

## ARTICLE 8

### OFF-STREET PARKING AND LOADING REQUIREMENTS

#### Section 8.1. Parking Lot Requirements.

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.

- 8.1.1. PERMIT. No parking lot shall be constructed unless and until a permit is issued by the Building Official after review and approval by the Township Engineer.
- 8.1.2. PLANS. Plans for the development of any parking lot must be submitted to the Building Inspector, 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. The plans are to be prepared in a presentable form by person(s) competent in such work and shall reflect conformance with the following provisions.
- 8.1.3. SITE PLANS. All Site Plans requiring Site Plan approval by the Planning Commission, including plans for the layout of off-street parking facilities, must be approved by the Planning Commission and shall be in accordance with the minimum requirements listed in this ordinance.
- 8.1.4. PARKING STRUCTURES. Parking structures may be built to satisfy off-street parking requirements, when located in commercial, business, or industrial zoned districts, subject to the area, height, bulk and placement regulations of such districts in which located. Such structures may occupy the required site or rear open space, but shall not be closer than twenty (20') feet from a lot line without the establishment of a landscape buffer.
- 8.1.5. ABANDONMENT. Upon the abandonment of such area as a parking lot used for parking for a period of six (6) months, it shall revert to its immediate prior use.
- 8.1.6. TABLE OF OFF-STREET PARKING REQUIREMENTS. The amount of required off-street parking space for new uses of buildings and additions to existing buildings 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 the other requirements of this section including the following:
  - A. When units of measurements determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) loading space.
  - B. For uses not specifically mentioned herein, the requirements for off-street parking facilities for a use which is mentioned, and which said use is similar, shall apply and as interpreted by the Board of Appeals.
  - C. Residential Parking Requirements. Residential off-street parking spaces shall consist of a parking strip, driveway, garage or combination thereof and shall be located on the premises they are intended to serve, not closer than three (3') feet from any street lot line.
  - D. Useable Floor Area. For the purpose of this Article, the floor area used to determine the required number of parking spaces shall be as described in this ordinance under Definitions.

Article 8Off - Street Parking and Loading Requirements

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

USE	REQUIRED NO. OF PARKING SPACES	PER EACH UNIT OF MEASURE AS FOLLOWS
<b>Residential</b>		
a. Single- or Two-Family Dwelling	2	Per each dwelling unit
b. Multiple-Family Dwelling	2	Per each dwelling, <u>plus</u>
	1	per each ten (10) dwelling units
c. Senior Citizen Housing	1	Per each dwelling unit, <u>plus</u>
	1	per each ten (10) dwelling units
d. Fraternities, Sororities, Rooming Houses	1	Per each three (3) occupants
e. Dormitories	1	Per each four (4) occupants
<b>Institutional</b>		
a. Churches	1	Per each three (3) seats based on maximum seating capacity in the main place of assembly therein
b. Private Clubs & Lodges	1	Per each three (3) individual members allowed within the maximum occupancy load as established by local county, state, fire, health, or building codes
c. Hospitals	1	Per each four (4) beds, <u>plus</u>
	1	per staff doctor, <u>plus</u>
	1	per each four (4) employees
d. Convalescent Homes, Home for the Aged, Nursing Homes, Children's Homes	1	Per each four (4) beds, <u>plus</u>
	1	per each staff doctor, <u>plus</u>
	1	per each four (4) employees
e. High Schools	1	Per each teacher, <u>plus</u>
	1	per each ten (10) students, <u>plus</u>
	1	per each employee or administrator, <u>plus</u>
		requirements of the auditorium or assembly hall therein
f. Elementary & Junior High Schools, Trade Schools	1	Per each teacher, <u>plus</u>
	1	per each employee or administrator, <u>plus</u>
		requirements of the auditorium or assembly hall therein
g. Child Care Center, Day Nurseries, or Nursery Schools	1	Per each 400 sq ft of UFA, <u>plus</u>
	1	per each employee
h. Stadiums & Sports Arena	1	Per each four (4) seats or eight (8) feet of bench
<b>Commercial</b>		
a. Retail Stores, except as otherwise specified herein	1	Per each 200 sq ft of GFA, <u>plus</u>
	1	per each three (3) employees
b. Furniture, Appliances & Household Equipment, Repair Shops, Hardware Stores and other similar uses	1	Per each 800 sq ft of UFA, <u>plus</u>
	1	per each two (2) employees
c. Auto Salesrooms, Wholesale Stores, Machinery Sales, & other similar uses	1	Per each 1000 sq ft of UFA, <u>plus</u>
	1	per each employee
d. Medical Clinic & Dental Clinic	3	Per each staff or visiting doctor, <u>plus</u>
	1	per each employee
e. Business & Professional Offices	1	Per each 300 sq ft of GFA
f. Motels, Hotels, Tourist Homes	1	Per each guest bedroom, <u>plus</u>
	1	per each employee, <u>plus</u>
		amount required for accessory uses
g. Banks (other than drive-in), Post Offices	1	Per each 200 sq ft of UFA, <u>plus</u>
	1	per each one (1) employee
h. Drive-in Banks	4	Stacking spaces per each teller window
i. Barber & Beauty Shops	3	Per each operator

## Article 8Off - Street Parking and Loading Requirements

j. Bowling Alleys	6	Per bowling lane, <u>plus</u> amount required for accessory uses
k. Drive-in Restaurants	1 1	Per each 50 sq ft of GFA, <u>plus</u> per each two (2) employees
l. Fast Food Drive-in Restaurants	1 1	Per each 125 sq ft of GFA, <u>plus</u> per each two (2) employees, with a minimum total of 25 parking spaces
m. Establishments (other than drive-in restaurants) in which is conducted the sale and consumption on the premises of food, beverages or refreshments	1 1 1	Per each three (3) persons allowed within the maximum occupancy load as established by local, state, or county fire, health, or building codes, <u>plus</u> per each three (3) employees, <u>or</u> per each 100 sq ft of UFA, (whichever is greater)
n. Private Tennis, Swim or Golf Clubs, or other similar uses	1	Per each two (2) member families or individuals, <u>plus</u> amount required for accessory uses
o. Golf Course, open to the general public	5 1	Per each holes, <u>plus</u> per each employee, <u>plus</u> amount required for accessory uses
p. Filling Stations, Automobile Service Stations	2 1 1 1	Per each service stall, <u>plus</u> per each employee, <u>plus</u> per each service vehicle, <u>plus</u> per each 200 sq ft GFA used by the public
q. Motor Vehicle Wash Establishments (self-serve)	4	Per each wash stall
r. Motor Vehicle Wash Establishments (other than self-serve)	4  1	Per each unit which represents the establishments maximum capacity as computed by dividing the linear dimensions of the mechanical wash/dry operation by 20 feet, <u>plus</u> per each employee
s. Service Garages, Auto Repair Shops, Collision or Bump Shops, and other similar uses	1 1  2	Per each 800 sq ft UFA, <u>plus</u> per each two (2) employees computed on the basis of the maximum number of employees on duty at any on time, <u>plus</u> per each stall or service area
t. Open Air Business (not otherwise provided for herein)	1	Per each 800 sq ft of lot area used for said business
u. Personal Service Establishments (not otherwise provided for herein)	1 1	Per each 300 sq ft of UFA, <u>plus</u> per each two (2) employees
v. Theaters, Auditoriums, & Assembly Halls	2  1	Per each five (5) seats based on the maximum seating capacity in the main place of assembly therein, <u>plus</u> per each two (2) employees
w. Marinas	1 1	Per each boat slip, <u>plus</u> per each employee
<b>Industrial</b>		
a. Industrial or Manufacturing Establishments, Research Establishments	1  1	Per each 1½ employees computed on the basis of the greatest number of persons employed at any one time, day or night, <u>or</u> per each 2000 sq ft of UFA (whichever is greater)
b. Warehouses and Storage Buildings	1  1	Per each two (2) employees computed on the basis of the greatest number of persons employed at any one time, day or night, <u>or</u> per each 2000 sq ft of GFA (whichever is greater)

### Section 8.3. Zoning Requirements.

Off-street parking for other than residential use shall be either on the same lot or within three hundred (300') feet of the building it is intended to serve, measured without crossing any major thoroughfare, from the nearest point of the building to the nearest point of the off-street parking facilities

## Article 8Off - Street Parking and Loading Requirements

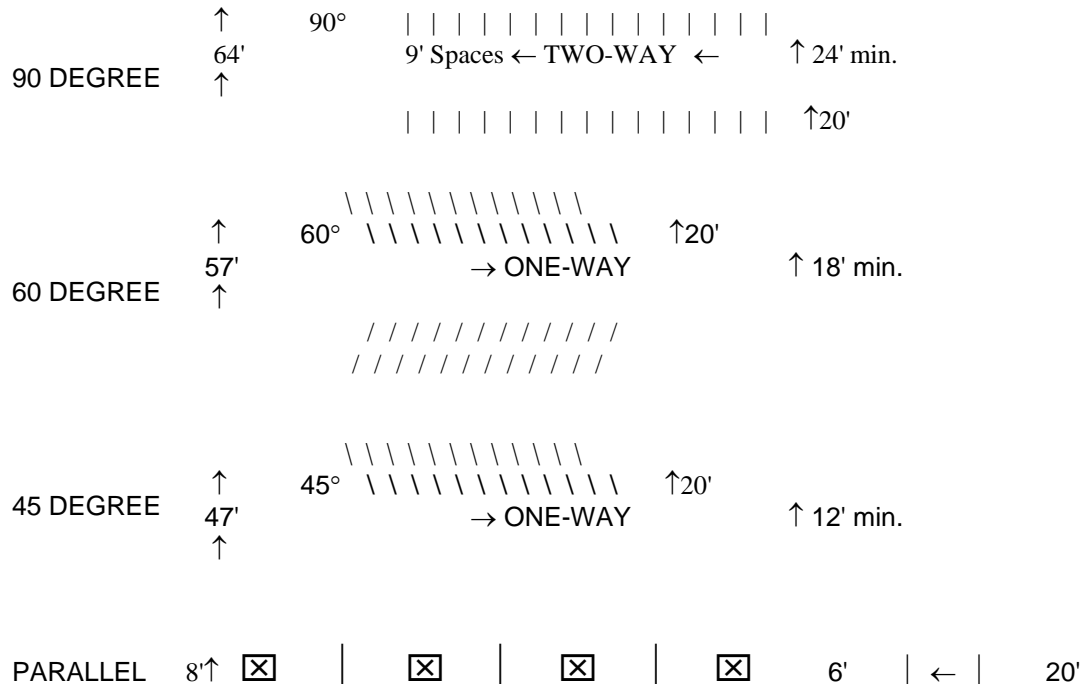
- 8.3.1. **EXISTING LOTS.** Off-street parking existing at the effective date of this Ordinance in connection with the question of an existing building or use shall not be reduced to an amount less than hereafter required for a similar new building or new use.
- 8.3.2. **EXPANSIONS.** Whenever a use requiring off-street parking is increased in floor area and such use is located in a building existing on or before the effective date of this Ordinance, the minimum number of parking spaces required at the time of the increase in floor area shall be based on either twice the usable floor area or other determining unit of measure of the addition, or two-thirds (2/3) of the usable floor area or other determining unit of measure of the entire building, including the addition.
- 8.3.3. **COLLECTIVE REQUIREMENTS.** Two (2) or more buildings or uses may collectively provide the required off-street parking in which case, the required number of parking spaces shall not be less than the sum of the requirements of several individual uses computed separately with the following exceptions.
- A. Where the required number of parking spaces exceeds one hundred (100) spaces, the requirements may be reduced by ten (10%) percent for the first one hundred (100) spaces and ten (10%) percent for each complete one hundred (100) spaces after that.
- B. In cases of dual functioning of off-street parking where operating hours do not overlap, the Board of Appeals may grant an exception. Parking spaces already provided to meet off-street parking requirements for theaters, stadiums, auditoriums, and other places of public assembly, stores, office buildings and industrial establishments located within five hundred (500') feet of a church, as measured along lines of public access, and that are not normally used between the hours of 6:00 a.m. and 6:00 p.m. on Sundays and are made available for other parking, may be used to meet not more than seventy-five (75%) percent of the off-street parking requirements of a church. There shall be a written agreement between all parties concerned where this arrangement is permitted.
- 8.3.4. **RESIDENTIAL LANDSCAPE BUFFER STRIP REQUIREMENTS.** Where a parking lot is contiguous or adjacent to a residentially zoned district there shall be established a setback line ten (10') feet from the front lot line and any adjacent lot lines. The land between the setback line and lot line in a parking lot is for the purpose of this Ordinance is called a "Landscaped Buffer Strip". Such lots shall be required to provide a Landscaped Buffer Strip as regulated elsewhere in this ordinance with the following exception.
- A. Wherever a screen planting is not practical or reasonable, a continuous unpierced masonry wall of specified height and materials may be substituted for buffer strips if approved by the Planning Commission with recommendation to the Board of Appeals.
- 8.3.5. **PARKING LOTS WITH 30 OR MORE SPACES.** Such lots shall be required to provide a Landscaped Buffer strip as regulated elsewhere in this ordinance and include the following requirements also.
- A. Each separate landscaped area within a parking lot shall be adequately planted and maintained and shall be located in such a manner as to promote the following:
1. divide and break up the expanse of pavement parking areas
  2. designate vehicular circulation
  3. separate parking lots from adjoining uses
- B. The minimum total landscaped area shall be forty five (45) square feet per every two (2) parking spaces. Right-of-way areas and retention ponds shall not be included in this calculation.
- C. A minimum of three (3) feet shall be established from the backside of the curb or planting edge to the center of the trunk of the proposed tree or shrub. Narrow strips of landscaping incorporated within parking lots shall be arranged to contain sufficient landscaping and landscape buffering to soften large expanses of paved or gravel surfaces.

**Section 8.4. Parking Lot Layout, Construction & Maintenance**

Whenever the required off-street parking requires the building of an off-street parking lot, the off-street parking lot shall be laid out, constructed and maintained in accordance with the following tables and regulations:

**8.4.1. LAYOUT.**

**PARKING LAYOUTS**



- A. Maneuvering Lanes. All spaces shall be provided adequate access by means of maneuvering lanes. Maneuvering lanes will be required to be increased when such lane is required for fire or safety vehicle access to building.
- B. Access. All parking spaces shall have access from an aisle on the site to minimize backing onto a street or into the space from the street.
- C. Striping. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement.
- D. Size. All spaces shall be laid out in the dimension of nine by twenty (9' x 20') feet, or one hundred and eighty (180) square feet of space with the following exception.
  - 1. Parallel parking spaces shall be twenty (20') feet in length with a six (6') feet maneuvering space for each two (2) parking spaces.
- E. Access Drives. Adequate ingress and egress to the parking lot shall be provided for vehicles by means of clearly limited and defined drives not less than fifteen (15') feet wide for a one-way and twenty-two (22') feet wide for a two-way traffic.

Article 8Off - Street Parking and Loading Requirements

PARKING PATTERN	MINIMUM DRIVEWAY OR AISLE WIDTH	PARKING SPACE LENGTH <sup>(a)</sup>	PARKING SPACE WIDTH <sub>(b)</sub>	TOTAL WIDTH OF TWO TIERS OF SPACES & AISLES
0° (parallel)	10 feet	23 feet	8 feet	
30°	12 feet	20 feet	9 feet	47 feet
45°	12 feet	20 feet	9 feet	47 feet
60°	18 feet	20 feet	9 feet	57 feet
90°	24 feet	20 feet	9 feet	64 feet

- a. as measured perpendicular to longitudinal angle of parking
- b. as measured parallel to longitudinal angle of parking

8.4.2. CONSTRUCTION. All such parking lots and access, drives, etc...required for uses other than single or two-family residential shall be hard-surfaced with a pavement consisting of asphalt or concrete. They shall be completely constructed prior to a Certificate of Occupancy being issued in compliance with all the requirements listed.

- A. Drainage. They shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area. No surface water from such parking area shall be permitted to drain onto adjoining private property
- B. Lighting. Where lighting facilities are provided they should be so arranged as to reflect the light away from the adjacent residential districts.
- C. Wheel Chocks. Where buffer strips are not required, there shall be a bumper stops or wheel chocks of concrete or similar permanent material provided.

8.4.3. MAINTENANCE. Such spaces shall be maintained and shall not be encroached upon as long as said main building or structure remains unless an equivalent number of spaces are provided elsewhere in conformance with this Ordinance.

**Section 8.5. Truck and Equipment Parking**

On the same premises with every building, structure or part thereof, erected and occupied for the manufacturing, storage, warehousing, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning establishment, or other uses similarly involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in compliance with the following requirements.:

8.5.1. LOCATION. The space shall be adjacent to the opening used for loading and unloading in order to avoid undue interference with public use of the streets or alleys.

8.5.2. SIZE. Loading and unloading space, unless otherwise adequately provided for, shall be an area ten by fifty (10' x 50' ) feet with a fifteen (15') foot height

8.5.3. NUMBER OF SPACES. The number of required spaces shall be in accordance with the following table:

Article 8Off - Street Parking and Loading Requirements

GROSS FLOOR AREA (sq ft)	LOADING & UNLOADING SPACES REQUIRED
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.
over 500,000	Fifteen (15) spaces plus one (1) space for each 80,000 sq ft in excess of 500,000 sq ft.

8.5.4. SCREENING. No loading space may be on any street frontage and provision for handling all freight shall be on those sides of any building which do not face on any street, or proposed street, except where such areas are obscured from such street with a solid masonry wall not less than six (6') feet in height.

8.5.5. RESTRICTIONS. The loading space as required in this ordinance as "Off-Street Loading and Unloading", shall not be construed as supplying off-street parking space.

**Section 8.6. Handicap Requirements.**

Parking Space Requirements for Handicappers. In those cases where barrier-free design parking areas are required under Act 1, Public Acts of 1966, as amended (MCL 125.1351 et seq., MSA 3.447(121) et seq.), such parking areas shall be provided in accordance with those requirements and the following table:

TOTAL SPACES IN LOT	REQUIRED NUMBER OF ACCESSIBLE SPACES
up to 25	One (1)
26 to 50	Two (2)
51 to 75	Three (3)
76 to 100	Four (4)
101 to 150	Five (5)
151 to 200	Six (6)
above 200	Six (6)

**Section 8.7. Restrictions.**

The required off-street parking shall be for occupants, employees, visitors, patrons, and shall be limited in use to motor vehicles including the following restrictions.

## Article 8Off - Street Parking and Loading Requirements

- 8.7.1. **STORAGE.** The storage of merchandise, motor vehicles for sale, or the repair of vehicles is prohibited on all parking areas with the following exceptions.
- A. **Residential.** The parking of one motor vehicle on a residential lot in or adjacent to the drive in the front yard setback for sale may be allowed provided it has current registration and does not create a condition of blight.
- 8.7.2. **PARKING DURATION.** Except when land is used as storage space in connection with the business of a repair, service garage, hotel or motel, a twenty-four (24) hour time limit for parking in non-residential off-street parking areas shall prevail, it being the purpose and intention of the foregoing that the requirement of maintaining vehicle storage or parking space is to provide for the public safety in keeping parked cars off the streets, but such requirement is not designed to or intended to provide, and it shall be unlawful to permit, the storage or prolonged parking on any such parking area in any such district wrecked or junked cars, or for creating a junk yard or a nuisance in such areas.
- 8.7.3. **PRIVATE PROPERTY.** It shall be unlawful for any person, firm, or corporation to park any motor vehicle on any private property, or use said private property for vehicle storage, or use any portion of any private property as parking space, without the express or implied consent, authorization, or ratification of the owner, holder, occupant, lessee, agent, or trustee of such property.

### **Section 8.8. Variances.**

Notwithstanding anything herein before contained in this section, the setback requirements required hereby may be modified by the Board of Appeals with respect to the number of feet required in any case in which it appears an undue hardship will arise from the strict enforcement of the distance requirements above set forth.

## Article 8Off - Street Parking and Loading Requirements

St. Clair Township Zoning Ordinance  
Page 8-8