

## **Article 8 – Off-Street Parking and Loading Space Requirements**

### **8.1 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 Article.

### **8.2 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 the Residential Zoning Districts, a parking area may be used for storing a commercial vehicle exceeding one ton in capacity, provided that
  - (1) Adequate off-street parking is provided for any such commercial vehicle; and
  - (2) No hazardous or inflammable materials may be stored in a residential district.

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.

### **8.3 Parking for Uses Not Specifically Mentioned**

If a use is not specifically mentioned in this Article, the parking requirements for a use that is mentioned and that is similar in character to the proposed use in terms of parking demand shall apply.

### **8.4 Mixed Uses in the Same Building**

In the case of mixed uses in the same building, the required number of parking spaces for each use shall be determined and provided separately. The parking spaces for one use shall not be considered as providing required spaces for any other use, except as provided in Section 8.5.

### **8.5 Reduction in Required Parking for Public Benefits**

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

Where two or more abutting parcels in the C-1 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 Article.
- b. ***No Driveway onto Major Road***

In the C-1 Zoning District, uses on parcels fronting on state highways or county primary roads may reduce the required number of off-street parking spaces by ten percent (10%) if the parcel has no driveway openings onto the major road. This reduction is in addition to reductions allowed by other provisions of this Article.

## **8.6 Driveway Spacing Requirements**

Each parcel in the C-1 Zoning District shall have no more than one driveway entrance and exit opening to a state highway or county primary 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 fifty (50) feet apart. No driveway shall be located within twenty-five (25) feet of a neighboring property line, or within fifty (50) feet of a street intersection.

## **8.7 Parking Space Dimensions**

Each parking space (also known as a “parking stall”) shall be a minimum of nine (9) feet wide and eighteen (18) feet long. Barrier free parking spaces shall comply with the size requirements of the State of Michigan Barrier Free Code.

## **8.8 Table of Off-Street Parking Requirements**

The number of off-street parking spaces for specific uses is shown in Table 8-1, “Table of Off-Street Parking Requirements”, which appears at the end of this Article.

## **8.9 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 vehicles. The number of loading spaces required shall be based on the gross floor area of a building or addition as follows:

- a. Up to and including twenty thousand (20,000) square feet – one (1) space;
- b. More than twenty thousand (20,000) square feet, but less than fifty thousand (50,000) square feet – two (2) spaces; and
- c. Fifty thousand (50,000) square feet and greater – three (3) spaces plus one (1) space for each additional fifty thousand (50,000) square feet or fraction thereof.

Land Use	Number of Parking Spaces Required
1. Automobile Sales & Service Facilities	One (1) customer parking space for each 500 square feet of floor area
2. Barber and Beauty Shops	Three (3) spaces for each chair or booth
3. Bowling Alleys	Six (6) spaces for each lane
4. Churches	One (1) space for each three (3) seats in the main area of worship
5. Commercial Amusements (Outdoor)	Twenty-five (25) percent of the total lot area reserved for parking, but at least ten (10) spaces.
6. Dance Hall, Assembly Hall, or Exhibition Hall without fixed seats	One (1) space for each one hundred (100) square feet of floor area
7. Drive-In and Drive-Thru Facilities (in addition to parking for indoor facilities & employees)	Two (2) spaces for each drive-in window, plus four (4) stacking spaces for each drive-in window.
8. Dwellings	Two (2) spaces per dwelling unit
9. Funeral Homes and Mortuaries	One (1) space for each twenty-five (25) square feet in service parlors or chapels plus one (1) space for each funeral vehicle maintained on the premises.
10. Furniture Sales (Retail)	One (1) space for each five hundred (500) square feet of floor area.
11. Hospital	One (1) space for each two (2) beds plus one (1) space for each employee, including doctors.
12. Hotels and Motels	One (1) space for each lodging room plus one (1) space for each full-time employee.
13. Libraries, Museums, Governmental Administration Buildings	One (1) space for each one hundred (100) square feet of floor area.

Land Use	Number of Parking Spaces Required
14. Manufacturing and Industrial Uses	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.
15. Medical Offices and Clinics, including Veterinary Clinics	Six (6) spaces for each doctor plus one (1) space for each additional employee.
16. Office Buildings (Business and Professional) and Banks and Financial Institutions	One (1) space for each two hundred (200) square feet of floor area.
17. Restaurants, Bars, and Similar Establishments	One (1) space for each three (3) seats provided for patrons plus one (1) space for each employee.
18. Retail Sales and Personal Services	One (1) space for each two hundred (200) square feet of gross floor area.
19. Schools - Elementary and Junior High Schools	Two (2) spaces for each three (3) employees plus one (1) for each eight (8) auditorium seats.
20. Schools - Senior High Schools and Institutions of Higher Learning	Two (2) spaces for each three (3) employees plus one (1) for each four (4) students enrolled, plus parking as required for gymnasiums and sports facilities.
21. Stadiums, Gymnasiums, and Sports Facilities	One (1) space for each three (3) seats or six (6) feet of bench seating.
22. Theaters and Auditoriums (not incidental to schools)	One (1) space for each four (4) seats plus one (1) space for each two (2) employees.
23. Automobile Service Stations	Two (2) spaces for each employee plus two (2) spaces for each service stall.
24. Warehouses, Storage Buildings, Lumber and Building Supply Yards, Wholesale Outlets	One (1) space for each five hundred (500) square feet of gross floor area plus one (1) space for each employee.
25. Golf Courses	Five (5) spaces per hole plus one (1) space for each five hundred (500) square feet of usable floor area in the clubhouse, plus one (1) space for each two (2) employees.

