced in size less than that required under the provisions of this Ordinance.
- F. **Protective Screening:** Protective screening for parking lots may be required by

the Planning Commission when the abutting property is zoned Single Family Residential (R-1, R-2, R-3 or R-4) as required under the provisions of Article 7 of this Ordinance.

- G. **Collective Provisions:** Nothing in this section shall be construed to prevent collective provisions of off-street parking facilities for two (2) or more buildings or principal uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately. Uses accessory to the principal use shall also meet the parking requirements of this section.
- H. **Joint Use:** Parking spaces already provided to meet off-street parking requirements for one use and lying within the five hundred (500) feet of another use with demonstrably offsetting hours of operation may be used to meet not more than fifty percent (50%) of the off-street parking requirements of the other use, with Planning Commission approval as part of the site plan review.
- I. **Change in Use:** For change in use which increase the number of required parking spaces, the additional parking spaces shall be provided.
- J. **Parking for Events:** For infrequent events held at places of assembly, including but not limited to churches, clubs, and lodges, which generate a higher parking demand than normal, parking may be provided in a temporary, unimproved overflow parking area on site.
- K. **Commercial Vehicles on Residential Lots:** Not more than one (1) commercial vehicle may be parked outside on a residential lot. In addition, it shall be unlawful for the owner, tenant or lessee of any lot to permit the open storage or outdoor parking of semi-tractor trucks and/or semi-trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless the storage or sales of such vehicles is an approved use for the principal building on the site or unless the vehicles are temporarily parked while in use for approved construction on the property. The use of a residential lot for parking of semi-tractor trucks and/or semi-trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, does not constitute a legal non-conforming use as defined in this Ordinance.
- L. **General Use Conditions:** Except when permitted land is used as storage space in connection with the business of a repair or service garage, a twenty-four (24) hour time limit for parking in off-street parking areas shall prevail, it being the purpose and intention of the foregoing that the requirements to provide for the public safety in keeping parked cars off the streets, but such requirements is not designed to provide storage or parking on such open land of wrecked, junked, or inoperable vehicles. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited within the required off-street parking area.

Section 6.2 Table of Off-Street Parking Requirements

The amount of required off-street parking space for new uses of buildings and additions to existing buildings shall be determined in accordance with the following table, and the space so required shall be stated in the application for a zoning permit and shall be irrevocable reserved for such use and shall comply with the requirements of this Article.

TABLE 6-1 Table of Off-Street Parking Requirements		
Use	Required Number of Parking Spaces	Per Unit of Measure as Follows
Assembly halls or spaces, Auditoriums, Churches, Theaters	1	per 2 seats base upon maximum seating capacity in main place of assembly therein, plus 1 for every employee
Accessory buildings and uses customarily incidental to permitted principal uses, other than those accessory to single family detached and duplex residences	1	per 400 sq. ft. of usable floor area, accessory buildings used for storage only are exempt from this parking requirement
Adult foster care, Assisted living facilities, Childcare institutions, Group homes, Long term care facilities	1	per employee, plus 1 per 2 beds
Automobile repair facilities	1	per employee, plus 3 per service bay
Automobile service stations/ Convenience stores	1	per employee, plus 1 per 500 sq. ft. of usable floor space
Banks, Business or Professional offices	1	per 400 sq. ft. of usable floor space (plus drive-through requirements)
Barber shops, Beauty parlors	2	per station or chair
Bars, Cocktail lounges, Taverns and Nightclubs	1	per 100 sq. ft. of usable floor space
Bed and breakfast establishments	1	per guest bedroom, plus 2 for residence
Bowling alleys	3	per alley or land, plus 1 per employee, plus spaces for each accessory use, such as bar or restaurant

**TABLE 6-1
Table of Off-Street Parking Requirements**

Use	Required Number of Parking Spaces	Per Unit of Measure as Follows
Business service establishments	1	per employee, plus 1 per 200 sq. ft. usable floor space
Clubs, Lodges, Fraternal Organizations	1	per employee, plus 1 per each 2 persons permitted on maximum occupancy
Day care, adult or children	1	per employee, plus 1 per each 5 customers
Drive-in and drive through establishments	1	per employee, plus 5 stacking spaces (in addition to requirements for non-drive-through uses)
Funeral homes or mortuaries	1	per employee, plus 1 per vehicle maintained on premises, plus 1 per 5 seats
Home occupations	2	per home occupation in addition to requirements for dwelling
Industrial establishments, Storage and Warehouse Facilities	1	per employee, plus 1 per 50 sq. ft. of usable floor area in waiting room
Laundromat	1	per 2 washing machines
Libraries	1	per 200 sq. ft. of usable floor area
Medical care facilities	1	per employee, plus 1 per 50 sq. ft. of usable floor area in waiting room, plus 1 each exam room, dental chair or similar use area
Public buildings	1	per 200 sq. ft. of usable floor area used by public, 1 per 600 sq. ft. of gross floor area not used by public
Residential	2	per dwelling
Restaurants	1	per 2 seats based upon maximum seating in dining room, plus 1 per employee
Retail establishments	1	per 150 sq. ft. of usable floor area dedicated to retail sales, plus 1 per employee

The Planning Commission may approve less than off-street parking than is required in Table 6-1, provided the applicant can demonstrate the following:

- A. The premises' peak period of use requires less parking spaces than calculated. Under these circumstances the number of required parking spaces may be reduced to the actual peak period use, as determined, provided that open space is provided on site for the additional parking required under Table 6-1.
- B. The proposed addition or structure modification will not increase the need for any additional parking spaces.

Section 6.3 Off-Street Loading Requirements

On the same premises with every building, structure, or part thereof, erected an occupied for manufacturing, storage, warehouse, goods display, department store, wholesale, market, hotel, convalescent home mortuary, laundry, dry cleaning, or similar for 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 in order to avoid undue interference with public use of the streets, alleys, or any required access for off-street parking areas.

- A. Such loading and unloading space, unless adequately provided for within a building, shall be an area ten (10) feet by fifty (50) feet, with a minimum fourteen (14) foot height clearance, and shall be provided in accordance with the following schedule. Whenever possible, a rear entrance shall be used for loading and unloading.

Table 6-2 Table of Loading and Unloading Spaces		
Use Category	Total Floor Area of the Building (square feet)	Off-Street Loading Space Requirements
Office Use	0 - 10,000	0
	10,001 - 50,000	One (1) usable loading space
	Over 50,000	Two (2) usable loading spaces
Commercial and Industrial Uses	0 - 1,500	0
	1,501 - 20,000	One (1) usable loading space
	20,001 - 50,000	Two (2) usable loading spaces
	Over 50,000	Three (3) usable loading spaces plus one (1) space for each 50,000 square feet in excess of 50,000 square feet

Section 6.4 Off-Street Parking Construction

The construction of any parking lot shall be in accordance with the recommendations of the Village Engineer of record and the provisions of this Ordinance. Any person desiring to establish or change a parking area other than for a single family or duplex residence on an individual lot, shall submit a site plan to the Zoning Administrator showing the location, design, size, shape, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrances, exits and any other features of the parking lot. The plan shall be submitted to the Planning Commission for review and approval based on the procedures for site plan review.

- A. All such parking lots shall be hard surfaced having a cross section meeting the recommendations of the Village Engineer and shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area. No surface water from such parking area shall be permitted to drain onto adjoining property except through a public drain.
 - 1. The use of porous, drainage surface paving and/or alternative surface pavement is strongly encouraged. The Planning Commission shall consider and encourage the use of these or combination of these surface pavements as long as the application can demonstrate that the purposed surface pavement(s) are applicable for the parking conditions anticipated on site.
- B. All parking shall be illuminated. All illumination for or on such parking shall be deflected away from adjacent residential areas and streets.
- C. Off-street parking lots shall be so arranged and marked with adequate drives and aisles for safe and convenient maneuvering.
- D. Side yards shall be maintained for a space of not less than six (6) feet between the side lot lines of adjoining residential lots and the parking area. The depth of the front yard or setback line from the street as established for houses in any block in any given residential area shall be continued and made applicable to parking space in such residential area and it shall be unlawful to use the space between such setback line and the sidewalk for the parking of motor vehicles.
- E. Parking spaces for handicapped citizens shall be located as close as possible and on the most direct route to the barrier free building entrances. Where possible, this route shall not cross parking lot maneuvering lanes. At least one (1) of every ten (10) handicapped spaces shall be "Van Accessible". Each accessible parking space shall be designed and constructed in accordance with the Michigan Barrier Free Design Law. Two (2) handicap parking spaces may share the same access aisle.

**TABLE 6-3
Michigan Barrier Free Parking Requirements**

Total Spaces in Lot	Minimum Number of Accessible Parking Spaces Required
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 parking spaces
More than 1,000	20 plus 1 for each 100 over 1,000

Note: The above requirements are to be used as a guide only. Verify current requirements as adopted by the State of Michigan.

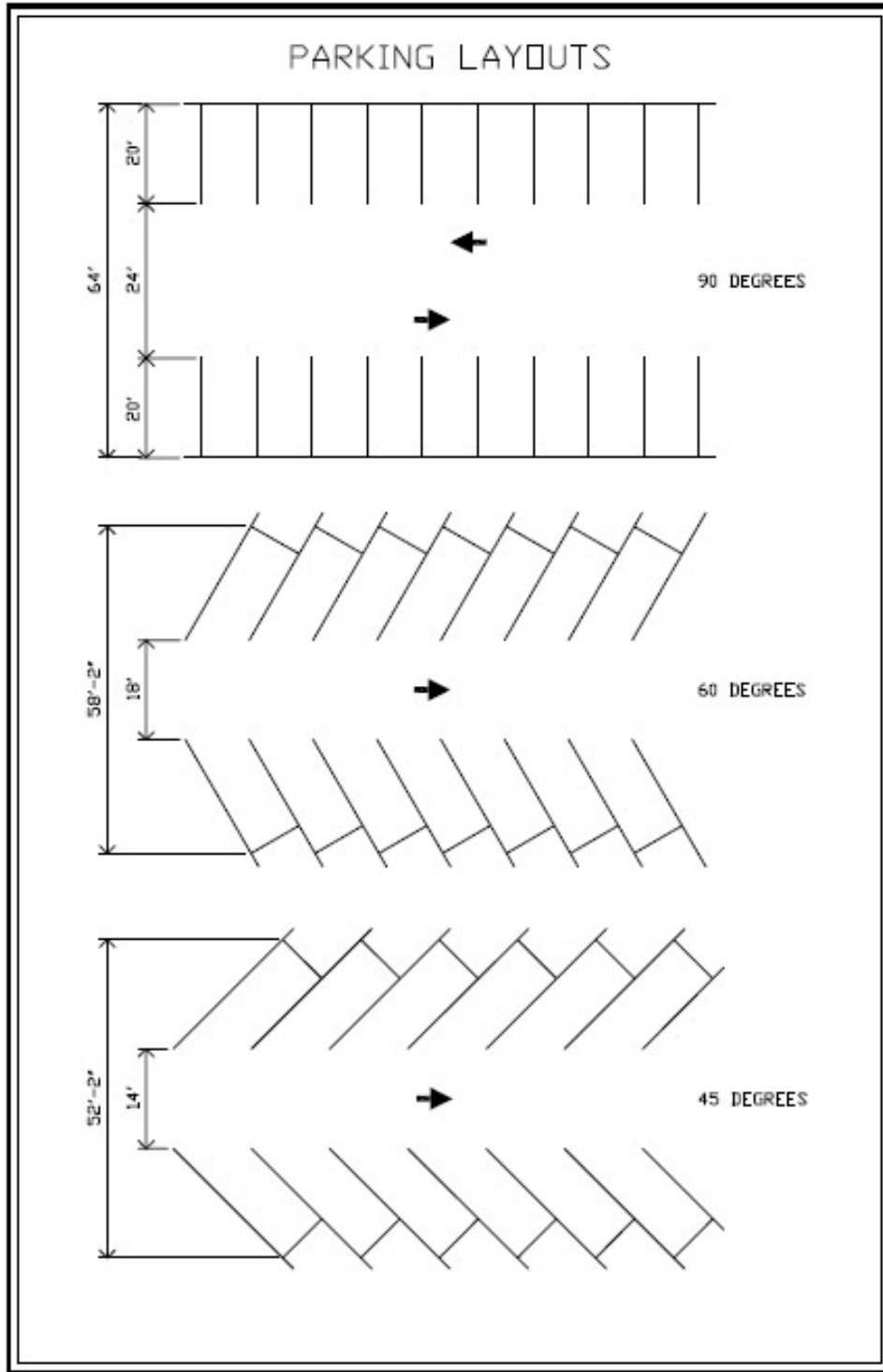


Figure 6.4

End of Article 6