

ARTICLE XIII

OFF-STREET PARKING REQUIREMENTS

SECTION 13.00 - PARKING REQUIREMENTS

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, or the establishment of any use, automobile off-street parking space with adequate access to all spaces, in conjunction with all land or building uses (including the principal use and all auxiliary uses) prior to issuance of a certificate of occupancy, as hereinafter prescribed in this Ordinance.

- (a) Off-street parking for other than residential uses shall be either on the same lot or within three hundred (300) 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, without crossing any major thoroughfare. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant when an application for a building permit or a certificate of occupancy is filed.
- (b) Residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, parking lot, or combination thereof. Such spaces shall be located on the premises they are intended to serve and in appropriate cases also shall be subject to the provisions of Section 15.13, Accessory Buildings, of this Ordinance. Single and two-family residential off-street parking is exempt from regulations of this Article governing a parking lot.

Front lawn areas, other than designated improved parking areas (even if nonconforming), shall not be utilized for off-street parking, except as permitted for recreational vehicles in accordance with Section 4.04, Recreational Vehicle Parking in Residential Areas, of this Ordinance. Parking on the front lawn areas may be permitted for special events, not to exceed twenty-four (24) hours, subject to the approval of the Chief of Police. (Ord. 344, 6/18/1998)

It shall be unlawful to park or store any motor vehicle on vacant private property without expressed written consent of the owner or occupant of said private property. Where parking is allowed on land other than on the same lot as the principal building being served, no repair or service of any kind or sale or display shall be conducted on land where the parking is located.

A commercial vehicle exceeding one ton load capacity and not primarily intended for private passenger use may not be parked or stored outdoors in a residentially zoned or used area. Provided, however, this provision shall not apply to commercial vehicles temporarily parked (less than eight (8) hours) in a residential area in conjunction with maintenance or service to a residential property.

OFF-STREET PARKING

- (c) Any area once designated as required off-street parking shall never be changed to any other use unless and until equal facilities are provided in a location which meets all requirements of this Ordinance.
- (d) Off-street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- (e) Where the owners of two buildings, or uses, whose operating hours do not overlap desire to utilize common off-street parking facilities, application shall be made to the Planning Commission. The Board may grant approval of such dual function off-street parking facilities, subject to a finding that the following conditions have been met:
 - 1. The office hours of the two buildings, or uses, in no way overlap, except for custodial personnel.
 - 2. The common parking lot meets the off-street parking requirements of the larger building or use plus fifteen (15) percent.
 - 3. The common parking lot meets all location requirements of this Ordinance with respect to each building or use.
- (f) Required off-street parking space shall be for the use of occupants, employees, visitors, customers, clients and patrons. Under no circumstances shall it be rented, used for other than parking purposes, or allowed to become unusable (except for temporary repairs). The storage of vehicles or merchandise, sale of motor vehicles, or the repair of vehicles on any off-street parking space is prohibited.
- (g) For those uses not specifically mentioned, the requirements for off-street parking facilities shall be interpreted by the Building Inspector from requirements for uses similar in type.
- (h) For the purpose of computing the number of parking spaces required in commercial and industrial uses, the definition of Floor Area, Usable, in ARTICLE II, DEFINITIONS, shall govern.
- (i) When units or measurements determining the number of required parking spaces result in the requirement of fractional space, any fraction up to and fractions over one-half require one parking space.
- (j) Flexibility in Application. The City recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in Section 13.01 may result in development with inadequate parking or parking far in excess of that which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and storm water runoff and a waste of space, which could be left as open space.

The Planning Commission may permit deviations from the requirements of Section 13.01 and may require more or allow less parking whenever it finds that such

OFF-STREET PARKING

deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

The Planning Commission shall attach conditions to the approval of a deviation from the requirement of Section 13.01 that bind such approval to the specific use in question. Where a deviation results in a reduction of parking, the Planning Commission may further impose conditions which ensure that adequate reserve area is set aside for future parking, as needed.

- (k) Any new structure and/or use shall provide the minimum number of off-street parking spaces based upon the following schedule:

SECTION 13.01 — SCHEDULE OF OFF-STREET PARKING REQUIREMENTS:

(a) Residential

Use	Number of Minimum Parking Spaces per Unit of Measure
1. Residential one family, two family, and townhouse residential (Ord. 340, 4/16/1998)	Two (2) for each dwelling unit.
2. Residential, multiple family	Two (2) for each dwelling unit containing two bedrooms or less; two and one half (2 1/2) for each unit containing in excess of two bedrooms.
3. Housing for the elderly	One for every two (2) dwelling units; however should units revert to general occupancy, then two spaces per unit shall be provided.

(b) Institutional

Use	Number of Minimum Parking Spaces per Unit of Measure
1. Churches or temples	One (1) for each three (3) seats or six (6) feet of bench or pew space in the main unit of worship.
2. Hospitals	One and one-half (1½) for (1) bed plus one (1) for each employee on peak employment shift.
3. Homes for the aged and convalescent homes	One (1) for each two (2) convalescent homes beds plus one (1) for each employee on peak employment shift

OFF-STREET PARKING

- | | |
|--|--|
| 4. Elementary and junior high schools | One (1) for each one (1) teacher, employee and administrator plus one for each classroom, plus required for auditorium. |
| 5. Fraternity or sorority | One (1) for each five (5) permitted active members one (1) for each bed, whichever is greater. |
| 6. Senior high school and/or college | One (1) for each one (1) teacher, employee, or administrator, and one (1) for each classroom, and one (1) for each ten students. |
| 7. Private clubs or lodge halls | One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county, state, fire, building or health codes. |
| 8. Stadium sports arena or similar place of outdoor assembly | One (1) for each three (3) place of outdoor assembly seats or six (6) feet of benches. |
| 9. Theaters and auditoriums | One (1) for each three (3) seats plus one for each two (2) employees. |
| 10. Nursery or child care center | One (1) for each three hundred fifty (350) square feet of usable floor space. |

(c) Commercial

Use	Number of Minimum Parking Spaces per Unit of Measure
1. Auto service stations	Two (2) for each lubrication stall, rack, or pit; and one (1) for each gasoline pump.
2. Laundromats and coin-operated dry cleaners	One (1) for each two (2) dry cleaners machines.
3. Mortuary establishments	One (1) for each fifty (50) square feet of assembly room, parlors and slumber rooms floor space.
4. Motel or hotel	One and one-half (1½) spaces for each rental unit, plus one (1) additional space for each employee.
5. Motor vehicle sales and service establishments	One (1) for each two hundred (200) square feet of floor area of sales room, one (1) for each auto service stall in the service room plus one (1) for each employee.
6. Retail stores except an otherwise specified herein.	One (1) for each one hundred and fifty (150) square feet of usable floor space.

OFF-STREET PARKING

- | | |
|---|---|
| 7. Swimming pools | One (1) for each thirty (30) square feet of pool area plus one (1) for each employee. |
| 8. Tanning salons | One (1) for each one-hundred (100) square feet of useable floor area. |
| 9. Auto wash | <p>One (1) for each one (1) employee also reservoir parking spaces equal in number to five (5) times the minimum capacity of the auto wash for autos awaiting entrance to the auto wash shall be provided.</p> <p>Maximum capacity of the auto wash for the purpose of determining the required reservoir parking shall mean the greatest number possible of automobiles undergoing some phase of washing at the time which shall be determined by dividing the length of feet of each wash line by twenty (20) feet.</p> |
| 10. Beauty and barber shop | Three (3) spaces for each of the first two (2) beauty and barber chairs, and one and one half (1½) spaces for each additional chair. |
| 11. Bowling establishments | Five (5) for each one (1) bowling lane. |
| 12. Dance halls, pool or billiard parlors, roller or ice skating rinks, exhibition halls and established assembly halls without fixed seats | One (1) for each three (3) allowed within the maximum occupancy load as by local county or state, fire, health or building codes one (1) for each one hundred (100) square feet of usable floor area whichever is greater. |
| 13. Restaurants: | |
| a. Dining room, including banquet areas | One (1) per fifty (50) square feet of banquet areas usable floor area. |
| b. Lounge | One (1) per fifty (50) square feet of usable floor area. That portion of a larger dining facility utilized for lounge shall be computed at this rate. |
| c. Carry out restaurant with less than six (6) tables and/or booths | One (1) per thirty (30) square feet of usable floor area. |
| d. Carry out restaurant | One (1) per eighty (80) square feet of usable floor area or ten (10) spaces, whichever is greater. |

OFF-STREET PARKING

- | | |
|---|--|
| e. Drive-in restaurant | One (1) per thirty (30) square feet of usable floor area plus ten (10) stacking spaces for each drive-in or drive-through transaction station. |
| 14. Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar services. | One (1) for each eight hundred (800) square feet of usable floor area (for the floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein). |
| 15. Athletic clubs, health studios, court recreation and similar uses | One (1) space for each five hundred fifty (550) square feet of usable floor area plus such spaces as are required for restaurants, bars, assembly rooms and affiliated facilities. |
| 16. Planned commercial or retail shopping centers having three (3) or more establishments | One (1) for each one hundred and fifty (150) square feet of usable floor area. |
| 17. Public or private marinas or boat clubs | One (1) for each one and one half (1½) boat slips, and one (1) for each two (2) employees, plus such spaces as are required for restaurants, bars, retail, and affiliated facilities. |

(d) Offices

Use	Number of Minimum Parking Spaces per Unit of Measure
1. Banks	One (1) for each one hundred (100) square feet of usable floor area and six (6) stacking spaces for each drive-in transaction station.
2. Business offices or professional offices, except as indicated in the following item (3)	One (1) for each two hundred (200) square feet of usable floor area.
3. Professional offices of doctors, dentists or similar professionals	One (1) for each one hundred (100) square feet of usable floor area in waiting rooms, plus one for each examining room or dental chair, plus one for each doctor, dentist, practitioner and employee.

(e) Industrial

Use	Number of Minimum Parking Spaces per Unit of Measure
-----	--

OFF-STREET PARKING

- | | |
|--|---|
| 1. Industrial or research establishments | Five, plus one (1) space per site for every two (2) employees in the largest working shift, or one (1) space for every five hundred and fifty (550) square feet of usable floor space, or whichever is greater. Space on site shall also be provided for all construction workers during periods of plant construction. |
| 2. Wholesale or warehouse establishments | One (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater. |

SECTION 13.02 - OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE

Wherever the off-street parking requirements in Section 13.01 above require the provision of an off-street parking facility, off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.

- (a) No parking lot shall be constructed unless and until a permit therefore is issued by the Building Inspector. Application for a permit shall be submitted to the Building Inspector in such form and number as he may determine.
- (b) Plans for the layout of off-street parking lots shall show a parking space width of nine (9) feet, and a total dimension acquiring two tiers of parking spaces plus a maneuvering lane of at least one of the following for the several patterns described:
 - 1. A 90 Degree Pattern - Total dimension of sixty (60) feet, with two tiers of parking space plus one maneuvering lane of at least twenty (20) feet in width. Such maneuvering lane shall permit two-way traffic.
 - 2. A 60 Degree Pattern (without overlap) - Total dimension of fifty- eight (58) feet, with two tiers of parking space plus one maneuvering lane of at least fifteen (15) feet in width. Such maneuvering lane shall permit one-way traffic.
 - 3. A 45 Degree Pattern (without overlap) - Total dimension of fifty- two (52) feet, with two tiers of parking space plus one maneuvering lane of at least twelve (12) feet in width. Such maneuvering lane shall permit one-way traffic.
 - 4. A 0 Degree Pattern (parallel parking) - Total dimension of thirty-eight (38) feet, with two tiers of parking space, plus one maneuvering lane of at least twenty (20) feet in width. Such maneuvering lane shall permit two-way traffic. Each stall shall be twenty-six (26) feet in length and eight (8) feet in width.

All spaces shall be provided with direct access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. General engineering specifications for off-street parking lots shall be those of the Oakland County Road Commission.

OFF-STREET PARKING

- (c) Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an area zoned for other than one-family residential use shall not under any circumstances be across land zoned for one-family residential use.
- (d) Each entrance and exit to and from any off-street parking lot located in an area zoned for other than one-family residential use shall be at least twenty (20) feet distant from any adjacent property located in any one-family residential district.
- (e) Off-street parking areas for all uses except one-family and two-family dwelling units, shall be provided with a continuous and obscuring wall separating it from abutting residential development (except as otherwise provided in Section 15.04(a), not less than six (6) feet in height measured from the surface of the parking area.

When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be adequately landscaped with shrubs, evergreen material and ornamental trees.

- (f) The entire parking area, including parking spaces and maneuvering lanes, required under this section, shall be provided with asphaltic or concrete surfacing in accordance with specifications of the Oakland County Road Commission. The parking area shall be surfaced prior to issuance of a certificate of occupancy for the building or buildings which it serves, or a bond or deposit in an amount of the estimated cost of the work given to the City. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.
- (g) All parking areas, driveways, and walkways shall be sufficiently illuminated to ensure the security of property and safety of persons using such parking or common areas. Lighting shall be placed and shielded so as to direct the light onto the site and away from adjoining properties. Lighting shall be shielded so that it does not cause glare for motorists.
- (h) Off-street parking reserved for the disabled shall be provided in accordance with the following table and identified by signs bearing the international symbol for the disabled as being reserved for physically disabled persons. A maximum of two (2) spaces may be designated by a single sign when the sign displays arrows specifically delineating each space. Signs shall be installed approximately seven (7) feet above grade. Each reserved parking space shall not be less than twelve (12) feet in width. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined approach or a curb cut with a gradient of not more than one (1) foot in twelve (12) feet and a width of not less than four (4) feet shall be provided for wheelchair access. Parking spaces for the physically disabled shall be located as close as possible to walkways and entrances. Signs shall be provided when necessary indicating the direction of travel to an accessible entrance.

Total Parking in Lot	Required Number of Spaces for the Disabled
Up to 25	1

OFF-STREET PARKING

26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000

SECTION 13.03 - OFF-STREET LOADING AND UNLOADING

On the same premises with every building, structure or part thereof, erected and occupied for commercial, office, manufacturing, storage, warehousing, retail or wholesale sales, dry cleaning, laundry or other service purpose or as a hotel, motel, restaurant, hospital, mortuary or any other use involving the receipt or distribution of merchandise materials, foodstuffs or equipment, there shall be provided and maintained on the lot adequate space for loading, unloading or standing in order to avoid interference with public use of the streets or alleys. Such space shall be provided as follows:

(a) Commercial Uses

Off-street loading and unloading facilities shall be provided for all commercial uses in accordance with the following minimum requirements, except that the Planning Commission may modify or waive the requirements upon finding that the proposed use will require infrequent deliveries and/or deliveries will usually be made by automobile, van, or small truck.

1. Establishments containing less than 10,000 square feet of gross floor area shall be provided with adequate loading and unloading facilities, accessible by motor vehicle off any adjacent alley, service drive, or designated delivery area on the premises, subject to Planning Commission review and approval.
2. Commercial uses containing 10,000 square feet of gross floor area or more shall be provided with adequate and accessible loading and unloading facilities, consisting of at least one (1) off-street loading/unloading space laid out with minimum dimensions of ten by forty (10 x 40) feet or four hundred (400) square feet, with a minimum height clearance of fourteen (14) feet.
3. Notwithstanding the above requirements, in the event that loading and unloading standards are specified for particular uses in each district, then such uses shall comply fully with the specified loading and unloading requirements.

OFF-STREET PARKING

(b) For industrial and related uses authorized in the M-1 District, spaces shall be laid out with minimum dimensions of ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a minimum height clearance of fourteen (14) feet. Such spaces shall be provided as specified in the following table:

(c) Table for Off-Street Loading:

Usable Floor Area (square feet)	Loading and Unloading Space Required
0 - 1,400	None
1,401 - 20,000	One (1) space.
20,001 - 100,000	One (1) space plus (1) space for 20,000 square feet in excess of 20,001 square feet.
100,001 and over	Five (5) spaces.

The loading, unloading and standing area in all zones shall be surfaced, drained, and otherwise developed in accordance with the provisions applicable to off-street parking areas, described in Section 13.02 of this Ordinance.