

SECTION 5.4 -- OFF-STREET PARKING REQUIREMENTS

In all districts, there shall be provided at the time any building, structure, or use is established, enlarged, or increased in capacity, off-street parking spaces for motor vehicles with the requirements herein specified. Such off-street spaces shall be maintained and shall not be encroached upon by structures or other uses so long as the principal building, structure, or use remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

SECTION 5.4.1 -- PLANS

Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation, shall be submitted to the zoning inspector for review at the time of application for a zoning compliance permit for the erection or enlargement of a building, or, in the case of existing buildings, when the use increases or changes (e.g., from residential to office). (Amended, effective December 30, 2000)

SECTION 5.4.2 -- LOCATION OF OFF-STREET PARKING AREAS

Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet of the lot. In the CBD, this distance shall be six hundred (600) feet. This distance specified shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve. (Amended, effective May 20, 2009.)

SECTION 5.4.3 -- PARKING IN RESIDENTIAL DISTRICTS

Parking of motor vehicles in residential districts shall be limited to passenger vehicles, and not more than one (1) commercial vehicle of the light delivery type, not to exceed one (1) ton shall be permitted per dwelling unit. The parking of any other type of commercial vehicle, except for those parked on school or church property, is prohibited in a residential zone.

The parking of licensed and operable passenger vehicles shall be permitted in a garage, driveway, parking lot or street, but vehicles may not be parked in lawn areas. The parking or storage of inoperable, or unlicensed vehicles or vehicle parts shall be prohibited, except within an enclosed building. (Amended, effective May 20, 2009.)

SECTION 5.4.4 -- OFF-STREET PARKING AREA DESIGN

1. Each off-street parking space for automobiles shall be a minimum of nine (9) feet by twenty (20) feet in area, exclusive of access drives or aisles, and shall be of useable shape and condition.
2. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius necessary, it will be of such an arc as to reasonably allow an unobstructed flow of vehicles.
3. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of parking space. The minimum width of such aisles shall be:

- A. For ninety (90) degree of perpendicular parking, the aisle shall not be less than twenty-two (22) feet in width.
 - B. For sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet.
 - C. For forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
 - D. For parallel parking, the aisle shall not be less than ten (10) feet in width.
- 4. All off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence, or compact planting strip exists as a parking barrier along the property line.
 - 5. All off-street parking areas shall be drained so as to prevent runoff onto abutting properties and shall be constructed of materials which will have a dust-free surface resistant to erosion.
 - 6. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot or institutional premises.
 - 7. All off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas of one- or two-family dwellings.

SECTION 5.4.5 -- COLLECTIVE PARKING

Requirements for the provision of parking facilities with respect to two or more property uses of the same or different types may be satisfied if the permanent allocation of the requisite number of spaces designated is not less than the sum of individual requirements.

SECTION 5.4.6 -- DETERMINING REQUIREMENTS

For the purposes of determining off-street parking requirements the following units of measurement shall apply:

- 1. **Floor Area:** In the case where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area as defined in Section 2.2 (x).
- 2. **Places of Assembly:** In stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each eighteen (18) inches of such seating facilities shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
- 3. **Fractions:** When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up 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.

SECTION 5.4.7 -- SCHEDULE OF OFF-STREET PARKING SPACES

The minimum required off-street parking spaces shall be set forth in the following Schedule of Off-Street Parking Spaces. Where a use is not specifically mentioned, the parking requirements of a similar or related use shall apply.

<u>USE</u>	<u>NUMBER OF PARKING SPACES</u>
A. Dwellings	
One- and two-family, each dwelling unit	2
Multiple-family, each dwelling unit	1 ½
B. Places of Public Assembly	
Auditorium, other than school, each four seats	1
Bowling alley, each alley	8
Business and technical schools, each three students enrolled (day or night classes), whichever is greater	1
Churches, for each four seats	1
Civic or social club, for each 150 square feet of floor area used for assembly room	1
Colleges and universities, for each three students enrolled	1
Community center, for each 100 square feet of floor area used for assembly	1
Dance hall, studio, skating rink, each 100 square feet of floor area used for assembly by public	1
Junior high and elementary schools, each nine auditorium seats	1
Library, museum and art gallery, each five seats	1
Mortuary or funeral home, each 50 square feet of floor area used for assembly room (services)	1
Senior high schools, each four students	1
Stadium or sports arena, each four seats	1
Theater, each four seats	1
C. Hotels, motels, bed and breakfasts and tourist homes, per sleeping unit bedroom plus one space for each employee at the maximum shift	1
D. Private clubs, lodge or halls, for each 150 square feet of floor area used for assembly	1
E. Hospitals, Institutions and Clinics	
Hospital, for each patient bed	1
Sanitarium and convalescent home, for each two beds	1
Homes for aged and children's homes, for each three persons in residence	1
Medical and dental clinic or office, for each 200 square feet of gross floor area	1
F. Offices, all types except doctor and dentists, for each 250 square feet of gross floor area	1
G. General business and service establishments, for each 250 square feet of sales space (loading and unloading not included in parking space)	1
H. Restaurant, bar, grill, tavern, dining room of hotel or motel, dairy bar and other eating establishments, for each 125 square feet of floor area or every two seats, whichever is greater	1
I. Manufacturing, processing and/or fabrication, warehouse and storage facilities and experimental laboratories, for each two employees on maximum shift	1
J. Golf Courses, for each hole. In addition, accessory uses customarily associated with golf courses shall be calculated separately	1

(Amended, effective May 20, 2009.)

SECTION 5.4.8 -- EXCEPTION

The parking requirements for all uses proposed on a lot shall be cumulative, unless the Planning Commission shall find that the parking requirements of a particular land use occur at different hours from those of other contiguous land uses, such that particular land use parking areas can be advantageously used during non-conflicting hours by the other contiguous land use, in which event the required parking spaces for such particular land use may be reduced by the Planning Commission to a minimum of the greatest number of spaces required for any of such contiguous land uses.

SECTION 5.4.9 -- OFF-STREET PARKING REQUIREMENTS IN CENTRAL BUSINESS DISTRICT (CBD)

In recognition of the unique characteristics of the downtown area, the following regulations apply to all uses listed as conditional uses under Section 4.6.3 of this Ordinance. Unless specifically superseded by regulations found within this Section, the regulations found within Section 5.4 (Off Street Parking Requirements) shall apply.

1. **Parking Lot Location.** Parking may be provided on-site. However, if insufficient space is available on-site, parking may be provided off-site provided that the parking lot intended to serve a structure or use is located no farther than six hundred (600) feet from the structure or use intended to be served by such parking lot. This distance shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.
2. **Dedication of Off-Site Parking Lots.** In the event that a private off-site parking area is to be used in order to serve a given use or structure, it shall be so dedicated to such use or structure through a written instrument such as a covenant or deed or similar written agreement.
3. **Parking Space Requirements for CBD Uses or Structures.** After performing the calculation to determine the required number of parking spaces from Section 5.4.7, Schedule of Off-Street Parking, one (1) required parking space shall be deducted from the required number of parking spaces for each fifteen (15) feet of frontage that a lot or tract has on a street with municipal on-street parking provided.

SECTION 5.5 -- OFF-STREET LOADING AND UNLOADING REQUIREMENTS

In connection with every commercial and industrial building, structure, or use hereafter erected, there shall be provided on the same lot with such buildings, off-street loading and unloading space.

SECTION 5.5.1 -- PLANS

Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior circulation shall be submitted to the Zoning Inspector for review at the time of application for a zoning compliance permit.

SECTION 5.5.2 -- OFF-STREET LOADING AREA DESIGN

1. Each off-street loading and unloading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length and not less than fifteen (15) feet in height clearance.
2. Any loading-unloading space shall not be closer than fifty (50) feet to any other lot located in any residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall fence, or compact planting not less than six (6) feet in height.
3. All off-street loading and unloading facilities that make it necessary to back out directly into a public road shall be prohibited.

SECTION 5.5.3 -- OFF-STREET LOADING AREA SPACE REQUIREMENTS

1. In the case of mixed uses on one lot or parcel, the total requirements for off-street loading-unloading facilities shall be the sum of the various uses computed separately.
2. All retail sales facilities having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) off-street loading-unloading space, and for every additional twenty thousand (20,000) square feet of gross floor space, or fraction thereof, one (1) additional loading-unloading space.
3. All industrial and wholesale commercial land uses shall provide one (1) loading space for each ten thousand (10,000) square feet of floor space, with a minimum of not less than two (2) loading spaces.

SECTION 5.6 -- OUTDOOR STORAGE OF MATERIALS

The outdoor storage of abandoned, discarded, unused, unusable or inoperative vehicles, appliances, furniture, equipment, or material shall be regulated as follows:

1. On any lot in any residential district the owner or tenant, but not for hire or business, shall locate and store such materials within a completely enclosed building;
2. On any lot in any commercial or industrial district whether or not for hire or for business, shall locate and store such materials within a completely enclosed building or within an area surrounded by a solid, unpierced fence or wall not to exceed six (6) feet in height, and not closer to the lot lines than the minimum yard requirements for buildings permitted in said districts;
3. Nothing in this Ordinance shall permit the storage or parking of any vehicle or non-permanent structure within the required front yard of any lot within a residential district, except that the parking of passenger vehicles on a driveway located on private property shall not be prohibited; and
4. This section is in no way intended to contradict the Village of Grass Lake ordinance on Storage of Motor Vehicles.