

ARTICLE 11

OFF-STREET PARKING AND LOADING

SECTION 1101 INTENT AND PURPOSE

- A. It is the intent of this Ordinance that vehicle parking and loading shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles for the use of occupants, employees and patrons of each structure, premise and use commenced, constructed, operated altered or enlarged under the provisions of this Ordinance.

SECTION 1102 MEASUREMENT STANDARDS

- A. Unless specifically cited otherwise, the term “floor area” or “usable floor area” shall indicate the overall floor area excepting those areas used for incidental storage, mechanical installations, and other areas not commonly intended to be occupied other than for accessory and maintenance purposes.
- B. Where such use or structure utilizes benches, pews or similar group seating, each twenty-four (24) inches of such seating shall be counted as one (1) seat.
- C. When units of measurement determining the number of required parking spaces result in a fractional space, any fraction to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one (1) parking space.
- D. In the case of a use not specifically mentioned, the requirements of off-street parking for a use most similar shall apply. Such determination shall be made by the Zoning Administrator using a standard of “similar” and “comparable.” The Zoning Administrator may, at their discretion, submit for consideration to the Board of Appeals.
- E. Whenever a use requiring off-street parking is increased in floor area, or when interior building modifications result in an increase in capacity for use, parking shall be accounted for, provided and maintained in the proper ratio to the increased floor area or capacity.
- F. No parking lot or conglomeration of parking spaces utilized for a specific use implemented prior to the effective date of this Ordinance shall be reduced below the requirements of this Ordinance unless accommodation is made for joint use of parking or off-street parking located within the maximum required distance.
- G. Whenever four (4) or more vehicle parking spaces are required for a given use, the plans and specifications for the construction or alteration of an off-street parking area shall be submitted to the Zoning Administrator before a zoning permit can be issued.

1. Such plans and specifications shall indicate the location, basis of capacity calculation, size, site design, surfacing, surface markings, lighting, drainage, curb cuts, entrances, exits, landscaping, and any other information essential to the complete design and construction of the parking area.

SECTION 1103 DEVELOPMENT STANDARDS

A. Location of Parking Areas

1. For all residential and non-residential structures and uses in residential zoning districts, required parking shall be provided on the premises with the structures or uses they are required to serve.
2. For non-residential structures and uses in non-residential zoning districts, required parking spaces shall be provided within three hundred (300) feet of the structure or use they are required to serve.

B. Use of Parking Areas

1. No commercial repair work, servicing or selling of any kind shall be conducted in any designated parking space or area unless otherwise permitted by other provisions of this Ordinance.

C. The joint use of parking facilities by two or more uses may be permitted by the Planning Commission whenever such use is practical and satisfactory to each of the uses intended to be served, and when all requirements for location, design, and construction are met.

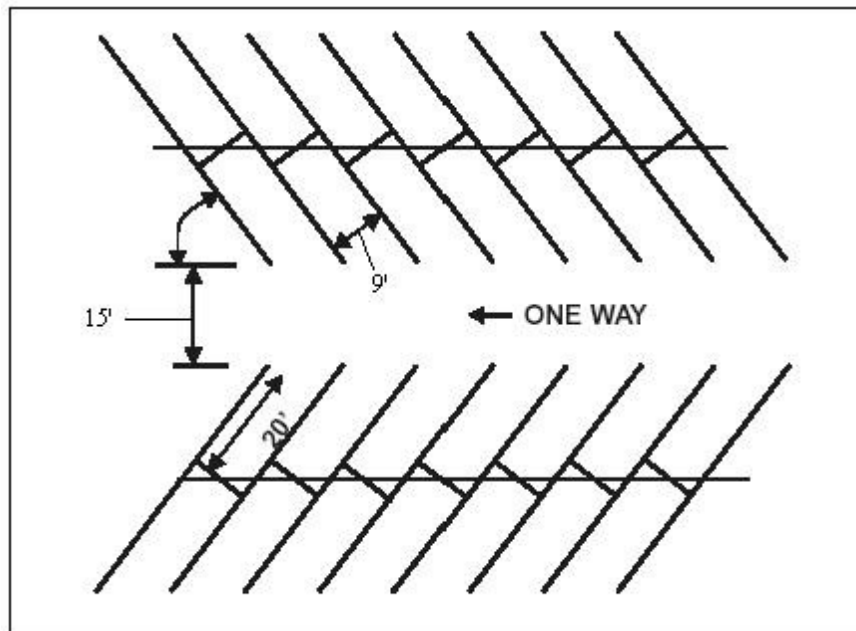
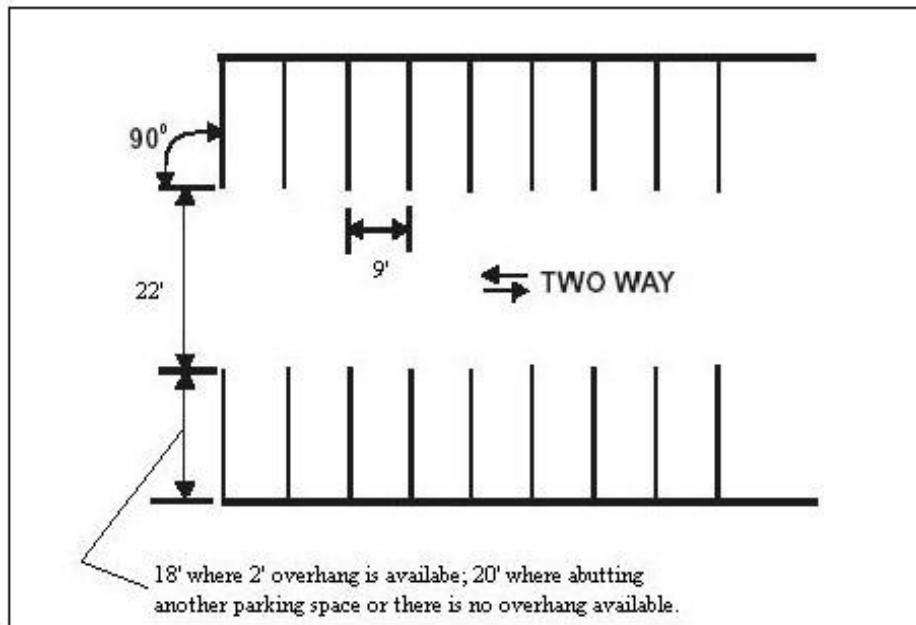
1. A copy of an agreement between property owners for joint use shall be filed with the application for zoning and building permits and be recorded with the Register of Deeds. The agreement shall be perpetual and include a guarantee for continued use even upon transfer of ownership.

SECTION 1104 PARKING DEVELOPMENT STANDARDS

A. All single and two-family residential off-street parking areas serving and being located on a residential lot shall be readily identifiable as a parking space and constructed of typical material (gravel, pavement or concrete).

B. All non-residential and multiple-family off-street parking areas shall be designed, constructed, and maintained in accordance with the following standards and requirements:

1. Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles. Parking demarcation shall be implemented with a durable paint or other material so as not to be removed during snow removal and parking lot cleaning.
2. Adequate ingress and egress to the parking area by means of clearly delineated and defined drives and access shall be provided.
 - a. Drives for ingress and egress to the parking area shall be so located as to secure the most appropriate development of the individual property, but also to encourage simple and uncongested turning movements.
 - b. Backing directly onto a public street from a non-residential use shall be prohibited.
3. Each parking space within an off-street parking area shall be provided with adequate access by means of maneuvering lanes. As provided below, the width of required maneuvering lanes may vary depending upon the proposed parking pattern.
 - a. For a ninety (90) degree parking pattern, a two-way maneuvering lane shall have a minimum of twenty-two (22) feet.
 - b. For a forty-five (45) degree parking pattern, a one-way maneuvering lane serving two parking bays shall have a minimum width of fifteen (15) feet and a two-way maneuvering lane shall have a minimum width of twenty-two (22) feet.
 - c. For a forty-five (45) degree parking pattern, a one-way maneuvering lane serving one parking bay shall have a minimum width of twelve (12) feet and a two-way maneuvering lane shall have a minimum width of twenty-two (22) feet.
 - d. For a parallel parking pattern, a one-way maneuvering lane shall have a minimum width of twelve (12) feet and a two-way maneuvering lane shall have a minimum of twenty-two (22) feet.
4. All parking spaces shall have usable parking areas at least nine (9) feet wide and twenty (20) feet in length. Parking spaces abutting an open space, sidewalk or curb may be eighteen (18) feet in length to take into account vehicle overhang. See Illustrations below:



5. Parking areas with a capacity of six (6) or more vehicles shall be paved and provide adequate drainage.
 - a. The Planning Commission and/or Township Board may permit such area to be graveled in review of a petition for site plan or special land

use approval or may consider at the request of the Zoning Administrator.

6. Parking Lot Lighting

- a. Except for single-family and two-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in operation. Where there are security concerns, lighting hours may be extended for all or part of the parking area at the discretion of the Planning Commission and/or Township Board.
- b. Lighting shall be designed and constructed in such a manner to ensure that direct or directly reflected light is confined to the development site and shall not illuminate property beyond the perimeter of the development site.
- c. Lighting fixtures shall be down-directed having one hundred (100) percent cut off with no protruding lenses. Direct light and/or glare shall not be emitted at angles above the horizontal plane.

C.

Il single and two-family residential off-street parking areas serving and being located on a residential lot shall be readily identifiable as a parking space and constructed of typical material (gravel, pavement or concrete).

SECTION 1105 PARKING SPACE REQUIREMENTS

A. The number of required off-street parking spaces for land uses shall be provided as follows.

1. Residential Uses

- a. One and Two-Family Dwellings: two (2) spaces per dwelling unit.
- b. Multiple Dwellings: Two (2) spaces for each dwelling unit plus one space per each five (5) dwelling units for guest parking.
- c. Convalescent/Nursing Homes: One (1) space per four (4) persons of licensed capacity plus one (1) space per employee.
- d. Group Homes: One (1) space per employee plus one (1) space for every three (3) residents of the home.
- e. Manufactured Housing Park: Two (2) spaces for each lot, dwelling unit or site plus one (1) space per five (5) lots, sites or dwelling units for guest parking.

2. Institutional Uses

- a. Assembly Uses (Auditoriums, Churches, Stadiums, Gyms, Theaters, with Fixed Seats): One (1) space for each four (4) seats.
- b. Private Schools: One (1) space for every two (2) employees, plus one (1) space for every ten (10) students of maximum occupancy.
- c. Libraries, Museums, Post Offices: One (1) space for every eight hundred (800) square feet of floor area plus one (1) space for every two (2) employees on the largest shift.

3. Commercial Uses

- a. Day care center: One (1) space for each employee on the largest working shift plus one (1) space per four (4) persons of licensed capacity.
- b. Retail Sales: One (1) space per two hundred (200) feet of usable floor area.
- c. Dance Halls, Pool and Billiard Rooms: One (1) space per every three (3) persons of determined maximum capacity of structure.
- d. Fast-Food Restaurants & Drive-Thru: One (1) space for every four (4) seats plus one (1) space for each employee on the largest shift.
- e. Kennels (commercial): One (1) space for each five (5) animals of the facility's capacity, plus one (1) space for every two (2) employees.
- f. Laundromat: One (1) space for every three (3) washing or drying machines.
- g. Restaurants, Cafeterias, Taverns, Bars: One (1) space for every three (3) seats.
- h. Supermarket, Self-Service Food Store: One (1) space for every two-hundred (200) square feet of usable floor area.

4. Office and Services Uses

- a. Offices: One (1) space for every two-hundred (200) square feet of usable floor area.
- b. Barber Shops and Beauty Parlors: Two (2) spaces for each beauty and/or barber chair.

- c. Clinics: Two (2) spaces for each examination or treatment room, plus one (1) space for each employee on the largest shift.
 - d. Funeral Homes and Mortuaries: One (1) space for every forty (40) square feet of usable floor area, including chapels and assembly rooms.
5. Automotive Uses
- a. Automobile Service and Repair Stations: Two (2) spaces for each repair and service stall, plus one space per every two (2) employees on the largest shift.
 - b. Automotive Sales: One (1) space per two hundred (200) square feet of usable floor area.
6. Recreational Uses
- a. Golf Clubs, Tennis Clubs or Other Similar Recreation Clubs: Four (4) spaces per green plus one (1) space for every two (2) employees on the largest shift.
 - b. Miniature Golf Courses Batting Cages, and Driving Ranges: Three (3) spaces per hole, cage or driving range plus one (1) space for each employee on the largest shift.
7. Industrial Uses
- a. Industrial or Manufacturing Establishments: One (1) space for every three (3) employees on the largest shift.
 - b. Warehouses, Wholesale Stores: One (1) space for every eight hundred (800) square feet of usable floor area.

SECTION 1106 LOADING AND UNLOADING SPACE REQUIREMENTS

- A. In order to prevent interference with public use of streets and alleys, every use receiving or distributing material or merchandise by vehicle shall provide a dedicated space on the premises for loading and unloading.
- B. For all loading and unloading spaces required, there shall be provided adequate area for standing, loading, and unloading that is not less than ten (10) feet in width, twenty-five (25) feet in length.

- C. No loading and/or loading space shall be located closer than twenty (20) feet to any lot located in a residential district unless confined in a completely enclosed structure or enclosed on all sides by a wall, fence or compact planting not less than six (6) feet in height.

SECTION 1107 DRIVE-THRU STACKING

- A. All businesses that provide drive-thru facilities for the service of customers within an automobile shall provide adequate off-street stacking space and travel lanes that meeting the following requirements:
 - 1. For purposes of maneuverability, each stacking space shall be computed on the basis of nine (9) feet in width and eighteen (18) feet in length.
 - 2. Clear identification and delineation between the drive-thru facility and parking lot shall be provided. Drive-thru facilities shall be designed in a manner that promotes pedestrian and vehicular safety.
 - 3. For all drive-thru facilities, which have a single stacking lane, an escape lane shall be provided which allows other vehicles to pass those waiting to be served.
 - 4. Four (4) stacking spaces per service lane shall be provided.

SECTION 1108 MODIFICATIONS AND REDUCTIONS

- A. During review of a site plan or special land use, the Planning Commission may authorize a modification or deferment of any of the off-street parking or loading regulations provided in this Article based upon findings, standards and conditions as provided below.
 - 1. The Planning Commission is authorized to reduce the minimum number of parking spaces required upon finding the minimum requirements are excessive given the particular and specific characteristics of the proposed use of property and the site upon which the use is proposed.
 - 2. The Planning Commission is authorized to permit, or require that parking spaces be deferred upon finding that the number of parking spaces proposed is in excess given the particular and specific characteristics of the proposed use of property and the site upon which the use is proposed.