

## Section 719.91 – Parking Requirements

### A. Requirements

There shall be provided in all districts at the time of erection or enlargement of any principal building or structure an automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided before issuing any certificate of occupancy.

1. Off-street parking spaces for single and two-family residences shall not be within the required minimum side yard. Off-street parking spaces for all other uses shall not be within five (5) feet of any lot line within the first twenty-five (25) feet abutting the existing right-of-way or within a required side yard setback abutting a residential district or use.
2. A single commercial vehicle not exceeding a licensed gross vehicle weight rating of 26,000 pounds or a semi-truck tractor may be parked on a parcel in the AG (Agricultural) and R (Residential) districts, subject to the following requirements:
  - a. Subject parcel must be two (2) acres or greater.
  - b. Commercial vehicles must be operated by the occupant of the residential dwelling unit.
  - c. Commercial vehicles exceeding a gross vehicle weight rating of 10,000 pounds - including but not limited to truck tractors - shall be parked in the side or rear yard and a distance greater than one hundred (100) feet from the principal building of any neighboring residence.
  - d. No commercial trailers or semi-trailers may be parked in any residential district.
  - e. No commercial vehicle should be parked within a designated right-of-way or any public easement.
  - f. Vehicles licensed or used for agricultural activities protected by the Michigan Right to Farm Act (P.A. 93 of 1981) and parked on agricultural property are exempt from the requirements of this Chapter.
  - g. The right to park a commercial vehicle on residential property does not grant any occupant of that residence the right to operate a home-

occupied business without Township review and approval, subject to the standards of this ordinance.

- h. 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 (with a direct pedestrian connection that does not require crossing a public street), measured from the nearest point of the building to the closest point of the off-street parking lot. Ownership of all lots or parcels intended for use as parking by the applicant shall be shown.
- i. Required off-street parking for residential uses shall be provided in a parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve. A residential driveway shall be set back at least fifteen (15) feet from all side lot lines, and all required off-street parking spaces should be located outside the required side yard.
- j. Any area once designated as required off-street parking shall never be changed to any other use unless and until equal facilities are provided elsewhere.
- k. Off-street parking existing at the effective date of this Chapter, in connection with the operation of an existing building or use, shall not be reduced to an amount less than from now on required for a similar new construction or new use.
- l. 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 for the several individual uses computed separately.
- m. In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Board of Appeals may grant an exception.
- n. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited unless otherwise permitted in the district. The sale of personal vehicles shall be exempted from this requirement, provided, however, that no more than two (2) motor vehicles shall be offered on any one parcel at any time, and said motor vehicle(s) shall be owned by an occupant of a dwelling unit on the subject parcel.

- o. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use that the Planning Commission considers to be similar in type.
- p. When units or measurements determining the number of required parking spaces result in the requirement of a fraction space, any fraction up to and including one-half (½) shall be disregarded, and fractions over one-half (½) shall require one (1) parking space.
- q. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the specifications below. In addition, no parking lot shall contain more than the minimum required spaces plus twenty (20) percent of said minimum requirement unless the Planning Commission grants a waiver upon receiving appropriate justification from an Applicant.

Residential	Minimum Parking Space Requirements
One-Family & Two-Family, including Manufactured Homes on private or subdivision lots.	Two (2) for each dwelling unit
Residential, Multiple Family	Two (2) for each dwelling unit
Housing for the Elderly	One (1) for each two (2) units, and one (1) for each employee. Should units revert to general occupancy, two (2) spaces per unit shall be provided.
Manufactured Home Park or Manufactured Home Condominium Project	No Township requirement. Subject to State of Michigan Manufactured Home Commission regulations

Institutional	Minimum Parking Space Requirements
Churches, temples, or places of worship	One (1) for each three (3) seats or six (6) feet of pews in the main unit of worship
Hospitals	One (1) for each one (1) bed
Homes for the Aged and Convalescent Homes	One (1) for each two (2) beds

Private Clubs or Lodge Halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, buildings, or health codes.
Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs, or similar uses	One (1) for each two (2) member families or individuals, plus spaces required for each use, such as a restaurant or bar.
Golf courses open to the public, except miniature or "par 3" courses	Six (6) for each one (1) golf hole and one (1) for each employee, plus spaces required for each bar or restaurant.
Business and Commercial	Minimum Parking Space Requirements
Planned Commercial or Shopping Center	<p>One (1) for each two hundred (200) square feet of gross leasable area for developments under 400,000 square feet.</p> <p>One (1) for each one hundred eighty (180) square feet of gross leasable area for developments between 400,000 and 600,000 square feet.</p> <p>One (1) for each one hundred seventy (170) square feet of gross leasable area for developments over 600,000 square feet.</p>
Auto Wash (self-service, tunnel wash, coinoperated) or quick oil change facility	Two (2) spaces plus one (1) for each employee.
Beauty Parlor or Barber Shop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one half (1 ½) space for each additional chair

Bowling Alleys	Five (5) for each one (1) bowling lane plus accessory uses.
Dance Halls, Pool or Billiard Parlors, Roller Rinks, Exhibition Halls, and Assembly Halls without fixed seats	One (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes.
Establishments for sale and consumption, on the premises, of beverages or food.	One (1) for each seventy (70) square feet of gross floor space.

Fast food restaurants	One (1) for each sixty (60) square feet of gross floor area. In addition to the required waiting space requirements.
Furniture and Appliance, Household equipment, Repair Shops, Showroom of a Plumber, Decorator, Electrician, or similar trade, shoe repair, and other	One (1) for each eight hundred (800) square feet of gross floor area.
Automotive Service Stations	Two (2) for each lubrication stall, rack, or pit, and one (1) for each gasoline pump.
Laundromats and Coin Operated Dry Cleaners	One (1) for each two (2) washing and drycleaning machines.
Motel, Hotel, or other commercial lodging establishments.	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus parking for accessory uses.
Motor Vehicle Sales and Service Establishments	One (1) for each two hundred (200) square feet of sales room and one (1) for each one (1) auto service stall in the service room.
Nursery School, Day Nursery, or Childcare Centers	One (1) for each three hundred fifty (350) square feet of usable floor space
Retail Stores, except as otherwise specified herein.	One (1) for each one hundred fifty (150) square feet of leasable floor space.
Self-storage Facilities, Mini-Warehouses, and Similar	One (1) space for each thirty (30) units that do not have direct access from outside the building or directly from a vehicular aisle within the building, three (3) for the office or residence, and one (1) for each employee.

Offices	Minimum Parking Space Requirements
Business Offices or Professional Offices	One (1) for each two hundred fifty (250) square feet of leasable floor space.

Offices of doctors, dentists, or similar professions	One (1) for each fifty (50) square feet of usable floor area in the waiting rooms, and one (1) for each examining room, dental chair, or similar use area.
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Industrial	Minimum Parking Space Requirements
Industrial or Research Establishments and related accessory offices.	Five (5) plus one (1) for each one and one-half (1-1/2) employees in the largest working shift. Space on site shall also be provided for all construction workers during periods of plant construction.
Warehouses and Wholesale Establishments, and related accessory offices.	Five (5) plus one (1) for each (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.

Other	Minimum Parking Space Requirements
Other Uses Not Mentioned	One (1) for each one hundred fifty (150) square feet of usable floor space.

## B. Off-Street Parking Space Layout Standards, Construction, and Maintenance

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

1. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for vehicles. All drives and aisles shall be surfaced in a manner equivalent to that which is herein after provided for the parking area.
2. All parking areas shall be laid out to provide smooth, efficient, and safe circulation, and shall not cause traffic to back up or impede traffic flow.
3. All spaces shall be provided with adequate access using maneuvering lanes.
4. Bumper stops, or wheel chocks of concrete or similar permanent material, shall be provided to prevent any vehicle from projecting over the green strip.
5. The parking lot shall be drained to eliminate surface water.

6. The parking lot's surface, including drives, shall be constructed of concrete or asphalt surfacing.
7. Parking lot lighting shall be arranged to reflect away from residential areas and public roadways.
8. Plans for the layout of off-street parking facilities shall be by the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width Of One Tier of Spaces	Total Width of Two of Spaces Tiers
		Parking Space Width	Parking Space Length	Plus Maneuvering Lane	Plus Maneuvering Lane
0° (Parallel)	12 ft.	9 ft.	23 ft.	20 ft.	28 ft.
30°-53°	15 ft.	9 ft.	20 ft.	31.5 ft.	48 ft.
54°-74°	18 ft.	9 ft.	20 ft.	36 ft.	54 ft.
75°-90°	24 ft.	9 ft.	18 ft.	42 ft.	60 ft.

- a. All parking spaces shall be striped to facilitate movements and to help maintain an orderly parking arrangement.
- b. Except for barrier-free spaces, all parking spaces shall be nine (9) feet wide and eighteen (18) feet long. Measurements shall be to the face of the curb when curbing is provided. The Planning Commission may permit the stall length to be reduced to seventeen (17) feet when a vehicle overhangs a four (4) inch high curb or sidewalk slab. For a sidewalk overhang to qualify, it must be at least seven feet wide.
- c. The number and final design of handicapped parking spaces to be provided shall be determined based on the building code requirements and the Americans with Disabilities Act.

- d. All parking lots shall have access from a limited and defined driveway not less than fifteen (15) feet wide for one-way and twenty-four (24) feet wide for two-way traffic.
- e. All parking spaces shall have access from an aisle on the site to eliminate the need for backing onto a street and having a potential traffic hazard.
- f. Vehicular access to a parking lot shall not be across any zoning district that would not permit the principal use of the parking lot.