

## **ARTICLE 7 PARKING**

### **Sec. 7.01 Off-Street Parking Space Requirements:**

#### **A. Exception to parking requirements in Table of Use Requirements**

1. The parking requirements for all uses proposed on a lot shall be cumulative, including accessory uses, unless the 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 such particular land use parking requirements can be advantageously used during other non-conflicting hours by the other contiguous land uses, in which event the required parking spaces for such particular land uses may be the greatest number of spaces required for any of such contiguous land uses.
2. The parking requirements in the Commercial A zoning district may be met by public or private parking within 300 feet of the subject parcel.
3. The Planning Commission may require the provision of an easement to be regulated by the village, providing access to adjacent parking lots when reviewing site plans for developments in the Commercial B district.

#### **B. Off-street parking regulations within residential district**

1. All residential buildings or non-residential buildings in a residential district shall be provided with required parking areas on the same lot with the building or on a lot immediately adjacent to the lot with the building intended to be served.
2. Such parking areas shall not be located in any required front yard or required side yard except in a case of a dwelling with a driveway leading to a garage or parking area, the drive may be used for parking. Yard requirements for parking areas shall be the same as those required for accessory buildings in the residence district in which such parking is located. One turn around / parking space shaped space is permitted in the front yard on residentially zoned lots provided the space does not exceed 20' x 10' in size and the parking space service shall be gravel, asphalt or concrete.
3. All parking areas, except for one (1) and two (2) family dwellings, shall be screened on all sides abutting a residential district or a street. Such screening shall consist of an ornamental fence, or planting hedge not less than three (3) feet or more than six (6) feet high of a type which will obscure vision at all seasons from adjoining property. In the event that a hedge is used, the above minimum height shall be achieved no more than three (3) years after planting.
4. No parking area shall be used for parking or storing or any commercial vehicle exceeding one (1) ton capacity in a residential district.
5. No commercial repair work, servicing, or selling of any kind shall be conducted on such areas, and no sign of any kind other than those indicating entrances, exits and conditions of use shall be erected thereon. No charge shall be made for parking or storage of vehicles.
6. The establishment and operation of off-street parking areas in such parts of a residential district that is immediately adjacent to or across an alley from a business or industrial district and is intended to serve said business or industry may be authorized by the Village Planning Commission subject to the conditional use provisions of Article 6, and subject to the following requirements:
  - a. Entrance and exit drives shall be at a distance of at least twenty (20) feet from any adjoining property line in a residential district.
  - b. All requirements of this section shall be complied with together with any other requirements deemed necessary or desirable by the Zoning Board of Appeals for the protection of the parking area and the residential district in which such parking areas are to be located.

- C. When the calculation of required parking spaces results in a fraction, any fraction less than  $\frac{1}{2}$  is rounded down, any fraction greater or equal to  $\frac{1}{2}$  is rounded up.
- D. The Planning Commission shall determine the requirements for a use not listed in this ordinance.

### **Sec. 7.02 Off-Street loading requirements**

Off-street loading spaces for specified land uses shall be provided in accordance with the following requirements:

#### **A. Retail Uses**

All retail sales facilities under 10,000 square feet in floor area shall provide one (1) loading space unless the Planning commission determines due to the nature of the proposed use that a loading space is not required. All retail sales facilities exceeding 10,000 square feet of floor area provide one (1) additional loading space for each additional 30,000 square feet of floor area over 10,000 square feet.

#### **B. Industrial Uses**

All industrial land uses shall provide one (1) loading space for each 10,000 square feet of floor area, with a minimum of not less than two (2) loading spaces.

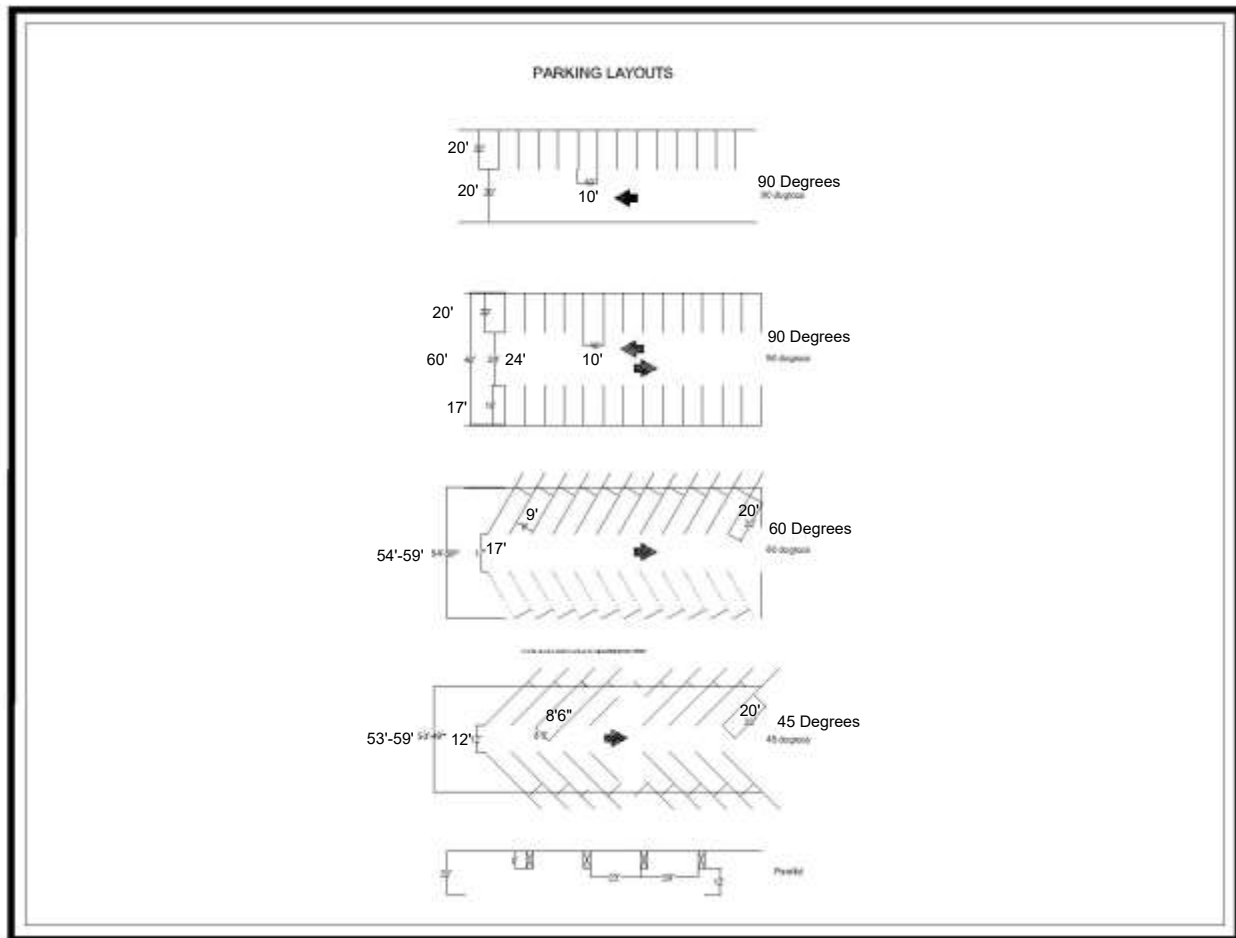
All loading spaces shall be located and designed to avoid creating traffic hazard to public use of all public rights of-way.

### **Sec. 7.03 Design Requirements**

An off-street parking and/or loading area and dimensional requirements showing compliance with this Ordinance shall be submitted to the Village Zoning Administrator and shall be reviewed by the Planning Commission as part of site plan review for approval before the issuance of a zoning permit for the structure for which the parking facility and/or loading area is required.

- A. Each parking space shall consist of an area not less than ten (10) feet wide by twenty (20) feet deep; provided, however, such dimensions shall be increased, when necessary, to permit safe ingress and egress thereto, and provided angle spaces shall comply with the requirements in Figure 7-1.

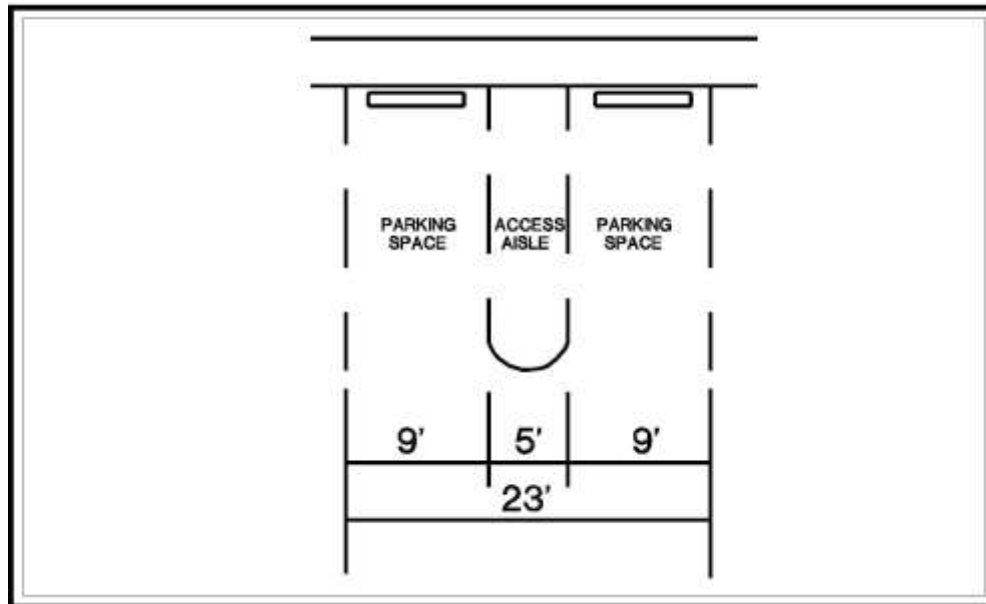
Figure 7-1



- B. Required off-street parking areas for three (3) or more automobiles shall have individual spaces marked, and shall be so designed, maintained, and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and maneuvered without moving or damaging another.
- C. There shall be a curb or bumper rail provided wherever an off-street parking and loading area adjoins a public sidewalk or right-of-way so designed to prevent any portion of a vehicle from encroaching upon said walk or right-of-way.
- D. Any lighting used to illuminate any off street parking loading area shall be so arranged so as to direct light away from adjoining property and streets.
- E. Off-street parking and loading areas shall be surfaced with asphalt, bituminous or concrete pavement, and shall be graded and drained to dispose of all surface water into the storm sewer system in compliance with adopted village construction and design standards.
- F. Any construction or rearrangement of existing drives which involve the ingress and/or egress of vehicular traffic to or from a public street shall be so arranged so as to ensure the maximum of safety and the least interference with traffic upon said streets and shall be approved by the Superintendent of Public Works, in writing.

- G. In no case shall a parking space be permitted which would necessitate the backing of a motor vehicle into a street or over a public walk.
- H. Parking spaces for handicapped citizens shall be located as close as possible on the most direct route to barrier free building entrances. Where possible, this route will not cross parking lot maneuvering lanes. Signs shall be provided to indicate the direction of travel to barrier free building approaches when the barrier free entrance is not visible from the accessible parking space or spaces. Each accessible parking space shall not have more than a nominal 3% grade and shall not be less than twelve (12) feet wide, or not less than ten (10) feet wide and adjacent to an access aisle which is not less than five (5) feet wide and which is not a traffic lane. At least one (1) of every ten (10) handicapped spaces shall be "van accessible", requiring an access aisle a minimum of eight (8) feet wide. There shall be a barrier free route of travel from the accessible parking spaces to the nearest barrier free building approach. Two (2) handicap parking spaces may share the same access aisle (see Figure 7-2).

Figure 7-2



**Table 7-1**  
**Michigan Barrier Free Parking Requirements**

<b>Total Spaces in Lot</b>	<b>Minimum Number of Accessible Parking Spaces Required</b>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6

- I. Parking and loading areas shall conform to a twenty (20) foot front yard setback from any street and shall comply with the side yard setback required for accessory structures. Parking spaces shall be no closer than five (5) feet from any building.
- J. If a parking lot is expanded, it must be brought into compliance with the requirements of this section, including the requirement that the parking lot surface be paved.