

ARTICLE 13

OFF-STREET PARKING AND LOADING

SECTION 1301 INTENT AND PURPOSE

- A. 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 structure, premise and use commenced, constructed, operated altered or enlarged under the provisions of this Ordinance.

SECTION 1302 MEASUREMENT STANDARDS

- A. When units of measurement determining the number of required parking spaces result in a fractional space, any fraction to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one (1) parking space.
- B. 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. Such determination shall be made by the Zoning Administrator using a standard of “similar” and “comparable.” The Zoning Administrator may, at their discretion, submit for consideration to the Board of Appeals.
- C. Whenever a use requiring off-street parking is increased in floor area, or when interior building modifications result in an increase in capacity for use, parking shall be accounted for, provided and maintained in the proper ratio to the increased floor area or capacity.
- D. Whenever four (4) or more vehicle parking spaces are required for a given use, plans and specifications for the construction or alteration of an off-street parking area shall be submitted to the Zoning Administrator before a zoning permit can be issued.
1. Such plans and specifications shall indicate the location, basis of capacity calculation, size, site design, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, landscaping, and any other detailed feature essential to the complete design and construction of the parking area.

SECTION 1303 DEVELOPMENT STANDARDS

- A. Location of Parking Areas
1. For all residential and non-residential structures and uses in residential zoning districts, required parking shall be provided on the premises with the

structures or uses they are required to serve. At the discretion of the Planning Commission, existing on-street parking spaces and parking spaces located in municipal parking lots may be counted toward meeting minimum parking spaces.

2. For non-residentially zoned structures and uses, required parking spaces shall be provided within three hundred (300) feet of the structure or use they are required to serve.
 - a. For industrial buildings or uses, required parking shall be provided within five hundred (500) feet of the buildings or uses they are required to serve.
 - b. When a distance limit is specified it shall be the walking distance measured from the nearest point of the parking facility to the nearest normal entrance of the building or use that such facility is required to serve.

B. Use of Parking Areas

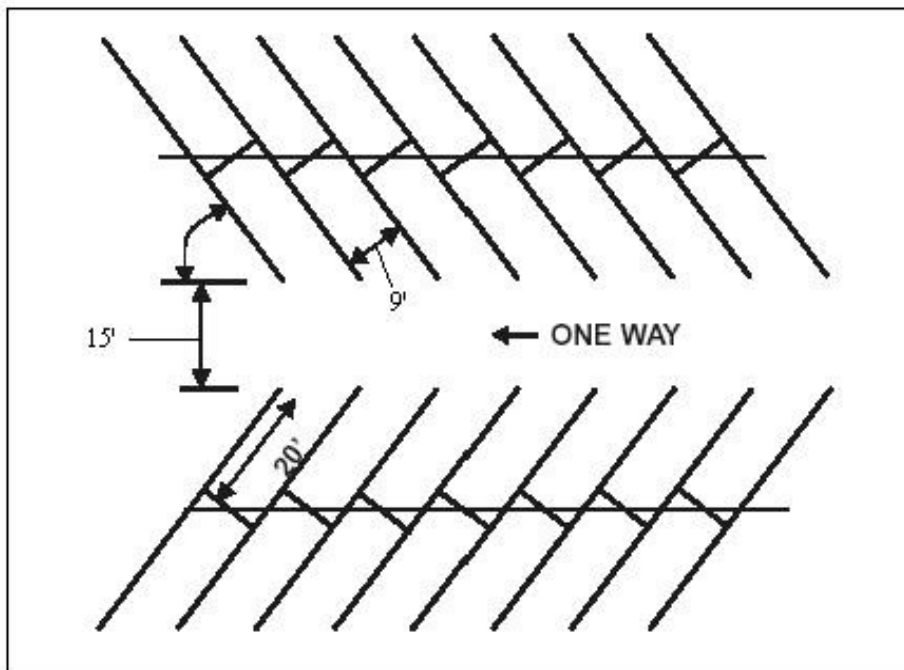
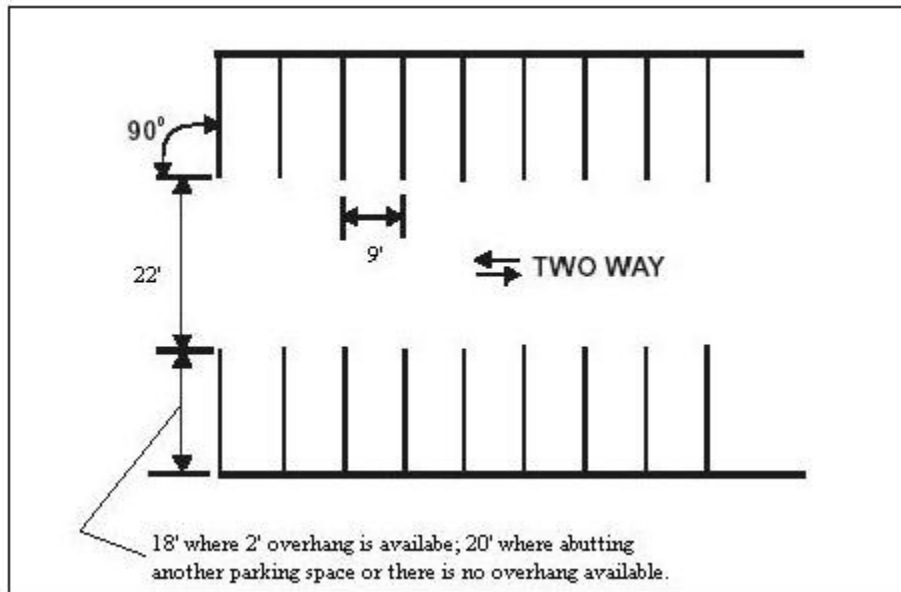
1. No commercial repair work, servicing or selling of any kind shall be conducted in any designated parking area unless otherwise permitted by other provisions of this Ordinance.
2. Parking spaces shall be used only for the parking of vehicles used to service the establishment that it is accessory to or by its patrons unless otherwise permitted by other provisions of this Ordinance.

C. The joint use of parking facilities by two or more uses may be permitted by the Planning Commission whenever such use is practical and satisfactory to each of the uses intended to be served, and when all requirements for location, design, and construction are met.

1. 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 of day. 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. A copy of an agreement between property owners for joint use shall be filed with the application for zoning and building permits and be recorded with the Register of Deeds of Shiawassee County. The agreement shall be perpetual and include a guarantee for continued use even upon transfer of ownership.

SECTION 1304 PARKING DEVELOPMENT STANDARDS

- A. All off-street parking areas shall be designed, constructed, and maintained in accordance with the following standards and requirements.
1. Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles. Parking demarcation shall be implemented with a durable paint or other material so as not be removed during snow removal and parking lot cleaning.
 2. Adequate ingress and egress to the parking area by means of clearly delineated and defined drives and access shall be provided.
 - a. Drives for ingress and egress to the parking area shall be so located as to secure the most appropriate development of the individual property, but also to encourage simple and uncongested turning movements.
 - b. Each entrance to and exit from an off-street parking area provided for a non-residential use shall be from its closest edge at least ten (10) feet from any adjacent property within a residential district.
 - c. Backing directly onto a public street shall be prohibited.
 3. Each parking space within an off-street parking area shall be provided with adequate access by means of maneuvering lanes. As provided below, the width of required maneuvering lanes may vary depending upon the proposed parking pattern.
 - a. For a ninety (90) degree parking pattern, a two-way maneuvering lane shall have a minimum of twenty-two (22) feet.
 - b. For a forty-five (45) degree parking pattern, a one-way maneuvering lane serving two parking bays shall have a minimum width of fifteen (15) feet.
 - c. For a forty-five (45) degree parking pattern, a one-way maneuvering lane serving one parking bay shall have a minimum width of twelve (12) feet.
 - d. For a parallel parking pattern, a one-way maneuvering lane shall have a minimum width of twelve (12) feet and a two-way maneuvering lane shall have a minimum of twenty-two (22) feet.
 4. All parking spaces shall have usable parking areas at least nine (9) feet wide and twenty (20) feet in length. Parking spaces abutting an open space, sidewalk or curb may be eighteen (18) feet in length to take into account vehicle overhang. See Illustrations below:



5. Parking areas with a capacity of four (4) or more vehicles shall be paved and provide adequate drainage.
 - a. The Planning Commission and/or City Council may permit such area to be graveled in review of a petition for site plan or special land use approval or at the request of the Zoning Administrator.
 - b. Such request must be accompanied by a detailed use description of the

subject area so as to limit the use to that area as so stated. Change in the use or intensity of the use may require paving at a later date.

6. Parking Lot Lighting

- a. Except for single-family and two-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in operation. Where there are security concerns, lighting hours may be extended for all or part of the parking area at the discretion of the Planning Commission and/or City Council.
- b. Lighting shall be designed and constructed in such a manner to ensure that direct or directly reflected light is confined to the development site.
- c. Lighting fixtures shall be down-directed having one hundred (100) percent cut off with no protruding lenses. Light rays may not be emitted at angles above the horizontal plane.
- d. Lighting poles shall not exceed the height of typical street lighting in the general vicinity of the proposed use. In the event that no street lighting is located in the general vicinity, the height of lighting poles shall not exceed the typical height of street lighting within the City.

SECTION 1305 PARKING SPACE REQUIREMENTS

A. The number of required off-street parking spaces for land uses shall be provided as follows.

1. Residential Uses

- a. One and Two Family Dwellings: two (2) spaces per dwelling unit.
- b. Multiple Dwellings: Two (2) spaces for each dwelling unit plus one space per each five (5) units for guest parking.
- c. Convalescent/Nursing Homes: One (1) space per four (4) persons of licensed capacity plus one (1) space per employee.
- d. Group Homes: One (1) space per employee plus one (1) space for every three (3) residents of the home.
- e. Manufactured Housing Community: Two (2) spaces for each lot, unit or site plus one (1) space per five (5) lots, sites or units for guest parking.

2. Institutional Uses

- a. Assembly Uses (Auditoriums, Churches, Stadiums, Gyms, Theaters, with Fixed Seats): One (1) space for each four (4) seats.
- b. Private Schools: One (1) space for every two (2) employees, plus one (1) space for every ten (10) students of maximum occupancy.
- c. Hospital: 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.
- d. 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.

3. Commercial Uses

- a. Day care center: One (1) space for each employee on the largest working shift plus one (1) space per four (4) persons of licensed capacity.
- b. Retail Sales: One (1) space per two hundred (200) feet of usable floor area.
- c. Dance Halls, Pool and Billiard Rooms: One (1) space per every three (3) persons of determined maximum capacity of structure.
- d. Drive-in Restaurants or Fast-Food Restaurants: One (1) space for every four (4) seats plus one (1) space for each employee on the largest shift; plus sufficient area for eight (8) stacking spaces for drive-in windows.
- e. Kennels (commercial): One (1) space for each five (5) animals of the facility's capacity, plus one (1) space for every two (2) employees.
- f. Laundromat: One (1) space for every three (3) washing or drying machines.
- g. Motels and Hotels: One (1) space for each sleeping unit plus two (2) spaces for each employee on the largest shift.
- h. Restaurants, Cafeterias, Taverns, Bars: One (1) space for every three (3) seats.
- i. Supermarket, Self-Service Food Store: One (1) space for every two-hundred (200) square feet of usable floor area.

4. Office and Services Uses
 - a. Offices: One (1) space for every two-hundred (200) square feet of usable floor area.
 - b. Barber Shops and Beauty Parlors: Two (2) spaces for each beauty and/or barber chair.
 - c. Clinics: Two (2) spaces for each examination or treatment room, plus one (1) space for each employee.
 - d. Funeral Homes and Mortuaries: One (1) space for every twenty-five (25) square feet of usable floor area of chapels and assembly rooms.
5. Automotive Uses
 - a. Automobile Service and Repair Stations: Two (2) spaces for each repair and service stall, plus one space per every two (2) employees.
 - b. Automotive Sales: One (1) space per two hundred (200) square feet of usable floor area.
6. Recreational Uses
 - a. Golf Clubs, Tennis Clubs or Other Similar Recreation Clubs: Four (4) spaces per green plus one (1) space for every two (2) employees on the largest shift.
 - b. Miniature Golf Courses Batting Cages, and Driving Ranges: Three (3) spaces per hole, cage or driving range plus one (1) space for each employee.
7. Industrial Uses
 - a. Industrial or Manufacturing Establishments: One (1) space for every three (3) employees on largest shift.
 - b. Warehouses, Wholesale Stores: One (1) space for every eight-hundred (800) square feet of usable floor area.

SECTION 1306 LOADING AND UNLOADING SPACE REQUIREMENTS

- A. In order to prevent undue interference with public use of streets and alleys, every use customarily receiving or distributing material or merchandise by vehicle shall provide dedicated space on the premises for loading and unloading. At the discretion of the

Planning Commission, existing on-street loading and unloading spaces may be counted toward meeting minimum loading and unloading space requirements.

- B. For all loading and unloading spaces required shall be provide for adequate area for standing, loading, and unloading that is not less than twelve (12) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, open or enclosed, for uses listed in the following sections, or for similar uses similarly involving the receipt or distribution of material or merchandise.
1. Commercial uses, such as retail stores, personal services, amusement, automotive service:
 - a. 2,000 to 50,000-sf. of gross floor area: one (1) space
 - b. each additional 20,000-sf. of gross floor area or fraction thereof: one (1) space
 2. Professional Offices and Clinics
 - a. 2,000 to 50,000-sf. of gross floor area: one (1) space
 - b. each additional 20,000-sf. of gross floor area or fraction thereof: one (1) space
 3. Wholesale, storage, and contractor's yards
 - a. First 20,000-sf. of gross floor area: one (1) space
 - b. Each additional 20,000-sf. of gross floor area or fraction thereof: one (1) space
 4. Manufacturing uses
 - a. First 20,000-sf. of gross floor area: one (1) space
 - b. Each additional 40,000-sf. of gross floor area or fraction thereof: one (1) space
 5. Schools, Churches, Clubs, Public Assembly Buildings Auditoriums, Boarding Houses, Convalescent Homes
 - a. For each principal structure: one (1) space
- C. The provisions of Section 1302 shall be utilized for purposes of measuring and determination of loading and unloading areas for use not mentioned.

SECTION 1307 DRIVE-THRU STACKING

- A. All businesses that provide drive-thru facilities for the service of customers within an automobile shall provide adequate off-street stacking space and travel lanes that meeting the following requirements:
1. For purposes of maneuverability, each stacking space shall be computed on the basis of ten (10) feet in width and twenty (20) feet in length.
 2. Clear identification and delineation between the drive-through facility and parking lot shall be provided. Drive-through facilities shall be designed in a manner that promotes pedestrian and vehicular safety.
 3. For all drive-through facilities, which have a single stacking lane, an escape lane shall be provided which allows other vehicles to pass those waiting to be served.
 4. Four (4) stacking spaces per service lane shall be provided.

SECTION 1308 BARRIER-FREE PARKING

- A. Where parking is provided the following number of barrier free/accessible parking spaces shall be provided.

Total Parking Spaces Provided	Required Minimum Number Of Accessible Spaces
1-25	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
More than 1,000	20 plus 1 for each 100 over 1,000
VAN SPACES: For every fraction of eight (8) barrier-free accessible parking spaces, at least one (1) shall be a van-accessible parking space.	
Source: 2003 Michigan Building Code, Section 1106, Parking and Passenger Loading Facilities.	

- B. Accessible parking spaces are required to be a minimum width of eight (8) feet with an adjacent access aisle a minimum of five (5) feet in width. Total length to be twenty (20) feet at passenger loading zones, and be parallel to the vehicle pull up space.
- C. Van-accessible parking spaces require a minimum clear height of eight (8) feet, as well as an access aisle with a minimum width of eight (8) feet for operation of van-mounted wheelchair lifting devices and vans with raised roofs. For other requirements on Barrier Free Design refer to the most recent Michigan Building Code.

SECTION 1309 MODIFICATIONS AND REDUCTIONS

- A. During review of a site plan or special land use, the Planning Commission may authorize a reduction or modification of any of the off-street parking or loading regulations provided in this Article based upon findings, standards and conditions as provided below.
 - 1. The Planning Commission is authorized to reduce the minimum number of parking spaces required upon finding the minimum requirements are excessive given the particular and specific characteristics of the proposed use of property and the site upon which the use is proposed. In no case shall the off-street parking or loading standards be reduced by more than twenty-five (25) percent.
 - 2. The Planning Commission is authorized to permit, or require that parking spaces be deferred upon finding that the number of parking spaces proposed is in excess given the particular and specific characteristics of the proposed use of property and the site upon which the use is proposed.
 - a. Deferment shall require that the site plan reflect the ability to accommodate parking spaces in an identified deferment area, but that the identified area not be developed as parking until such time it is deemed necessary by the Planning Commission.
 - b. The request for development of the deferred parking spaces may be from the owner of the property or from the Zoning Administrator upon identification of parking issues on the given site. The Planning Commission shall utilize the site plan review process, including public notice provisions, for examining the development of the deferred parking area.
 - c. During the deferment period, such identified area shall be incorporated into the overall site development as open space.