

ARTICLE 7 PARKING AND LOADING FACILITIES

7.1 PARKING

No building shall be erected, altered, or used, and no land shall be used unless there be provided adequate off-street parking spaces for the needs of the owners, tenants, personnel, visitors and patrons, together with means of ingress and egress. Such parking spaces may be provided in a building or in the open, and in accordance with the provisions of this Article.

7.1.1 Access

- A. Each parking space shall have direct access to a highway, street, alley, or easement, except for any residential unit, in which case only one (1) parking space per dwelling unit shall be required to have direct access.
- B. All parking spaces shall be accessed by means of maneuvering lanes. Backing directly onto a street shall be prohibited for any non-residential use.
- C. Adequate ingress and egress to the parking area by means of clearly defined drives shall be provided for all vehicles.
- D. Ingress and egress to any off-street parking lot lying in an area zoned for other than single-family residential use shall not be across lots zoned for single-family residential use.
- E. Ingress and egress to any off-street parking lot located in an area zoned for other than single family residential use shall be at least twenty-five (25) feet distant from adjacent lots located in any single family residential district.
- F. Ingress and egress to any off-street parking lot serving non-residential uses, which are adjoining or opposite property zoned for residential purposes, shall not exceed thirty-five (35) feet in width.

7.1.2 Prepared Surface

Any required parking space, parking aisle, or parking lot for any use other than a residential dwelling unit shall have a prepared surface consisting of gravel, concrete, asphalt, or similar material and shall be so graded and drained to dispose of all surface water accumulated within the area without harming neighboring property or public streets or highways. Residential dwelling units containing a business, home occupation, or similar use that is, or is likely to be, accessed by the public, shall also be subject to these standards.

7.1.3 Parking Space Dimensions

Each parking space shall be a minimum of nine (9) feet wide by twenty (20) feet deep, exclusive of driveway and aisle space.

7.1.4 Parking Aisle Requirements

All center and cross aisles within a parking area shall have a minimum perpendicular width of twenty (20) feet.

7.1.5 Lighting

The illumination of parking spaces is not required by this Ordinance. It is encouraged that all required parking spaces, other than those required for residential dwelling units, be illuminated when the establishment to which they are accessory is open to the public and/or employees. All lighting shall comply with the standards of Section 6.23.

7.1.6 Location of Parking on a Lot

- A. No parking space shall be located nearer than five (5) feet of any lot line.
- B. No parking area shall be located within a clear view area, as defined by Section 6.17.
- C. Parking areas shall not locate within any required yard area on a parcel zoned or used for non-residential purposes.
- D. Parking areas for residential use may be located in any yard except as follows:
 - 1. For single family dwellings and duplex dwellings, not more than one (1) required parking space per dwelling unit may be located within the required front yard.
 - 2. For multiple family dwellings and apartment dwellings, required parking spaces shall not be permitted within the required front yard setback, except where a dwelling unit has a private garage in which case the driveway leading to the private garage may be used as one (1) of the required parking spaces.
 - 3. For multiple family dwellings and apartment dwellings, no parking space shall be located nearer than ten (10) feet of a side lot line or rear lot line abutting a residential zone.

7.1.7 Visitor Parking Spaces for Multiple Family Dwellings

For multiple family dwellings, parking spaces shall be provided and used to accommodate the vehicles of persons visiting or having business with residents of the dwelling units at a ratio of one (1) visitor parking space for every three (3) dwelling units or part thereof. Such required visitor parking spaces shall be in addition to those required in Section 9.1.13.

7.1.8 Parking Spaces for the Disabled

All parking areas shall conform to the requirements of the Americans with Disabilities Act and any other accessibility requirements in effect. Such spaces shall be included in the calculations for meeting the standards of this Ordinance under Section 7.1.13.

7.1.9 Use of Parking Areas and Spaces

- A. The parking spaces required in this Article shall be used only for the parking of vehicles used by employees, customers or visitors to the establishment to which it is accessory.
- B. No required parking space, or any publicly owned parking lot, shall be used for repair, display or storage purposes, for the permanent parking of any motor vehicle, recreational vehicle or trailer, or for the location of any sign or light standard.

7.1.10 Parking of Vehicles in Residential Districts

- A. Parking of motor vehicles in residential zones, except those used for farming, shall be limited to passenger vehicles and commercial vehicles of the light delivery type, not to exceed 1 ton. The parking of any other type of commercial vehicles or buses, except those parked on school or church property, is prohibited in a residential district.
- B. Not more than one (1) vehicle per dwelling unit shall be a vehicle used for commercial purposes.
- C. The parking of recreational vehicles, boats, jet skis, horse trailers, general use trailers, motorized racing vehicles, and snowmobiles shall be permitted in the yard between the principal structure and the road right-of-way subject to the following requirements:
 - 1. The vehicle shall be parked at the residence of the owner.
 - 2. The vehicle shall display a current State license plate and/or current registration sticker, if required by state law or local ordinance.
 - 3. The vehicle shall be maintained in good and operable condition and shall not be used for living, sleeping, or general housekeeping.
 - 4. The vehicle shall only be parked during the season(s) during which the vehicle is on use. For the purposes of this section, seasons shall be defined as April 1 through October 31 and November 1 through March 31.

7.1.11 Collective Parking

- A. Off-street parking may be provided collectively for two (2) or more buildings or uses, provided the total number of parking spaces shall not be less than the sum of the requirements of the space requirements computed separately.
- B. The total of such off-street parking facilities required for joint or collective use may be reduced by the Board of Appeals in accordance with all of the following standards:

1. Uses for which the collective off-street parking facilities are to serve do not operate during the same hours of the day or night.
2. Not more than fifty percent (50%) of the off-street parking facilities required for theaters, churches, bowling alleys, dance halls, and establishments for sale and consumption of alcohol beverages, food or refreshments may be supplied by off-street parking facilities provided for other buildings.
3. The required off-street parking for a particular use may be reduced by its proportionate share of any publicly owned off-street parking lot within three hundred (300) feet of street travel, or for which it has been assessed.

7.1.12 Stacking Spaces

Where a restaurant, financial institution, or any other use incorporates a drive-through or pick-up window, a minimum of three (3) stacking spaces shall be provided for vehicles waiting to be served from the drive-through or pick-up window. Such stacking spaces shall not utilize or otherwise interfere with the use of any required parking space.

7.1.13 Required Parking Spaces

A. Any building, structure, or use, shall have parking spaces provided and maintained in accordance with the following:

RESIDENTIAL USES	
Dwellings, single family and duplex	Two (2) parking spaces for each dwelling unit
Dwellings, multiple family	One and one-quarter (1 ¼) parking spaces for each dwelling unit (See also Section 9.1.7)
Mobile home park	Two (2) parking spaces for each mobile home site plus one (1) parking space for each employee
Dwellings serviced only by boat access	No vehicular parking spaces required

PUBLIC AND INSTITUTIONAL USES	
Community Center Public administration halls and meeting centers	One (1) parking space for each six (6) seats of capacity
Libraries, museums and post offices	One (1) parking space for each one hundred (100) square feet of floor area
Nursing home or convalescent home	One (1) parking space for each four (4) beds
Place of worship Theaters, auditoriums and any other places of public assembly	One (1) parking space for each four (4) seats of capacity
Elementary and junior high school	One and one-half (1 ½) parking spaces for each classroom
Senior high school or college	Three (3) parking spaces for each ten (10) students

COMMERCIAL USES	
Automobile sales or rental	One (1) parking space for each one hundred fifty (150) square feet of floor area
Automobile service	Two (2) parking spaces for each service stall
Bed and breakfast	Two (2) parking spaces for the main dwelling unit, plus one (1) additional parking space for each bedroom available for bed and breakfast usage
Bowling alleys	Five (5) parking spaces for each alley
Dance halls, assembly halls and convention halls without fixed seats	One (1) parking space for each one hundred (100) square feet of floor area
Financial institution	One (1) parking space for each one hundred (100) square feet of floor area
Golf course	Two (2) parking spaces for each golf hole
Health services	One (1) parking space for each four (4) beds, plus one (1) space for each doctor
Offices	One (1) parking space for every two hundred (200) square feet of floor area: provided, however, that that doctor’s offices and clinics shall be provided with three (3) spaces for each doctor
Place of entertainment	One (1) parking space for each six (6) seats of capacity
Place of lodging	One (1) parking space for every individual living or sleeping unit
Restaurants and night clubs	One (1) parking space for each one hundred (100) square feet of floor area
Retail nurseries, lawn and garden supply stores	One (1) parking space for each six hundred (600) square feet of area in which plants and supplies are grown, displayed or sold
Retail store, super markets, personal service shops and shopping centers	One (1) parking space for each two hundred fifty (250) square feet of floor area
Any other service	One (1) parking space for each two hundred (200) square feet of floor area

AGRICULTURAL/LAND PRESERVATION USES	
Farm product warehousing and storage	One (1) parking space for each six hundred (600) square feet of floor area
Fruit and vegetable market	One (1) parking space for each one hundred fifty (150) square feet of floor area

INDUSTRIAL USES	
Manufacturing Processing Warehousing	One (1) parking space for each two (2) employees on the maximum shift

- B. Uses having high employee parking requirements shall be required to provide additional parking to satisfy the needs of such employees. Such additional parking shall be determined through the review of a site plan application and/or during the review of a Special Use Permit application.
- C. Where not specifically provided for, the number of parking spaces required shall be determined by the Board of Appeals, or for a special use, during the process of review of the Special Use Permit application.

7.1.14 Fractional Spaces

When units of measurement determining the number of required parking spaces result in fractional space, any fraction of one-half (1/2) or more shall require one (1) parking space.

7.1.15 Existing Parking

A structure that meets the parking requirements of this Ordinance at any time shall continue thereafter to comply with all parking requirements hereof. Any existing structure that partially meets the requirements of this Ordinance, either on the effective date of this Ordinance or at any subsequent time, shall thereafter continue to comply with the parking requirements to the degree of compliance achieved or shall become more conforming.

7.1.16 Ingress and Egress Approval

Approval for the location of all ingress and egress shall be obtained from the County Road Commission and/or the Michigan Department of Transportation (MDOT), as applicable, for all streets. Such approval shall also include the design and construction thereof in the interest of safety and other public requirements. Planning Commission review and approval of the ingress and egress location(s) shall also be obtained for all projects that require site plan review and approval by the Planning Commission.

7.2 LOADING SPACES

On the same parcel with every building, structure, or part thereof, occupied by a use requiring the receipt or distribution of vehicles or materials or merchandise, there shall be provided and permanently maintained adequate space for standing, loading, and unloading operations as follows:

- a) Accessory off-street loading spaces shall each be not less than twelve (12) feet in width, twenty (20) feet in length, and fourteen (14) feet in height, open or enclosed.
- b) All off-street loading spaces shall be located to the side or rear of the building.

- c) Where any off-street loading space is located closer than fifty (50) feet to any parcel used for residential, educational, recreational or religious purposes, or abuts a residential zone, there shall be provided a masonry wall, having a height of not less than four (4) feet nor more than eight (8) feet, between the off-street loading space and said residential, educational, recreational or religious premises or residential zone.

Loading spaces shall be provided for all permitted uses in conformity with the following table:

REQUIRED OFF-STREET LOADING SPACE TABLE		
Type of Use	For Floor Area (sq. ft.) *	Required Berths
Commercial establishments not specifically listed below	First 2,000	None
	Next 15,000 or fraction thereof	1
	Next 15,000 or fraction thereof	1
	Next 20,000 or fraction thereof	1
	Each additional 40,000 or fraction thereof	1
Hotels and other lodging places	First 2,000	None
Offices	Next 50,000 or fraction thereof	1
	Each additional 40,000 or fraction thereof	1
Wholesale trade, manufacturing and similar establishments	First 20,000 or fraction thereof	1
	Each additional 20,000 or fraction thereof	1
Funeral service and crematories	First 5,000 or fraction thereof	1
	Each additional 10,000 or fraction thereof	1
Hospitals Education services Membership organizations Motion picture theaters Amusement and recreation services	First 10,000	None
	Each additional 200,000 or fraction thereof	1

* Whenever any use specified in the table is operated on an open lot, the requirements set forth in the table for floor area shall apply to the lot area used for such operations