

CHAPTER 1280
Off-Street Parking and Loading

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CROSS REFERENCES

Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. Sec. 125.581

Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582

Regulation of congested areas - see M.C.L.A. Sec. 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

1280.01 GENERAL PARKING REQUIREMENTS.

Off-street parking in conjunction with all land and building uses shall be provided as follows:

- (a) For the purpose of this Zoning Code, 270 square feet of lot area shall be deemed a parking space for one vehicle, including access aisle, except that 171 square feet of lot area which has a direct means of ingress and egress from an alley or street may also be deemed a parking space.
- (b) When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded, and fractions over one-half shall require one parking space.
- (c) The minimum number of off-street parking spaces shall be determined in accordance with the table set forth in Section 1280.02. For uses not specifically mentioned therein, off-street parking requirements shall be interpreted by the Zoning Administrator from requirements for similar uses.

- (d) Any area once designated as required off-street parking shall never be changed to any other use unless and until the required off-street parking is provided elsewhere. Off-street parking existing at the effective date of this Zoning Code (January 31, 1988) in connection with the operation of an existing building or use shall not be reduced to an amount less than would hereinafter be required for such building or use.
- (e) Off-street parking may be provided either by individual action or by a parking program carried out through public action, whether by a special assessment district or otherwise.
- (f) Required off-street parking shall be for the use of occupants, employees, visitors and patrons and shall be limited in use to motor vehicles. No person shall store merchandise or motor vehicles for sale or repair in required off-street parking areas. All off-street parking, whether public or private, for nonresidential uses shall be either on the same lot as, or within 100 feet of, the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.
- (g) Residential off-street parking space for one and two-family dwellings shall consist of a parking strip or garage or a combination thereof and shall be located on the premises it is intended to serve. Residential off-street parking areas for multifamily buildings shall be located on the premises they are intended to serve.
- (h) Nothing in this chapter shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or uses, provided such facilities collectively are not less than the sum of the requirements for the various individual uses computed separately in accordance with the table in Section 1280.02.
- (i) In stadiums, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty-four inches of such seating facilities shall be counted as one seat for the purpose of determining requirements for off-street parking facilities. (Ord. Unno. Passed 12-14-87; Ord. Unno. Passed 7-10-89; Ord. Unno. Passed 11-9-94; Ord. 2001-01. Passed 2-12-01.)

1280.02 TABLE OF PARKING REQUIREMENTS.

The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing buildings as specified in Section 1280.01 shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/or shall comply with Section 1280.01.

(a)	<u>Use</u> <u>Residential.</u>	<u>Minimum Number of Parking</u> <u>Spaces Per Unit of Measure</u>
(1)	One-family and two-family	Two for each dwelling unit
(2)	Medium density, multifamily, two or more bedrooms per unit	Two for each dwelling unit
(3)	Medium density, multifamily, efficiency and/or one bedroom units	One for each dwelling unit
(4)	Multifamily, private senior citizen housing	One for each dwelling unit, and one for each employee on the largest shift. Should units revert to general high-rise occupancy, then one and one-half spaces per unit shall be provided.
(5)	Multifamily senior citizens low- rent public housing	One for every two dwelling units
(6)	High rise multifamily	One and one-half for each dwelling unit
(7)	Trailer park and mobile home courts	Two for each trailer or mobile home site and one for each employee of the trailer or mobile home court on the largest shift
(8)	Boarding houses	One for each sleeping room and two for owner occupant
(9)	Licensed residential facility	One for every four beds, plus one for each employee on the shift with the largest number of employees

(b)	<u>Use</u> <u>Institutional.</u>	<u>Minimum Number of Parking Spaces Per Unit of Measure (Cont.)</u>
(1)	Churches, temples or synagogues	One for every three seats, based on maximum seating capacity in the main unit of worship
(2)	Hospitals	One per 600 square feet of gross floor area
(3)	Sanitariums, convents, homes for the aged, convalescent homes or children's homes	One per 600 square feet of gross floor area
(4)	Elementary and junior high schools	One for each teacher and administrator, in addition to the requirements of the auditorium
(5)	Senior high schools	One for each teacher and administrator and one for every ten students, in addition to the requirements for the auditorium
(6)	Private clubs or lodge halls	One for every three persons allowed within the maximum occupancy load as established by the Fire Department
(7)	Private golf clubs, swimming pool clubs, tennis clubs or other similar uses	One for each two memberships irrespective of whether they are families or individuals
(8)	Marinas, public or private	One for each boat slip
(9)	Golf courses open to the general public, except miniature or par 3 courses	Six for each golf hole and one for each employee on the largest shift

<u>Use</u>	<u>Minimum Number of Parking Spaces Per Unit of Measure (Cont.)</u>
(b) <u>Institutional.</u> (Cont.)	
(10) Fraternities and sororities	One and one-half for every two persons based upon the capacity of the house
(11) Stadium, sports arena or a similar place of outdoor assembly	One for every three seats or for every six feet of bench
(12) Theaters and auditoriums (indoor)	One for every four seats plus one for every two employees on the largest shift
(13) Libraries, museums and noncommercial art galleries	One for every 400 square feet of gross floor area
(c) <u>Business and Commercial.</u>	
(1) Automobile service stations	Two for each lubrication stall, rack or pit, and one for each employee on the largest shift
(2) Auto wash establishments	One for each employee on the largest shift
(3) Beauty parlors or barbershops	Three for each of the first two beauty or barber chairs, and one and one-half for each additional chair
(4) Bowling alleys	Five for each bowling lane
(5) Dance halls, pool or billiard parlors, roller or ice skating rinks or exhibition halls and assembly halls without fixed seats	One for every three seats or one for every 100 square feet of gross floor area

<u>Use</u>	<u>Minimum Number of Parking Spaces Per Unit of Measure (Cont.)</u>
(c) <u>Business and Commercial.</u>	
(6) Drive-in establishments	One for forty square feet of gross floor area, with a minimum of twenty-five parking spaces
(7) Establishments for sale and consumption on the premises of beverages, food or refreshments	One for every three persons for the first 150 persons, and one for every two persons over 150 as determined by the Fire Marshall to be the maximum capacity of the establishment
(8) Furniture and appliances, household equipment, repair shops, showrooms or a plumber, decorator, electrician or similar trade, or shoe repair and other similar uses	One for every 800 square feet of gross floor area, exclusive of the floor area occupied in processing or manufacturing, for which requirements see industrial establishments in subsection (e) hereof
(9) Laundromats and coin-operated dry cleaners	One for every two washing machines
(10) Miniature golf courses and par 3 courses	Three for each hole, plus one for each employee on the largest shift
(11) Mortuary establishments	One for every 100 square feet of gross floor area
(12) Motels, hotels or other commercial lodging establishments	One for each occupancy unit, plus one for each employee, plus extra spaces for dining rooms, ballrooms or meeting rooms based upon the maximum occupancy load

<u>Use</u>	<u>Minimum Number of Parking Spaces Per Unit of Measure (Cont.)</u>
(c) <u>Business and Commercial.</u>	
(13) Motor vehicle sales and service establishments, trailer sales and rental, boat showrooms	One for every 400 square feet of gross floor area of sales room
(14) Open air business	One for every 600 square feet of lot area
(15) Restaurants, carry-out	One for every 100 square feet of gross floor area
(16) Retail stores, except as otherwise specified herein	One for every 200 square feet of gross floor area
(17) Shopping centers or clustered commercial establishments	Four square feet of parking and circulation space for every square foot of gross floor area within the shopping center
(d) <u>Offices.</u>	
(1) Banks, savings and loan offices	
Drive-in banks	One for every 200 square feet of gross floor area
(2) Business or professional offices, except as indicated in (d)(3) hereof	Four for each teller station within the bank
(3) Medical or dental clinics, professional office of doctors, dentists or similar professions	One for every 400 square feet of gross floor area
	One for every 200 square feet of gross floor area

<u>Use</u>	<u>Minimum Number of Parking Spaces Per Unit of Measure (Cont.)</u>
(e) <u>Industrial.</u>	
(1) Industrial or research establishments	One for every one and one-half employees in the largest working shift; on-site space shall also be provided for all construction workers during periods of plant construction
(2) Wholesale or warehouse establishments	One for every one and one-half employees in the largest working shift, or one for every 2000 square feet of gross floor area, whichever is greater

(Ord. Unno. Passed 12-14-87; Ord. 2001-01. Passed 2-12-01.)

1280.03 PARKING LOT LAYOUT, CONSTRUCTION AND MAINTENANCE.

Wherever a parking lot is built as required off-street parking, such parking lot shall be laid out, constructed and maintained in accordance with the following requirements:

- (a) The building of a parking lot is subject to the requirements for a parking lot permit. The Village Street Administrator shall review and approve the application for such permit on the basis of the requirements set forth in subsections (b) through (j) hereof, and such application shall be referred to the Zoning Administrator for his or her review and approval.
- (b) Each parking space shall constitute a net land area of at least 171 square feet. The total parking lot space, including access lanes, shall constitute at least 270 square feet of land area per parking space.
- (c) Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for vehicles.
- (d) Where the Parking Lot Abuts a Residence District _____ Required Setback of Parking Spaces _____
 - (1) Side lot lines _____ None
 - (2) Contiguous common frontage _____ Five feet from the street lot line in same block
 - (3) Rear lot line _____ None
- (e) There shall be bumper stops or wheel chocks provided so as to prevent any vehicle from projecting over the lot line.

- (f) The parking lot shall be drained to eliminate surface water, per Village requirements.
- (g) The surface of the parking lot, including drives and aisles, except the buffer strips, shall be constructed of concrete, bituminous concrete or stone mix surfacing approved by the Village. Lighting shall be arranged to reflect away from residential areas.
- (h) Parking structures may be built to satisfy off-street parking requirements when they are located in Commercial/Office or Industrial Districts, subject to the area, height, bulk and placement regulations of such Districts in which they are located.
- (i) Every parcel of land hereafter used as an automobile or trailer sales area or as an automobile service station shall be subject to the above requirements.
- (j) Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

<u>Park. Pattern</u> <u>(degrees)</u>	<u>Min. Aisle</u> <u>Width (ft.)</u>	<u>Min. Park.</u> <u>Space Width</u> <u>(ft.)</u>	<u>Min. Park.</u> <u>Space Length</u> <u>(ft.)</u>	<u>Min. Mod.</u> <u>Width (ft.)</u>
0	12	9.0	22	30
30	11	9.0	n/a	45
45	13	9.0	n/a	50
60	18	9.0	n/a	55
75	20	9.0	n/a	60
90	22	9.0	19	60

Eight-foot wide parking spaces will be permitted in Employee Only lots.
Twelve-foot wide parking spaces are required for Handicapped Only spaces.

The Zoning Administrator or his or her designee shall enforce this section.

- (k) (1) Parking spaces for disabled people and accessible passenger loading zones that serve a particular building shall be the spaces or zones located to the nearest accessible entrance on an accessible route.
- (2) Handicapped-accessible parking shall be designated as reserved for the disabled by a sign showing the symbol of accessibility. Such signs shall not be obscured by a vehicle parked in the space. Signs shall be mounted 80 inches (six feet, eight inches) above parking lot elevation. Wall-mounted signs may be mounted 60 inches (five feet) above grade. The sign shall be a minimum of 12 inches wide by 18 inches in height.
(Ord. Unno. Passed 12-14-87; Ord. Unno. Passed 7-10-89; Ord. 2006-05. Passed 5-8-06.)

1280.04 OFF-STREET WAITING AREA FOR DRIVE-THROUGH FACILITIES.

(a) As used in this section, Aoff-street waiting space@ means an area ten feet wide by twenty-four feet long and shall not include the use of any parking space, street, alley or sidewalk.

(b) On the same premises with every building, structure or part thereof, erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided three off-street waiting spaces for each service window.

(c) Automatic auto wash establishments shall provide a minimum of ten off-street waiting spaces, with at least one off-street waiting space on the exit side, for each wash lane. Manual or coin-operated auto wash establishments shall provide at least three off-street waiting spaces on the entrance side of each auto wash stall, and one off-street waiting space on the exit side for each auto wash stall.
(Ord. Unno. Passed 12-14-87.)

1280.05 OFF-STREET LOADING AND UNLOADING.

On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehousing, retailing, display or other use involving 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 adjacent to the opening used for loading and unloading, designed to avoid interference with public use of streets or alleys. Such loading and unloading space shall be a minimum of twelve feet in width by fifty feet in length with a fifteen-foot height clearance. Such space shall be provided according to the following table:

<u>Gross Floor Area (sq. ft.)</u>	<u>Required Loading and Unloading Spaces</u>
1 to 2,000	None
2,001 to 20,000	One
20,001 to 100,000	One, plus one space for every 20,000 square feet in excess of 20,000 square feet
100,001 to 500,000	Five, plus one space for every 40,000 square feet in excess of 100,000 square feet
over 500,000	Fifteen, plus one space for each 80,000 square feet in excess of 500,000 square feet

No loading space shall be located closer than fifty feet from any Residence District unless such space adjoins a public alley, is located within a completely enclosed

building or is enclosed on all sides facing a Residence District by a solid masonry wall or ornamental fence of a type approved by the Planning Commission and not less than six feet in height.

(Ord. Unno. Passed 12-14-87.)