

CHAPTER 15 OFF-STREET PARKING AND LOADING

Section 15.1 Purpose. The purpose of this chapter is to regulate the parking, loading and access of motor vehicles in all zoning districts. Such regulations are intended to assure that adequate motor vehicle off-street parking and access to off-street parking areas are provided at safe and convenient locations, and to assure that off-street parking areas are designed, constructed and used in a manner consistent with safe and convenient motor vehicle access, circulation and parking.

Section 15.2 Location of Off-Street Parking Areas. For all residential land uses, the required number of off-street parking spaces shall be located on the same lot or parcel of land as the dwelling or dwelling unit.

- (b) For all other uses, the required number of off-street parking spaces shall be located on the same lot or parcel of land as the use being served by the parking spaces, and within 300 feet of the building or other structure being served by the parking spaces, as measured from the main wall of the building or structure to the nearest parking space of the off-street parking area.

Section 15.3 General Requirements

(a) **Construction of Off-Street Parking Areas.**

- (1) All parking area drives, driveways and parking spaces shall be hard-surfaced, with a pavement consisting of asphalt, concrete or other hard-surfaced composition approved by the Planning Commission in its approval of a site plan.
- (2) In order to reduce the amount of impervious parking area surface, and the corresponding storm water runoff, the Planning Commission in its approval of a site plan may approve alternative parking area surfaces for all or portion of general use parking area, overflow parking area or employee parking area, or any of them. Such alternative surfaces may include gravel, crushed stone or structures installed in the ground so as to support a parked vehicle, yet permit grass to grow on the surface.
- (3) Parking area surfaces shall be graded and drained so as to dispose of accumulated surface water within the parking area. No surface water shall be permitted to drain onto adjoining property unless there is a joint or common drainage system shared with an adjoining property or properties, as approved by the Township or the County Drain Commissioner.
- (4) Off-street parking areas shall be fully constructed prior to issuance of a certificate of occupancy, unless a later time for completion of construction is permitted by the Planning Commission in its approval of a site plan.

- (5) Adequate and safe ingress to and egress from an off-street parking area, by means of clearly defined drives and driveways, shall be provided for all vehicles.
 - (6) All off-street parking areas shall be designed and located so that vehicles maneuvering in the parking area need not back directly into a street.
 - (7) If required by the Planning Commission in its approval of a site plan, wheel stops shall be provided in an off-street parking area, to prevent vehicles from projecting over walkways or lot or setback lines.
- (b) **Lighting of Off-Street Parking Areas.**
- (1) Light poles and light fixtures, including the nature, placement and operation thereof, shall comply with Section 4.19 of this Ordinance.
 - (2) If required by the Planning Commission in its approval of a site plan, off-street parking areas shall be sufficiently lighted for safety and security purposes.
- (c) **Parking Area Setbacks.**
- (1) All off-street parking areas, except those serving residential uses with fewer than five dwelling units and subject to subsections (d)(1) and (d)(2), shall be set back at least five feet from the side and rear lot lines, and at least 15 feet from the front lot line; provided, however, that the Planning Commission, in its approval of a site plan, may permit parking aisles or vehicle maneuvering areas to be located within the parking area setback, if adequate screening or landscaping is provided.
 - (2) Driveways serving off-street parking areas shall be located at least 20 feet away from any residentially-zoned or residentially-used land.
- (d) **Non-Residential Areas Abutting Residential Zones or Uses.**
- (1) Off-street parking areas for non-residential uses that abut or are across the street from residentially-zone or residentially-used property shall include a greenbelt at least 15 feet wide, adjacent to and on the side of the parking area next to the residential zone or use. The greenbelt shall be sufficiently landscaped to obscure the view of vehicles in the parking area.
 - (2) In its approval of a site plan for a non-residential use, the Planning Commission may require other or alternate methods of screening non-residential parking areas from abutting residential zones or uses. Such alternate screening methods may include berms and fencing.

(e) **Parking Area Locations.**

- (1) Applicants are encouraged to place off-street parking areas at the side or rear of buildings, wherever reasonably practicable.
- (2) In the case of off-street parking areas located in front of buildings, the Planning Commission, in its approval of a site plan, may require sufficient landscaping to obscure or moderate the view of vehicles parked in the parking areas, from the adjacent streets and other lands.

(f) **Pedestrian Walkways; Access Aisles and Drives; Snow Storage.**

- (1) Off-street parking areas shall be designed and constructed to limit the number of points where pedestrians must cross in front of vehicles. Accordingly, vehicle access in front of building entrances and exits shall be minimized.
- (2) Access aisles or drives within parking areas shall be clearly identified, and shall be located to provide vehicle drivers with sufficient sight distance at the end of rows of parking spaces. Identification measures may include traffic islands, striped pavement or other methods.
- (3) Snow plowed from parking areas shall not be stored or piled up where it may prevent drivers or pedestrians from having adequate view of traveling or parked vehicles.

(g) **Maintenance of Parking Areas; Landscaping.**

- (1) All parking areas shall be continuously maintained, including striping, labeling, repair of surfacing and snow removal.
- (2) Parking areas shall be landscaped and screened as required by the terms of this chapter.

Section 15.4 Shared or Joint Parking Areas; Deferred Parking Construction.

- (a) In those cases where a mix of land uses in the same building or on the same lot or parcel results in differing peak periods of parking area use, shared parking agreements that may have the effect of reducing the total amount of needed parking spaces on the site may be permitted by the Planning Commission in its approval of a site plan. Such agreements shall not include any off-street parking area required for residential uses.
- (b) If in submitting a site plan, an applicant submits a signed agreement between the owners of adjacent or nearby properties, providing for the joint or collective use of off-street parking areas for buildings and uses on two or more adjacent or nearby properties, the Planning Commission in its approval of a site plan may approve fewer parking spaces than would otherwise be required for the buildings or uses.

In the case of such agreements for the joint or collective use of off-street parking areas, such areas shall be connected by driveways at approved locations for the safe and convenient passage of vehicles.

- (c) In order to avoid an excessive amount of impervious parking area surface, the Planning Commission in its approval of a site plan may approve a parking area which provides fewer than the minimum number of parking spaces otherwise required by this chapter if the applicant demonstrates that such reduced number of parking spaces will nevertheless satisfy the current and reasonably foreseeable parking space requirements of the building or use.
 - (1) A sufficient amount of vacant and undeveloped land on the same parcel as the use or development shall remain available for the construction and use of additional off-street parking spaces if such additional spaces are subsequently determined by the Planning Commission to be necessary. Any such vacant land shall not be included in the calculation of any required open space area. If required by the Planning Commission in its approval of a site plan, such vacant land for future parking area shall be permanently reserved for such purpose by means of a recorded restrictive covenant, in form and content satisfactory to the Township.

Section 15.5 Parking Spaces and Maneuvering and Driving Aisles.

- (a) Off-street perpendicular and angled vehicle parking spaces shall be at least 10 feet wide and at least 18 feet long.
- (b) Maneuvering and driving aisles within off-street vehicle parking areas shall be at least 24 feet wide; provided, however, that a driving aisle that does not provide access to parking spaces shall be at least 12 feet wide, if one-way, and such driving aisle shall be at least 24 feet wide, if two-way.
- (c) In the case of parallel or angled parking spaces, the Planning Commission may approve driving and maneuvering aisles that are less than 24 feet wide, upon a showing that the reduced-width aisles will not adversely affect vehicle turning radii or traffic circulation.
- (d) The site plan for all land uses for which a site plan is required shall include a plan of the off-street parking area.
- (e) All off-street parking spaces shall be located and arranged for safe and convenient use by motor vehicles.

Section 15.6 Schedule of Minimum Required Off-Street Parking Spaces.

- (a) Each land use shall include that number of off-street parking spaces complying with the following Table 15-6 of the minimum number of required off-street parking spaces for specified land uses, subject, however, to subparagraph (b) of this subsection:

Table 15-6 Minimum Required Off-Street Parking Spaces.

Land Use	Number of Motor Vehicle Parking Spaces Required per Unit of Measurement
Residential Land Uses	
Single family dwelling, two family dwelling	Two spaces for each dwelling unit.
Multiple family dwelling	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 fewer than 25 units.
State-licensed residential facilities	One per eight residents or clients plus one for each employee, with a minimum of three spaces.
Bed and breakfast establishment	One space for each guest room plus two spaces for the dwelling.
Elderly and retirement housing for independent living units	One space for each unit; for interim or intermediate care units, one space for each two beds, plus one space for each employee; for other types of such housing, one space for each three beds or for each two rooms, whichever is less, and one space for each employee on duty, based upon the maximum employment shift.

Institutional Land Uses	
Churches and other places of religious assembly	One space for each four seats in the sanctuary or other worship area.
Outpatient-care centers	Two spaces per exam room/station or procedure/operating room, plus one space per laboratory or recovery room plus one per employee.
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.
Governmental/municipal offices	One space for each 200 square feet of gross floor area
Libraries, museums and similar facilities	One space for each 200 square feet of gross floor area, less the area devoted to storage, utility rooms and lavatories.

Office and Office-Related Land Uses	
Medical/dental clinics or offices	Five spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
General office buildings	One space per 300 square feet of gross floor area. A minimum of four spaces per building shall be required.

Banks and other financial institutions	Six spaces per 1,000 square feet of loans 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-through automatic teller.
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Retail and Service Land Uses	
Grocery stores	One space per 200 square feet of usable floor area.
Personal service establishments not otherwise listed	One space per 300 square feet of usable floor area plus one space per employee.
Appliance stores	Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
Gasoline service stations	Two spaces for each service bay, plus one space for each employee, plus one space for each 200 square feet of retail area. A service bay and the area on each side of a gas pump may each count as one space.
Automobile wash establishments (automatic)	One space for each employee, plus 15 on-site waiting spaces at each wash-bay entrance, plus two drying spaces at each wash-bay exit.
Automobile wash establishments (self-service)	One space for each employee, plus three on-site waiting spaces at each wash-bay entrance.
Barber shops, beauty salons	Two for each barber or beauty operator chair/station plus one space for each two employees.
Building supply store or home improvement store, containing up to 25,000 square feet of gross floor area	One space per 200 square feet of usable floor area plus one space for each employee.
Building supply store or home improvement store, with more than 25,000 square feet of gross floor area	Three and one-half spaces per 1,000 square feet of usable floor area plus one space for each employee.
Convenience stores	Four spaces per 1,000 square feet of gross floor area. A minimum of four spaces shall be required.
Dry cleaners	Two spaces per 1,000 square feet of gross floor area. A minimum of four spaces shall be required.
Funeral homes and mortuaries	One space per 50 square feet of assembly and chapel areas.
Furniture, carpet and home furnishing stores	One space per 800 square feet of usable floor area.
Hotel, motel or other commercial lodging establishment	One space for each guest room, plus one space for each two employees, plus spaces required for accessory uses, calculated at one-half of the space requirements for such uses, as if they were principal uses.

Laundromats	One space for each three washing machines.
Mini-storage warehouses	Six spaces on the site.
Motor vehicle sales	One space per 5,000 square feet of outdoor sales area, plus one space for each sales desk/office, plus three spaces for each service bay. A minimum of six spaces shall be required.
Quick oil change establishments	Two spaces for each bay plus one space for each employee.
Recreational vehicle and boat dealerships	One space per 800 square feet of gross floor area, plus two spaces for each vehicle service bay. A minimum of six spaces shall be required.
Restaurants (non-fast food) without drive-through window	Twelve spaces per 1,000 square feet of gross floor area, or 0.4 space per seat, whichever is greater.
Restaurants that serve take out, with six or fewer booths or tables	Six spaces plus one space for each employee
Restaurants that serve fast food and have no drive-through window	Seven spaces per 1,000 square feet of gross floor area.
Restaurants that serve fast food and have a drive-through window and indoor seating	Fifteen spaces per 1,000 square feet of gross floor area, plus three designated drive-through, short-term waiting spaces plus 10 on-site waiting spaces.
Restaurants that serve fast food and have a drive-through window, but no indoor seating	Fifteen spaces.
Video rental stores	One space for each 100 square feet of gross floor area plus one space for each employee.
Retail shopping centers, containing between 25,000 and 200,000 square feet	Four spaces per 1,000 square feet of usable floor area.
Other retail uses not otherwise specified	One space per 200 square feet of usable floor area plus one space per employee.

Recreational/Entertainment Land Uses	
Golf driving ranges	One and one-half spaces for each tee.
Golf courses, miniature	One and one-half spaces for each hole.
Golf courses	Five spaces for each hole on the golf course.
Health and fitness centers	Five spaces per 1,000 square feet of gross floor area.
Racquetball and tennis centers	One space per 1,000 square feet of gross floor area or six spaces for each court, whichever is greater.
Public recreation centers	Five spaces per 1,000 square feet of gross floor area.
Parks, playgrounds, athletic fields	As determined in approval of the special land use.

Banquet center and banquet hall	One space for each three persons permitted within the maximum occupancy load as determined by the applicable code.
Place of outdoor assembly, not otherwise listed	One space for each three seats or six lineal feet of benches.

Light Industrial Land Uses	
Light manufacturing; compounding, packaging and assembly uses	One and one-half parking spaces per 1,000 square feet of gross floor area.
Wholesale establishments; warehouses; transportation terminals	One parking space per each 1,500 square feet of gross floor area, or one space per employee, whichever is greater.
Engineering laboratories; contractor yards; open air businesses; trade, vocational and technical schools	As determined in special land use approval.

(b) Units of Measurement.

- (1) Where gross floor area is the unit for determining the required number of off-street parking spaces, or for determining the category of use, it shall include usable floor area and areas devoted to storage, processing, packaging and utilities.
- (2) Where usable floor area is the unit for determining the required number of off-street parking spaces, such unit of measurement shall mean the total floor area used for service to the public; it shall not include floor area used for storage, processing or packaging, where such activities are carried on in areas or rooms in which direct service to the public does not occur.
- (3) Where the number of required off-street parking spaces is based on the number of employees of the land use, such number shall be based on the maximum number of employees likely to be on the premises during the shift during which the greatest number of employees is present.
- (4) When the calculation of the required number of off-street parking spaces results in a fractional space, a fraction up to and including one-half may be disregarded, and a fraction in excess of one-half shall be counted as one parking space.
- (5) Where the unit of measurement for determining the number of required off-street parking spaces is a seat, but the seating facilities in a building or other land use consist of benches, pews or similar arrangements, every 24 inches of such seating facilities shall be counted as one seat.

- (6) For land uses not specifically stated in the schedule of required parking spaces included in this section, the required number of off-street parking spaces shall be determined by the Planning Commission in its approval of a site plan (1) with reference to the listed parking space requirement for the use which the Planning Commission determines to be most similar in type and nature to the use in question, or (2) in the absence of a similar listed use, then with reference to a standard manual of recommended parking space requirements.
- (c) In its approval of a site plan, the Planning Commission may require additional off-street parking area, for parking spaces in addition to the number required by the schedule stated in Section 15.6(a). Such additional off-street parking area may be required so that sufficient off-street parking area will be available in the future, either because of a greater demand for parking for the proposed use, or the likely demand for parking for other permitted uses in the future.

In considering whether to require additional area, for the construction and use of future additional parking spaces, the Planning Commission shall consider the following factors:

- (1) The nature of the currently proposed use, and the likelihood that such use may subsequently require a greater number of off-street parking spaces than specified in the above-stated schedule in Section 15.6(a).
- (2) The other uses that are specified in the Zoning Ordinance as permitted uses in the zone district in which the land is located.
- (3) The nature, type and impacts of the likely other permitted uses for the subject land, and in particular the likely off-street parking demand with respect to such other uses.
- (4) The availability of vacant land on the subject site, to be set aside for the implementing of future parking space demand.
- (5) The nature and type of the adjacent streets and the current and expected future capacity thereof.

Section 15.7 Barrier-Free Parking Spaces. The size, design, placement and other aspects of barrier-free parking spaces, curbs, ramps, signs and other associated features shall be as required by the terms of the applicable State of Michigan requirements for barrier-free parking spaces and related facilities.

Section 15.8 Existing Off-Street Parking Areas.

- (a) Off-street parking areas existing at the effective date of this chapter, and serving a land use existing at the effective date of this chapter, shall not be reduced in area or in number of parking spaces to less than the parking area and number of spaces required by this chapter.

- (b) In the case of an increase in floor area or building use capacity, in buildings and land uses in existence at the effective date of this chapter, additional off-street parking area and spaces shall be provided and maintained in accordance with the minimum requirements of this chapter.

Section 15.9 Other Off-Street Parking Area Regulations.

- (a) In order to avoid excessive areas of impervious surface, the minimum parking space requirements of this chapter shall not be exceeded by more than 10 percent, except as permitted by the Planning Commission in its approval of a site plan.
- (b) The storage or repair of motor vehicles is prohibited in parking spaces. The storage or display of merchandise and the placement and use of refuse receptacles in parking spaces, and similar activities, is permitted only if authorized on a temporary basis under Section 15.10, in connection with a special event.
- (c) No display of motor vehicles, boats, motor homes, tractors, recreational equipment, farm implements or other motorized vehicles, equipment or structures, for purposes of sale, shall be permitted within any required non-residential off-street parking areas.

Section 15.10 Temporary Parking Areas.

- (a) Occasionally, there may be lawful special events or activities which may result in a temporary reduction in the availability of required off-street parking spaces and maneuvering aisles, or the need for temporary off-site parking. Such events may include lawful church or school events, yard or garage sales, festivals, carnivals and the like.
- (b) In such cases, where the special event or activity has been approved or is otherwise lawful under the terms of this Ordinance, the zoning administrator may authorize the temporary use of required off-street parking area for the activities of the special event or activity, or may authorize temporary off-site parking, upon a demonstration by the applicant of the following:
 - (1) That the loss of the required off-street parking spaces may be offset by requiring employees or customers to park elsewhere, or that because of the time of year or nature of the business or use of the site, the spaces to be used for the special event or activity would not be needed for off-street parking.
 - (2) That if parking is to be provided off site, permission for the same has been granted by the affected property owner.
 - (3) That the special event or activity is of such short duration or is of such a nature as not to cause any off-street parking problem for the operation of the other, existing uses on the premises.

- (4) That any temporary off-site parking would be located so as to assure the safe and convenient circulation of vehicles.

Section 15.11 Off-Street Loading Areas.

- (a) Off-street loading spaces shall be provided on the same premises as any building or part thereof used for commercial, industrial or other uses involving the recurring arrival, parking, loading and departure of trucks and other vehicles which deliver to or carry away from the premises any merchandise, material, commodities or other goods, objects, equipment or the like.
- (b) Off-street loading spaces shall be designed, constructed and located so that the use thereof does not unduly interfere with the use of streets, driveways or parking areas.
- (c) Off-street loading spaces may not be counted toward the required number of off-street parking spaces.
- (d) Off-street loading spaces shall not be located in any public or private street right-of-way. Loading spaces shall not be located within the front yard, unless such location is permitted by the Planning Commission in its approval of a site plan.
- (e) Off-street loading spaces shall not be located closer than 50 feet from any residential zone or residential use, unless such a location is permitted by the Planning Commission in its approval of a site plan. In that event, the Planning Commission may require adequate screening by means of fencing or other measures.
- (f) An off-street loading space shall be at least 10 feet wide by at least 25 feet long, unless a lesser size is permitted by the Planning Commission in its approval of a site plan. The total off-street loading spaces required on a property shall be as determined by the Planning Commission in its approval of a site plan for the land use.
- (g) Loading and unloading spaces shall be subject to the same surfacing, lighting and drainage requirements as specified in this chapter for off-street parking spaces.
- (h) Deferral of construction of loading spaces.
 - (1) The Planning Commission, in its approval of a site plan, may determine that the off-street loading space requirements of this chapter would be excessive for the building or use under consideration, and in such a case the Planning Commission may permit the deferral of construction of all or some portion of required loading space. Such action on the part of the Planning Commission shall include conditions under which all or some portion of the required loading area shall be reserved for future construction and use as loading space if later determined to be necessary by the Planning Commission.

- (2) Additional loading space area within an area reserved for future loading space may be required by the Planning Commission to be constructed and placed in use, if a change of use occurs for the building or premises for which the deferred loading space was approved.