

## **Chapter 7**

# **Off-Street Parking and Loading Space Requirements**

### **701. Purpose**

Before any building or use is occupied, or is enlarged or increased in capacity, off-street parking spaces for motor vehicles must be provided and maintained as described in this Chapter.

### **702. General Requirements**

- a. If the use of a building or premises changes, the parking requirements applicable to the new use shall apply. If a building or use is enlarged, the parking requirements shall apply to the total area of the structure or premises. A structure or premises shall not be used or enlarged unless the required parking is provided.
- b. In any Residential Zoning District, no parking area shall be used for storing of any commercial vehicle exceeding one ton in capacity. The storage of merchandise, motor vehicles for sale (other than a resident's private vehicles), or the repair of vehicles exceeding one ton capacity is prohibited in any required parking area.

### **703. Parking Surface Requirements**

- a. **Gravel Surface.** As a minimum requirement, parking areas shall be surfaced with a material that provides a durable, smooth and dustless surface that shall be graded to drain and dispose of all collected surface water within a reasonable time.
- b. **Paved Surface.** Parking areas that are required to be paved shall be paved with concrete, plant mixed asphalt or similar materials. All parking areas shall be graded and provided with adequate drainage to dispose of all collected surface water within a reasonable period time. Paving shall conform to either of the following:
  - (1) Six (6") inches of cement concrete; or
  - (2) Two (2") inches of asphalt surface laid over a base of crushed stone with a compacted thickness of six (6") inches.

### **704. Parking for Uses Not Specifically Mentioned**

In the case of uses that are not specifically mentioned in this Chapter, the requirements for a use that is mentioned and to which the proposed use is similar in character in terms of parking demand shall apply. The Zoning Administrator is authorized to determine the parking requirements for a use that is not specifically mentioned.

**705. Mixed Uses in the Same Building**

In the case of mixed uses in the same building which each occupy at least twenty (20) percent of the floor area, the total required number of parking spaces for the building shall be reduced to ninety (90) percent of the sum of parking spaces required for the individual uses when computed separately.

**706. Reduction in Required Parking for Public Benefits**

a. ***Joint Provision of Parking***

Where two or more abutting parcels in any Business Zoning District provide vehicular access between parking areas in a manner which allows travel from one parcel to another without the use of a public street, the total number of off-street parking spaces required for each parcel may be reduced by ten percent (10%), in addition to reductions allowed by other provisions of this Chapter.

b. ***Further Reductions for Public Benefits***

In any Business Zoning District, uses on parcels fronting on county primary roads or state highways, except limited access freeways, may reduce the required number of off-street parking spaces by ten percent (10%) if at least three (3) of the following conditions are met. This shall be in addition to reductions allowed by other provisions of this Chapter.

- (1) The parcel has no driveway openings onto the major road.
- (2) No freestanding signs are located in the required front yard setback area for the building.
- (3) The principal building is set back at least one hundred (100) feet from the major road right-of-way.
- (4) A portion of the parcel equal to at least thirty-five (35) percent of the total area devoted to parking, including driveways and aisles, is left unpaved and undeveloped except for landscape plantings.
- (5) Sidewalks are provided along the full length of the parcel's frontage on the major road, with curb cuts to provide barrier-free non-motorized travel.

**707. Additions or Expansions to Buildings and Uses**

Additional parking shall be provided in proportion to any increase in floor area, change in use, or expansion of a building's use capacity.

**708. Driveway Spacing Requirements**

Each parcel in a Business Zoning District shall have no more than one driveway entrance and exit opening to a public road for each three hundred (300) feet of frontage or fraction thereof. Where more than one driveway is allowed, the driveways shall be located at least one hundred fifty (150) feet apart. No driveway shall be located within thirty (30) feet of a neighboring property line, or within fifty (50) feet of a street intersection.

**709. Parking Space Dimensions**

Each parking space (also known as a “parking stall”) shall be a minimum of ten (10) feet wide and twenty (20) feet long. Barrier free parking spaces shall be a minimum of twelve (12) feet wide and twenty (20) feet long. Barrier free spaces shall also comply with all requirements of the State of Michigan Barrier Free Code.

**710. Driveway and Aisle Configurations**

Driveways and aisles for any off-street parking area built to accommodate more than twenty (20) vehicles shall comply with the following requirements:

- a. **Aisle Width.** Aisles in off-street parking areas shall be at least twenty (20) feet wide.
- b. **Driveway Configuration.** Each driveway shall be a minimum of fifteen (15) and a maximum of twenty (20) feet in width per direction. Lanes for entering and exiting traffic shall be clearly marked on the pavement. The driveway shall include an on-site stacking area equivalent to five (5) percent of the total number of spaces in the parking area. The stacking area shall not function as an access aisle for parking spaces. The driveway shall intersect the abutting street at a ninety (90) degree angle.
- c. **Deceleration Lane.** Where the posted speed limit for a public thoroughfare is greater than thirty (30) miles per hour, a driveway opening onto the thoroughfare shall be served by a right turn deceleration lane that is at least two hundred (200) feet long in advance of the driveway.

**711. Setbacks Required**

Parking and loading areas shall conform to a twenty (20) foot front yard setback from any street right-of-way line and to the side yard setback requirements for accessory buildings. Off-street parking areas shall be no closer than five (5) feet to any principal building. Bumper guards or curbs shall be installed to prevent yard encroachment.

**712. Permit Required.**

No parking area shall be constructed unless and until a Building Permit has been issued.

**713. Table of Off-Street Parking Requirements**

The number of off-street parking spaces required for specific uses is shown in Table 7-1, "Table of Off-Street Parking Requirements," which appears at the end of this Chapter. Required parking area surfaces are also indicated in the table.

**714. Off-Street Loading Spaces**

Off-street loading spaces shall be provided and maintained for buildings (including additions to existing buildings) that are occupied by uses that require the receipt or

distribution of goods and materials in commercial vehicles. The number of loading spaces required shall be based on the gross floor area of a building or addition as follows:

- a. **Retail Uses.** Buildings used for retail sales or eating and drinking establishments shall include one (1) off-street loading space for every six thousand (6,000) square feet of public area or fraction thereof.
- b. **Wholesale, warehouse, and industrial uses:**
  - (1) Buildings up to and including twenty thousand (20,000) square feet of gross floor area shall provide at least one (1) space.
  - (2) Buildings more than twenty thousand (20,000) square feet in area, but less than fifty thousand (50,000) square feet shall provide a minimum of two (2) spaces.
  - (3) Buildings fifty thousand (50,000) square feet and greater shall provide three (3) spaces plus one (1) space for each additional fifty thousand (50,000) square feet or fraction thereof.

**715. Other Loading Space Requirements**

- a. **Hard Surface Required.** Loading spaces must be paved with a surface providing the equivalent load strength of nine (9) inches of concrete.
- b. **Dimensions of Loading Spaces.** Each loading space must be at least ten (10) feet wide and twenty-five (25) feet long. If roofed, a loading space must have at least fifteen (15) feet of vertical clearance. Where a use involves semi-trucks making deliveries on a daily basis or requires that semi-trailers will be parked in the space for more than one hour at any time, the loading space must be at least sixty (60) feet long.
- c. **Location of Loading Spaces.** Loading spaces must be located within or immediately adjacent to the building to be served, and they must be arranged so that maneuvering of trucks using the space does not take place on a public street.

**Table 7-1. Off-Street Parking Requirements**

<b>Land Use</b>	<b>Paving Required?</b>	<b>Number of Parking Spaces Required</b>
1. Automobile sales facilities	Yes	One (1) customer parking space for each 500 square feet of floor area.
2. Automobile & other vehicle service facilities.	Yes	Two (2) spaces for each service stall plus two (2) spaces for each employee.
3. Barber & Beauty shops	No	Three (3) spaces for each chair or booth.
4. Bowling Alleys	No	Six (6) spaces for each lane.
5. Churches	No	One (1) space for each three (3) seats in the main area of worship.
6. Commercial outdoor recreation	No	Twenty-five (25) percent of the total lot area shall be reserved for parking, but there shall be at least ten (10) spaces.
7. Assembly hall, dance hall, or exhibition hall without fixed seats.	No	One (1) space for each one hundred (100) square feet of floor area.
8. Drive-in & drive-thru facilities (in addition to required parking for indoor facilities and employees).	Yes	Two (2) spaces for each drive-in window plus four (4) stacking spaces for each drive-in window.
9. Dwellings	No	Two (2) spaces per dwelling unit.
10. Funeral homes & mortuaries	Yes	One (1) space for each twenty-five (25) square feet of floor area in service parlors and chapels, plus one (1) space for each funeral vehicle maintained on the premises.
11. Furniture sales (retail)	Yes	One (1) space for each five hundred (500) square feet of floor area.
12. Hospitals, nursing homes, & related health care facilities.	Yes	One (1) space for each two (2) beds plus one (1) space for each employee, including doctors.
13. Hotels & Motels	Yes	One (1) space for each lodging room plus one (1) space for each full-time employee.

Land Use	Paving Required?	Number of Parking Spaces Required
14. Libraries, museums & government administration buildings.	Yes	One (1) space for each one hundred (100) square feet of floor area.
15. Manufacturing & industrial uses	Yes	Two (2) spaces for each employee on the largest shift. If there is only one shift, there shall be one (1) space for each employee.
16. Medical offices & clinics, including veterinary clinics.	Yes	Six (6) spaces for each doctor plus one (1) space for each additional employee.
17. Office buildings (for business & professional offices), banks, and financial institutions.	Yes	One space for each two hundred (200) square feet of floor area.
18. Retail sales & personal services.	Yes	One (1) space for each one hundred (100) square feet of floor area.
19. Restaurants, taverns, and similar establishments (exclusive of drive-in or drive-thru facilities).	No	One (1) space for each three (3) seats provided for patrons plus one (1) space for each employee.
20. Medical offices & clinics, including veterinary clinics.	Yes	Six (6) spaces for each doctor plus one (1) space for each additional employee.
21. Office buildings (for business & professional offices), banks, and financial institutions.	Yes	One space for each two hundred (200) square feet of floor area.
22. Retail sales & personal services.	No	One (1) space for each one hundred (100) square feet of floor area.
23. Restaurants, taverns, and similar establishments (exclusive of drive-in or drive-thru facilities).	No	One (1) space for each three (3) seats provided for patrons plus one (1) space for each employee.
24. Schools: Elementary, Middle, and Junior High Schools.	Yes	Two (2) spaces for each three (3) employees plus one (1) space for each eight (8) auditorium seats.
25. Schools: Senior High Schools & colleges, including vocational & trade schools.	Yes	One (1) space for each employee plus one (1) space for each two (2) students enrolled, plus parking as required for gymnasiums and sports facilities.

**Table 7-1. Off-Street Parking Requirements, Continued**

<b>Land Use</b>	<b>Paving Required?</b>	<b>Number of Parking Spaces Required</b>
26. Stadiums, gymnasiums, and sports facilities.	Yes	One (1) space for each three (3) seats or six (6) feet of bench seating.
27. Theaters and auditoriums (not incidental to schools).	Yes	One (1) space for each four (4) seats plus one (1) space for each two (2) employees.
28. Warehouses, storage buildings, lumber & building supply facilities, and wholesale outlets.	Yes	One (1) space for each five hundred (500) square feet of gross floor area plus one (1) space for each employee.
29. Group child care homes & child care centers	No	Two (2) spaces plus one (1) for each employee.
30. State licensed residential facilities (Adult Foster Care)	No	One (1) space for each adult in care plus one (1) for each employee.