

ARTICLE 10

OFF-STREET PARKING AND LOADING

Section 10.1 Intent and Purpose.

The purpose of this section is to ensure the provision of off-street parking facilities that are sufficient in number, adequately sized and properly designed to meet the range of parking needs and demands that are associated with land uses now in place in the Township or with land uses allowed by this Ordinance.

Section 10.2 General Provisions.

(a) Where Required. In all zoning districts, off-street parking facilities for the storage and parking of self-propelled 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.

(b) 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 to less than that required under the terms of this Ordinance.

Off-street parking may be permitted within the required side or rear yard setbacks of lots abutting non-residentially zoned or used parcels, provided a minimum ten (10) foot setback is maintained between off-street parking and the side and rear lot lines of all adjoining properties.

(c) Screening. Off-street parking and loading which abuts residentially zoned or used property shall be screened in accordance with Section 7.7, Landscaping and Screening.

(d) Units and Methods of Measurement. For the purpose of determining off-street parking requirements, the following units of measurement shall apply:

- (1) Floor Area. Where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that floor area's within the principal building used for parking, incidental service and storage, housing of mechanical equipment, heating systems and similar uses need not be included.

- (2) Employees. 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.

- (e) Location of Parking.
 - (1) One and Two Family Dwellings. The off-street parking facilities required for one- and two-family dwellings shall consist of a parking strip, driveway, garage or combination thereof and shall be located on the same lot or plot of ground as the building they are intended to serve, but shall not be considered a parking lot under the provisions of this Article.

 - (2) Multiple-Family Residential. The off-street parking facilities for multiple-family dwellings shall be located on the same lot or plot of ground as the dwellings they are intended to serve, and shall consist of a parking lot as set forth in this Article. In no event shall any parking space be located nearer than ten (10) feet to any main building.

 - (3) Other Land Uses. The off-street parking facilities required for all other uses shall be located on the lot or within three hundred (300) feet of the permitted uses requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facility to the building to be served.

Section 10.3 Off-Street Parking Requirements.

- (a) Amount of Required Off-street Parking Spaces. The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the Schedule set forth in Section 10.4. Parking requirements listed in Section 10.4 shall not include off-street stacking spaces for drive-through facilities set forth in Section 10.7.

- (b) Similar Uses and Requirements. When a use is not specifically mentioned, the requirements of off-street parking for a similar use shall apply.

- (c) Flexibility in Application. The Planning Commission recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in Section 10.4 may result in development with inadequate parking or parking far in excess of that which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and stormwater runoff and a waste of space, which could be left as open space.

The Planning Commission may permit deviations from the requirements of Section 10.4 and may require more or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

The Planning Commission may attach conditions to the approval of a deviation from the requirement of Section 10.4 that bind such approval to the specific use in question. Where a deviation results in a reduction of parking, the Planning Commission may further impose conditions, which ensure that adequate reserve area is set aside for future parking, is needed.

Section 10.4 Table of Off-Street Parking Requirements.

The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the following table:

<u>Use</u>	<u>Per Each Unit of Measure as Follows</u>	
(a) Residential Uses.		
(1) Single- Family Dwellings	2	Per each dwelling unit.
(2) Multiple-Family Dwellings	2 ½	Per each dwelling unit.
(3) Senior Citizen Housing and Senior Assisted Living	1 1 1	Per each dwelling unit, plus Per each ten (10) dwelling units Per each employee.
		Should units revert to general occupancy, then two and one-half (2-1/2) spaces per unit shall be provided. If ancillary commercial uses are provided, parking shall meet the standards of Items 3 or 4 below.
<p>The above minimum parking requirements for 1, 2, and 3 or more bedroom units includes one-half (1/2) space per unit for visitor parking. This shall be exclusive of any community center, swimming pool, recreation facility, or community building parking. Parking facilities for recreation areas, community centers, swimming pools, or community buildings shall be provided separately on the basis of one (1) parking space for each five (5) dwelling units in the development, and shall be located within two hundred (200) feet of the facility. Each parking space in any garage may be counted for required parking on the basis of one (1) space for each area of at least ten (10) by twenty (20) feet.</p>		
(4) Manufactured Housing Parks	2 1 1	Per each mobile home, plus Per each employee of the mobile park, plus For every 5 mobile home sites.

Use

Per Each Unit of Measure as Follows

(b) General Commercial Uses.

(1)	Retail Stores, except as otherwise specified herein	1	Per each 100 sq. ft. of floor area.
(2)	Supermarkets, Drugstores or other self-serve retail establishments	1	Per 150 sq. ft. of floor area.
(3)	Convenience Stores	1	Per 100 sq. ft. of floor area.
(4)	Furniture, Appliances, Hardware, Household Equipment Sales, Plumbers Showroom, Decorator, Electrician or other similar uses	1 1	Per each 400 sq. ft. of floor area, plus Per each employee.
(5)	Self Serve Laundry and Dry Cleaning	1	Per each two (2) washing machines or dry cleaning machines.
(6)	Motels and Hotels	1 1	Per each guest bedroom, plus Per employee, plus spaces required for accessory uses, including, but not limited to restaurants or cocktail lounges.
(7)	Bed and Breakfast, rooming or Boarding houses.	1 2	Per each guest room, plus Per permanent resident family.
(8)	Funeral Homes/Mortuary Establishments	4 1 1	Per each parlor or Per each 50 sq. ft. of parlor space, whichever is greater, plus Per each fleet vehicle.
(10)	Fast Food Restaurants	1 1	Per each 125 sq. ft. of floor area, plus Per each employee.
(11)	Sit-Down Restaurants (no outdoor seating)	1 1	Per each three (3) seats, based on maximum seating capacity, plus Per each employee. In no instance shall less than ten (10) spaces be provided.
(12)	Sit-Down Restaurants (indoor and outdoor seating)	1 1 1 1	Per each three (3) indoor seats, based on Maximum seating capacity, plus Per each employee, plus Per each three (3) outdoor seats or Per each 25 square feet designated for outdoor seating.
(13)	Restaurants (no seating)	1 1	Per each 100 sq. ft. of total building area, plus Per employee. In no instance shall less than ten (10) spaces be provided.

Use

Per Each Unit of Measure as Follows

(14) Seasonal Outdoor Dining	1 1 1 1	Per each three (3) outdoor seats, or Per 25 square feet designated for outdoor seating, plus Per three (3) of shelf space for stand up eating, plus, Per employee.
(15) Bars, Cocktail Lounges and Taverns	1 1	Per each three (3) persons allowed within the (other than fast food restaurants) maximum occupancy load as established by fire and/or building codes, plus Per each employee.
(16) Commercial Greenhouses and Nurseries	1	Per each 800 sq. ft. of lot area used for said business provided for herein.
(17) Wholesale Stores, Machinery Sales, or other similar uses	1 1	Per each 1,000 sq. ft. of floor area, plus Per each employee.
(18) Dance Halls, Assembly Halls, and similar Rental facilities.	1	Per each three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
(c) Automotive Uses.		
(1) Auto Dealerships/Service Stations	1 1 1	Per each 200 sq. ft. of showroom floor area, plus Per each employee, plus Per each service stall.
(2) Automotive Repair Facilities	2 1 1	Per each service stall, plus Per each employee, plus Per each service vehicle.
(3) Auto Service Stations without Convenience Stores	1 2 1	Per each pump unit, plus Per each service stall, plus Per each employee.
(4) Auto Service Stations with Convenience Stores	1 2 1 1	Per each pump unit, plus Per each service stall, plus Per each employee, plus Per each 100 sq. ft. of floor area devoted to retail sales and customer service.
(5) Auto Washes (self-serve)	1 1 1	Per each wash stall, plus Per each vacuum station, plus Per each employee.

<u>Use</u>	<u>Per Each Unit of Measure as Follows</u>	
(6) Auto Washes (automatic)	1	Per 200 sq. ft. of floor area of customer waiting and service areas, plus
	1	Per each vacuum station, plus
	1	Per each employee.
(7) Filling Stations, Repair Garages or other similar uses	2	Per each stall or service area, plus
	1	Per each employee.
(d) Office and Service Uses.		
(1) Medical and Dental Offices and other similar uses	1	Per each 100 sq. ft. of floor area in waiting rooms, plus
	1	Per each examining room, dental chair or similar.
(2) Business and Professional Offices	1	Per each 200 sq. ft. of floor area.
(3) Financial Institutions	1	Per each 100 sq. ft. of floor area
(4) Barber and Beauty Shops	3	Per chair.
(e) Industrial Uses.		
(1) Industrial, Manufacturing and Establishments	1	Per each employee, or
	1	Per each 800 sq. ft. of floor area (whichever is greater).
(2) Warehouses and Storage Buildings	1	Per each employee, or
	1	Per each 2,000 sq. ft. of floor area (whichever is greater).
(3) Self Storage Establishments	1	Per every 150 storage units or fraction thereof shall be located adjacent to the office; a minimum of 3 spaces shall be provided.
(4) Contractors Office/Establishments	1	Per each employee, plus
	1	Per each vehicle stored on the premises.
(5) Auto Wrecking and Salvage Yards	1	Per each employee, plus
	1	Per operating vehicle on the premises, plus
	2	Per each acre of land.

Section 10.5 Off-Street Parking Lot Design and Construction.

The construction of any parking lot shall be in accordance with the requirements of the provisions of this Ordinance and such construction shall be completed and approved by the Zoning Administrator before use of the property as a parking lot and before a Certificate of Occupancy is issued. Unless incorporated in a site plan prepared and approved in accordance with Section 3.6, Site Plan Review, plans for the development of any parking lot must be submitted to the Zoning Administrator, prepared at a scale of not less than fifty (50) feet equals one (1) inch and indicating existing and proposed grades, drainage, pipe sizes, parking of all dimensions, type of curbing, drive and aisle dimensions, lighting, adjacent main buildings, sidewalks, landscaping, surfacing and base materials to be used and the layout of the proposed parking lot. Two (2) sets of plans must be submitted.

- (a) Illumination. All illumination for all such parking lots shall meet the standards set forth in Section 7.6, Glare and Exterior Lighting.

- (b) Ingress/Egress. Adequate ingress and egress to the parking lot, by means of limited and clearly defined drives, shall be provided for all vehicles.

- (c) Wheel Stops. Where necessary to prevent encroaching upon pedestrian walkway or damaging required landscaping/screening, wheel stops shall be provided. No portion of a parking space and/or maneuvering aisle shall obstruct or encroach upon a public sidewalk.

- (d) Construction Standards. Wherever the off-street parking is required, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.
 - (1) No parking lot shall be constructed unless and until a permit is issued by the Zoning Administrator. Applications for a permit shall be submitted in such form as may be determined by the Zoning Administrator and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.

 - (2) Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width		Parking Space Width	Parking Space Length *
	One-way	Two-way		
0 - Parallel	12 ft	20 ft	10 ft	23 ft
30 - 53	12 ft	20 ft	10 ft	20 ft
54 - 74	15 ft	24 ft	10 ft	20 ft
75 - 90	24 ft	24 ft	10 ft	20 ft

* The parking space length may be decreased when abutting a sidewalk which provides an additional two (2) feet for vehicle overhang.

All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

- (3) Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.

Ingress and egress to a parking lot lying in an area zoned for other than single-family residential uses shall not be across land zoned for single-family residential use.

- (4) Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be located in accordance with the Sanilac County Road Commission standards.
- (5) The off-street parking area shall be provided with a continuous and obscuring wall, fence, or berm in accordance with Section 7.7.

When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.

- (6) The Planning Commission, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this Section, and only where other methods of screening are more conducive or applicable.

Section 10.6 Off-Street Loading Requirements.

On the same premises with every building or part thereof, erected and occupied for any uses involving the receipt or distribution of trucks and/or delivery vehicles, material or

merchandise, adequate space for loading and unloading shall be provided in accordance with the following:

(a) Such loading and unloading space, unless completely and adequately provided for within a building, shall be an area ten (10) feet by fifty (50) feet, with fourteen (14) foot height clearance, and shall be provided according to the following schedule.

Gross Floor Area of Building (sq. ft.)	Required Loading & Unloading Spaces
0-2,000	None
2,000-20,000	One (1) space
20,000 - 100,000	One (1) space plus one (1) space for each 20,000 sq ft in excess of 20,000 sq ft
100,000 - 500,000	Five (5) spaces plus one (1) space for each 40,000 sq ft in excess of 100,000 sq ft
500,000+	Fifteen (15) spaces plus one (1) space for each 80,000 sq ft in excess of 500,000 sq ft

(b) Double Count. Off-street loading space areas shall not be construed as, or counted toward, the supplying of area required as off-street parking space area.

Section 10.7 Off-Street Stacking Space for Drive-Through Facilities.

All businesses which provide drive-through facilities for serving customers within their automobile shall provide adequate off-street stacking space and lanes which meets the following requirements:

(a) Each stacking space shall be computed on the basis of ten (10) feet in width and twenty (20) feet in length. Each stacking lane shall be a minimum of twelve (12) feet in width.

(b) Clear identification and delineation between the drive-through facility and parking lot shall be provided. Drive-through facilities shall be designed in a manner, which promotes pedestrian and vehicular safety.

(c) 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 serviced.

(d) The number of stacking spaces per service lane shall be provided for the following uses. When a use is not specifically mentioned, the requirements for off-street stacking space for the similar use shall apply.

Section 10.8 Outdoor Storage of Recreational Vehicles.

In all Residential Districts, a recreational vehicle may be parked or stored subject to the following conditions:

- (a) Storage or parking shall not be permitted on vacant lots or parcels, except as approved by the Zoning Administrator.
- (b) Unless within a completely enclosed building, a recreational vehicle shall be parked or stored in one of the following manners.
 - (1) Within the side or rear yard, but no closer than ten (10) feet from any side or rear lot line.
- (c) No recreational vehicle shall be used for living, sleeping, or housekeeping purposes on any premises.
- (d) No recreational vehicle shall be stored on a public street or right-of-way or private road easement.
- (e) A recreational vehicle stored outside shall be in a condition for the safe and effective performance of its intended function.

Section 10.9 Requirements for Barrier Free/Accessible Parking Spaces

(a) Where parking is provided the following number of barrier free/accessible parking spaces will 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) accessible parking spaces, at least one (1) shall be a van-accessible parking space.

(b) Barrier Free/Accessible Parking Spaces–Width/Length. Accessible parking spaces are required to be a minimum width of ninety-six (96) inches with an adjacent access aisle of a minimum of sixty (60) inches in width. Total length to be twenty (20) feet at passenger loading zones, and be parallel to the vehicle pull up space. Van-accessible parking spaces require a minimum clear height of ninety-eight (98) inches, as well as an access aisle with a minimum width of ninety-six (96) inches for clearance of operation of van-mounted wheelchair lifting devices and vans with raised roofs.

(c) For other requirements on Barrier Free Design refer to the most recent Michigan Building Code.