

**CHAPTER XIX
OFFSTREET PARKING
AND
LOADING**

(Ord.No. 95-8; 11/2/95)

(Ord. No. 00-06; 9/1/00)

SECTION 19.01 PURPOSE

The purpose of this chapter is to prescribe regulations for off-street parking of motor vehicles in residential and non-residential zoning districts, to ensure by the provision of these regulations that adequate parking and access is provided in a safe and convenient manner, and to afford reasonable protection to adjacent land uses from light, noise, air pollution, and other affects of parking areas.

SECTION 19.02 SCOPE

- (a) At the time any building or structure is erected, enlarged, or increased in capacity, or uses established, off-street parking and loading spaces shall be provided in all zoning districts according to the requirements of this Chapter.
- (b) No parking or loading area or space which exists at the time of the adoption of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.
- (c) Parking areas must have the same zoning classification as the property on which the principal use is located which they are serving.

SECTION 19.03 LOCATION OF PARKING AREAS

- (a) For all residential uses the number of parking spaces required by this Ordinance shall be located on the same lot or parcel as the dwelling units served.
- (b) For all other uses the number of parking spaces required by this Ordinance shall be located on the same lot, or lots under the same ownership, within 300 feet of the building it is intended to serve, measured from the building to the nearest parking space of the on-premise parking lot.

Parking on lots under different ownership within 300 feet of the building it is intended to serve shall also be permitted, if such arrangement does not result in a parking deficiency for the other use, and a legal agreement specifying the terms for the parking arrangement, signed by all involved parties is provided.

SECTION 19.04 GENERAL REQUIREMENTS

(a) Units of Measurement

- (1) Where benches, pews, or other similar seating are used as seats, each 24 inches of such seating facility shall be counted as one seat.
- (2) For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.

- (3) When units of measurement determining the number of required parking spaces or loading spaces result in a requirement of a fractional space, that fraction shall be counted as a full parking space.

(b) Shared Parking and Mixed Occupancy

- (1) In the case of mixed uses in the same building or on the same lot or parcel, the total requirements for off-street parking and loading shall be the sum of the requirements for the individual uses computed separately.
- (2) Joint or collective provision of off-street parking areas for buildings or uses on two or more properties shall not be less than the sum of the requirements for the participating individual uses computed separately except that the Planning Commission may approve a lesser parking requirement for such uses provided that all of the following requirements are met:
 - (i) The uses proposing to combine parking requirements shall have hours of operation which do not coincide.
 - (ii) Evidence of a signed agreement between the owners of both properties agreeing to such joint use shall be provided to the Planning Commission.
 - (iii) Sufficient area shall be available such that the required parking for both uses computed separately may be provided on each lot or parcel involved in the event that one party to the joint parking agreement abrogates or otherwise withdraws from such agreement. Should such agreement be withdrawn by either party each use shall provide the parking as herein required.

(c) Storage and Repair

The use of semi-trailers for storage purposes for more than one week within a parking area is prohibited.

(d) Parking Requirements for Uses Not Listed

The minimum parking space requirements for all uses shall be as listed in Section 19.07. For uses not specifically listed in Section 19.07 the requirements shall be determined as follows.

- (1) The Zoning Administrator may establish the parking requirement by making the determination that the proposed use is similar in parking requirement to a use which is listed in Section 19.07. In such case, the same parking requirement shall apply.
- (2) If the proposed use is not similar to a use listed in Section 19.07, the Zoning Administrator shall refer to engineering or planning manuals, publications and reports, or to the parking requirements used by other municipalities in order to determine the minimum parking requirements.

(e) Maximum Amount of Parking

In order to minimize excess areas of pavement which result in adverse aesthetic impacts and contribute to high rates of storm-water runoff, parking lots exceeding the minimum parking space requirements by greater than 20 percent shall be prohibited, unless the applicant can demonstrate that additional parking is necessary to the operation of the proposed use. Factors to be considered in such demonstration shall include but need not be limited to the type of use proposed, examples of similar uses requiring such additional parking and whether such additional parking is for seasonal or peak periods only.

(f) Conformance to Parking Plan

Once a parking area has been approved as part of an approved site plan the owners, operators, or tenants shall conform at all times to the requirements of the approved plan including maintaining the parking lot in good working order and appearance.

(g) Existing Parking Lots

Parking areas which are in existence as of the date of adoption of this chapter shall be considered legal non-conforming uses if lawfully approved under the previous regulations. Any expansion of such existing parking areas shall conform to the requirements of this Chapter.

(h) Selling of Vehicles in Parking Lots.

In Commercial, Office and Industrial zoning districts the parking storage or display of vehicles for sale is prohibited within the front yard of any off street parking area unless the vehicle is being offered for sale by the owner or operator of the property or business or unless such use is otherwise permitted under the terms of this Ordinance.

SECTION 19.05 DESIGN, LOCATION, AND CONSTRUCTION REQUIREMENTS

The following regulations shall apply to all uses except one and two family dwellings and farm uses.

(a) Parking Lot Surface and Drainage

All drives, driveways, and parking spaces shall be surfaced with asphalt, bituminous, portland cement binder pavement or gravel surface tested in such a manner so as to provide a durable and dustless surface. Such surfaces shall be graded and drained to dispose of all surface water and prevent drainage onto abutting properties.

In order to reduce the amount of impervious surface and the corresponding storm water runoff as well as improve parking lot aesthetics, the Planning Commission or Site Plan Review Committee as the case may be may approve alternate parking lot surfaces for overflow parking or employee parking. Such alternate parking lot surfaces may include but not be limited to gravel, crushed stone, or products

which are installed in the ground to support a vehicle but allow grass to grow within the supporting spaces.

(b) **Striping**

All parking spaces shall be striped with paint or a material approved by the Zoning Administrator. Striping shall be at least four inches in width. The striping shall be maintained at all times. For parking lots approved without a paintable surface, the method of marking parking spaces shall be approved by the Planning Commission or Site Plan Review Committee whichever is responsible for approving the parking site plan.

(c) **Lighting**

Lighting fixtures used to illuminate off-street parking areas shall be so arranged as to deflect the light away from any adjoining residential properties or streets and highways. Lighting fixtures in required parking facilities for commercial, industrial, or office districts within 150 feet of any residential area shall not exceed 20 feet in height. All other fixtures shall not exceed 35 feet in height. Light fixtures shall be designed to achieve total luminary cutoff (See Chapter 18, Figure [1](#)).

(d) **Bumper Blocks**

The parking lot shall be provided with wheel or bumper guards, or other appropriate means, so that no part of a parked vehicle will extend beyond the parking area onto a street right of way or adjacent property and to protect landscaped areas.

(e) **Backing into Public Road**

All off-street parking and loading areas that make it necessary for vehicles to back directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas serving residential dwellings with four or less units.

(f) **Parking Lot Setbacks**

All off-street parking areas, except those serving residential dwellings with less than four dwelling units, shall be set back a minimum of 5 feet from the rear and side lot lines, and a minimum of 20 feet from the front lot line. The Planning Commission or Site Plan Review Committee may permit parking aisles or vehicle maneuvering areas to encroach within the parking setback where substantial additional screening or landscaping acceptable to the Planning Commission is provided. Such setback area shall be landscaped, except for necessary drives, walk-ways, signs, utility or light poles, or similar structures.

(g) Parking areas shall be designed to delineate access aisles or drives and to provide drivers proper sight distance at the end of parking rows where such rows intersect access aisles or drive. This can be accomplished by traffic islands, striped pavement or other methods approved by the Planning Commission. Such islands shall be a minimum of 10 feet wide.

- (h) Parking lots shall be designed to limit the number of points where pedestrians must cross in front of vehicles. In particular, vehicle access in front of building entrances and exits should be minimized. Landscaped pedestrian walkways to and from parking areas may be required to enhance pedestrian safety.
- (i) Snow shall not be stored in areas with plantings or where it may create visibility problems for drivers or pedestrians.
- (j) Parking areas wherever reasonably possible shall be placed at the side or rear of buildings.

SECTION 19.06 SIZE OF PARKING SPACE AND AISLE

Off-street parking spaces and aisles for various parking angles shall be designed and constructed in accordance with the minimum standards provided in Table 19-1 and Figure 19-2.

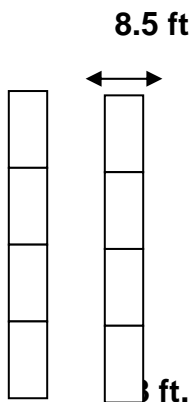
Table 19.1

MINIMUM STANDARDS FOR SIZE OF PARKING AISLES AND DRIVEWAYS									
PARKING ANGLE		MANEUVERING AISLE WIDTH		PARKING STALL WIDTH		PARKING STALL LENGTH		WIDTH OF 2 STALLS PLUS MANEUVERING AISLE	
degrees		ONE WAY	TWO WAY					ONE WAY	TWO WAY
0° (parallel)		12 feet	22 feet	8.5 feet		22 feet		29 feet	39 feet
Up to 53°		13 feet	22 feet	9.0 feet		18 feet		49 feet	58 feet
54° to 74°		16 feet	22 feet	9.0 feet		18 feet		52 feet	58 feet
75° to 90°		12 feet	24 feet	9.0 feet		18 feet		48 feet	60 feet

Figure 19-2

Minimum Parking Space and Aisle Requirements

0° Parallel

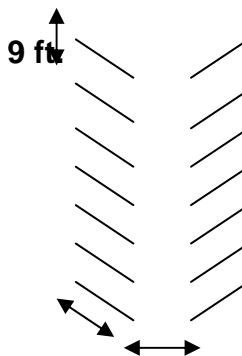


13 ft. one-way

12 ft. one-way
22 ft. two-way



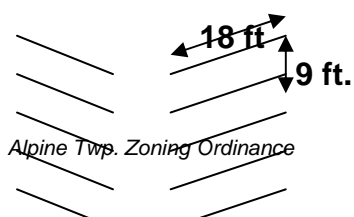
Up to 53°



22 ft. two-way

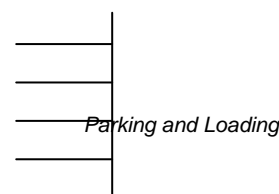
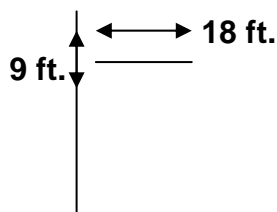
Figure 19-2 Parking Space and Aisle Requirements (cont.)

54° to 74°



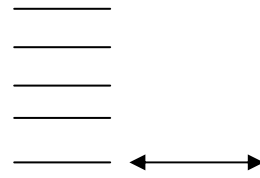
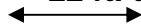
Alpine Twp. Zoning Ordinance

75° to 90°

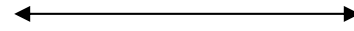


Parking and Loading

16 ft. one- way
22 ft. two-way



24 ft.



60 ft.

SECTION 19.07 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Each use shall provide parking spaces in conformance with the following schedule of requirements:

USE	NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED, PER UNIT OF MEASURE
(a) Residential	
1. Single family, two family, or multiple family with three or more bedrooms.	Two for each dwelling unit.
2. Multiple family with one or two bedrooms.	Two for each two-bedroom dwelling unit and 1.5 for each one bedroom dwelling unit.
3. Efficiencies.	One for each dwelling unit
4. Mobile home parks.	Two for each mobile home or mobile home site.
5. Elderly housing or retirement community.	For independent living units, one for each unit. For "interim" or "intermediate care" units, one for each two beds, plus one per employee. Should the units revert to another use, then the required parking shall be re-determined based on the new use.
6. Bed and breakfast, boarding houses	One for each guest room, plus two for the dwelling unit.
(b) Institutional/Public Assembly	
1. Churches, temples, mosques, synagogues, or similar types of facilities.	One space per each four seats in the main worship room.
2. Hospitals	One for each two beds plus one for each staff doctor, plus one for each employee other than doctors.
3. Outpatient care stations	Two spaces per exam room/station or procedure/operating room, plus one space per laboratory or recovery room plus one per employee.
4. Child care centers	One space for every eight children of licensed capacity, plus one space for each employee. A minimum of three employee spaces shall be provided.
5. Elementary, junior high, and middle schools.	Two spaces per classroom, plus one space for each three seats of maximum seating capacity for that indoor place of assembly having the greatest seating capacity.
6. High schools.	Eight spaces per classroom, or one space per each four seats of maximum seating capacity for that indoor place of assembly having the greatest capacity, whichever is greater.
7. Private clubs and lodges.	One space per 2.5 persons allowed, within the maximum capacity load, as established by the appropriate fire, health, or building code.
8. Auditoriums (non-school), stadiums, and sports arenas.	One space per each three seats.
9. Conference rooms, exhibit halls, halls, ballrooms, civic clubs, or similar places of assembly without fixed seats, whether public or private.	One space per each four persons allowed within the banquet maximum occupancy load, as determined by the Township Building or fire codes.
10. Libraries, museums, and non-commercial art galleries.	One parking space per 400 square feet of gross floor area.
(c) Offices	
1. Medical/dental clinics or offices.	Four spaces per 1,000 square feet of gross floor area. A minimum of four spaces shall be required.
2. General office buildings.	One space per 300 square feet of gross floor area. A minimum of four spaces shall be required.
3. Banks, credit unions, or savings and loans.	Six spaces per 1,000 square feet of gross floor area, plus two spaces per each non-drive-through automatic teller, plus four on-site waiting spaces for each drive-up window or drive-through automatic teller.
(d) Retail and Service Uses	
(1) Retail shopping centers, discount stores, and department stores containing between 25,000 and 400,000 square feet.	Four spaces per 1,000 square feet of usable floor area.
(2) Retail centers containing between 400,000 and 600,000 square feet.	Four and one-half spaces per 1,000 square feet of usable floor area.
(3) Retail centers containing greater	Five spaces per 1,000 square feet of usable floor area.

than 600,000 square feet.	
(4) Other retail uses not otherwise specified herein.	One space per 200 square feet of usable floor area, plus one per employee.
(5) Supermarkets and grocery stores.	One space per 200 square feet of usable floor area.
(6) Personal service establishments not otherwise provided herein.	One space per each 300 square feet of usable floor area, plus one per employee.
(7) Appliance stores	Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
(8) Automobile service stations.	Two parking spaces per each service bay, plus one per each 200 square feet of retail area. A service bay and the area on each side of a gas pump may count as a parking space.
(9) Automobile wash establishments (automatic)	One parking space per each employee, plus fifteen on-site waiting spaces at each wash-bay entrance, plus two drying spaces at the exit.
(10) Automobile wash establishments (self-service)	One parking space for each employee, plus three on-site waiting spaces at each wash-bay entrance.
(11) Barber shops, beauty salons.	Two for each barber or beauty operator chair/station, plus one for every two employees.
(12) Building supply store, home improvement store, paint and hardware store containing up to 25,000 square feet of gross floor area	One space per 200 square feet of usable floor area, plus one per employee.
(13.) Building supply store, home improvement store, paint and hardware store with more than 25,000 square feet of gross floor area.	Three and on-half spaces per 1,000 square feet of usable floor area, plus one per employee
(14) Convenience store	Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be provided.
(15) Dry cleaners	Two spaces per 1,000 square feet of gross floor area. A minimum of four spaces shall be required.
(16) Funeral homes and mortuaries.	One space per 50 square feet of parlor and chapel areas.
(17) Furniture, carpet, and home furnishing stores.	One space per 800 square feet of usable floor area.
(18) Hotel, motel, or other commercial lodging establishment	One space for each guest room, plus one for each two employees, plus amount required for accessory uses provided at the rate of fifty percent of the requirements for such uses, as specified herein.
(19) Laundromats	One space per each three washing machines
(20) Mini-storage houses/warehouses	Six spaces
(21) Motor vehicle dealerships	One space per 5,000 square feet of outdoor sales area, plus one space per sales desk/office, plus three spaces per service bay. A minimum of six spaces shall be required.
(22) Quick oil change establishments	Two spaces per bay, plus one per employee.
(23) Recreational vehicle and boat dealership	One space per 800 square feet of gross floor area, plus two spaces per each vehicle service bay. A minimum of six spaces shall be required.
(24) Restaurants that serve non-fast food and have no drive-through window.	Twelve spaces per 1,000 square feet of gross floor area, OR .4 spaces per seat, whichever is greater.
(25) Restaurants that serve mostly take-out, with six or less booths or tables.	Six spaces plus one for each employee.
(26) Restaurants that serve fast food and have no drive-through window.	Seven spaces per 1,000 square feet of gross floor area.
(27) Restaurants that serve fast food and have both a drive-through window and indoor seating.	Fifteen spaces per 1,000 square feet of gross floor area, plus three designated drive-through, short-term waiting spaces, plus 10 on-site waiting spaces.
(28) Restaurants that serve fast food and have a drive-through window, but no indoor seating.	Fifteen spaces.
(29) Video rental stores	One space per each 100 square feet of gross floor area plus one for each employee.
(30) Service companies doing repair, electrical, and plumbing work.	Two spaces per 1,000 square feet of gross floor area. A minimum of five spaces shall be required.
(e) Recreation/Entertainment	
(1) Arcades	One space for every 70 square feet of gross floor area. A minimum of six spaces shall be required.
(2) Batting cage facilities	Three spaces per cage
(3) Bowling centers	Five spaces per bowling lane, plus 50 percent of the spaces otherwise

	required for accessory uses, such as restaurants, bars, banquet facilities, etc.
(4) Golf driving ranges.	One and one-half spaces per tee.
(5) Golf courses, miniature	One and one-half spaces per each hole.
(6) Golf courses, par three.	Three spaces per hole.
(7) Golf courses.	Five spaces per hole
(8) Health fitness centers	Five spaces per 1,000 square feet of gross floor area.
(9) Movie theaters	One space per each four seats, plus four spaces per screen
(10) Racquetball and tennis centers	One space per 1,000 square feet of gross floor area OR six spaces per court, whichever is greater.
(11) Public recreation centers	Five spaces per 1,000 square feet of gross floor area.
(12) Roller/ Ice skating rink	Six spaces per 1,000 square feet of gross floor area
(f) Industrial Uses	
(1) Manufacturing, light industrial, and research establishments	One and one-half parking spaces per each 1,000 square feet of gross floor area.
(2) Wholesale, warehouses, or distribution facilities, and truck terminals.	One parking space per each 15,000 square feet of gross floor area, OR one per employee, whichever is greater.

(g) Deferred Parking Construction

In order to avoid excessive amount of impervious surface, the Planning Commission or Site Plan Review Committee may approve a development which provides less than the minimum number of parking spaces required herein if the applicant demonstrates to the satisfaction of the Planning Commission that a reduced amount of total parking space will meet the projected parking needs of the project due to:

- (1) The nature, size, density, location, or design of the proposed development, including the design of the circulation and parking plan;
- (2) The availability of vacant or otherwise undeveloped land on the same parcel as shown on the proposed development plan, will remain available to provide additional off-street parking space if additional parking space is subsequently determined to be necessary by the Township Planning Commission to meet the parking needs of the development;
- (3) Characteristics of the development which will affect the parking needs, including factors such as non-conflicting peak hours of operation and the sharing of spaces by different uses; and
- (4) Any other factors reasonably related to the need for parking for the proposed development.

SECTION 19.08 BARRIER FREE PARKING AND DESIGN REQUIREMENTS

(a) Barrier free parking shall be provided as follows:

<u>Total parking in lot required</u>	<u>Minimum number of accessible spaces</u>
1 to 25.....	1
26 to 50.....	2
51 to 75.....	3
76 to 100.....	4
101 to 150.....	5

151 to 200	6		
201 to 300	8		
301 to 400	12		
401 to 700	14		
701 to 1,000	1	per	50 spaces
provided or			
			fraction thereof
Over 1,000	20	plus 1 per 100 over	
1,000			or fraction thereof

- (b) Requirements for barrier free parking spaces, curb, ramps, and signs shall be as required by the Township Building Code and the Michigan Barrier Free Rules.

SECTION 19.09 OFF-STREET LOADING REQUIREMENTS

- (a) Off-street loading spaces shall be provided in size and quantity sufficient to prevent interference with adjacent streets or required off-street parking areas.
- (b) Required loading spaces shall not be included in the count of off-street parking spaces.
- (c) Loading spaces shall not use any portion of any public right-of-way.
- (d) Maneuvering space for trucks using the loading spaces shall be provided on-premise, and shall not necessitate the use of public right-of-way.
- (e) Loading spaces shall not be located within the front yard. This shall apply to both front yards on each street side of a corner lot.
- (f) The design, location, and screening of off-street loading areas shall be reviewed at the time of Site-Plan approval to ensure adequate protection is afforded adjacent properties, especially residential districts.

SECTION 19.10 TEMPORARY PARKING

It is recognized that there may be special events or situations that occur infrequently which would result in the temporary reduction in the availability of required parking spaces and aisles or the need for temporary off site parking. Such events could include outdoor vehicle sales, festivals, fairs, carnivals, church/school car washes, or garage sales.

In such instances, the Planning Commission may authorize the temporary use of the required parking area or temporary off site parking upon a demonstration by the applicant of all of the following:

- (1) That the loss of the required parking spaces may be off set by requiring employees or customers to park elsewhere or that due to the time of year or nature of the on-site business, the required spaces are not necessary.
- (2) That if parking is provided off site, permission has been granted by the property owner or operator.

- (3) That the duration of the special event is so short or of such a nature as to not create any parking problems for the normal operation of the existing on site use.
- (4) That temporary off site parking is located and designed to ensure safe and efficient circulation for both pedestrians and vehicles. The Planning Commission may require a site plan to demonstrate this.
- (5) That the proposed special event satisfies all other applicable Township regulations.

