

CHAPTER 29
PARKING

SECTION 29.01 SCOPE AND INTENT This section is intended to provide adequate parking facilities for the use of occupants, employees, and patrons of buildings hereafter constructed, erected, or extended. Off-street parking and loading with access to all spaces shall be provided in all districts in accordance with these provisions at the time any structure or use is established, constructed, altered, or expanded. The number of off-street parking spaces, in conjunction with all building uses, shall be provided prior to the issuance of a Certificate of Occupancy, as hereinafter prescribed. When surfacing of the parking area is impractical due to inclement weather, the Community Development Department may permit temporary occupancy for a period not exceed six (6) months.

SECTION 29.02 GENERAL PROVISIONS

- A. Applicability. The provisions of Section 29.02 shall apply to on-site parking areas for all uses other than single family or two-family residences.
- B. Parking lot landscaping shall be provided in accordance with requirements of Chapter 30.
- C. Off-street parking for nonresidential 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. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
- D. Required residential off-street parking spaces shall consist of a parking strip, parking bay driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of Section 3.01, "ACCESSORY BUILDINGS AND STRUCTURES."
- E. 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 or site plan review approves a change in required parking.
- F. 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 or site plan review approves a change in required parking.
- G. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited on any area designated as a parking lot.
- H. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Community Development Department considers to be similar in type.
- I. When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.

- J. A suitable means of ingress and egress shall be provided and located to minimize traffic congestion and interference with pedestrian movement. The location of all entrances and exits and directional signs shall be approved by the Planning Commission, and where required by the Kent County Road Commission and the Michigan Department of Transportation.
- K. Federal and State requirements regarding handicapped parking and access shall apply.
- L. Off-street parking shall be permitted to occupy part of the required front yard only after the approval of the parking plan layout and points of ingress and egress by the Planning Commission provided that there shall be maintained a minimum unobstructed and landscaped setback of fifteen (15') feet between the nearest point of the off-street parking area and the street right-of-way line.
- M. For the purpose of computing the number of parking spaces required, the definition of usable floor area shall govern.

SECTION 29.03 COLLECTIVE PARKING

- A. The collective provision of off-street parking for two or more structures or uses may be permitted provided that the number of spaces provided collectively is not less than the sum of the requirements for various individual uses, except as provided below.
- B. The total of such off-street parking facilities for joint or collective use may be reduced by the Planning Commission in accordance with the following rules and standards:
 - 1. Uses for which the collective off-street parking facilities are to serve shall either operate during different hours of the day or night, or shall have peak hour parking demands that do not coincide.
 - 2. Not more than fifty (50) percent of the off-street parking facilities required for churches, bowling alleys, dance halls and establishment for sale and consumption of alcoholic beverages, food, or refreshments may be supplied by off-street parking facilities provided for other buildings.
- C. A legally sufficient written agreement assuring the joint usage of said common parking for the combination of uses or buildings shall be properly drawn and executed by the parties concerned, approved as to form and execution by the Planning Commission and Township Attorney, and filed with and made part of the application for a building permit.

SECTION 29.04 OFF-STREET LOADING

- A. Uses involving the receipt or distribution by vehicles of materials or merchandise shall provide and permanently maintain adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets or alleys, and thus, help relieve traffic congestion.
- B. Every such building or structure housing such a use shall be provided with at least one truck standing, loading and unloading space on the premises not less than ten (10') feet in width, twenty-five (25') feet in length and fourteen (14') feet in height. One additional truck space of these dimensions shall be provided for

every additional twenty thousand (20,000) square feet or fraction thereof of gross floor area in the building.

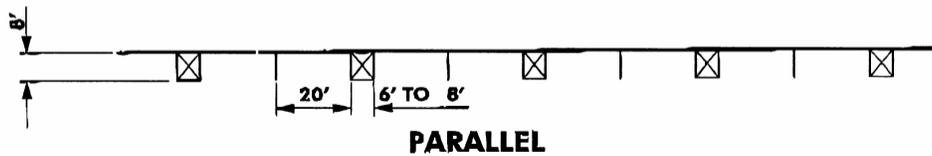
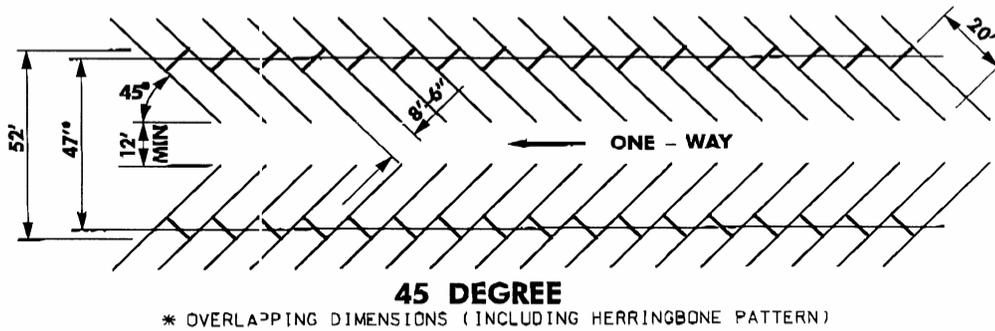
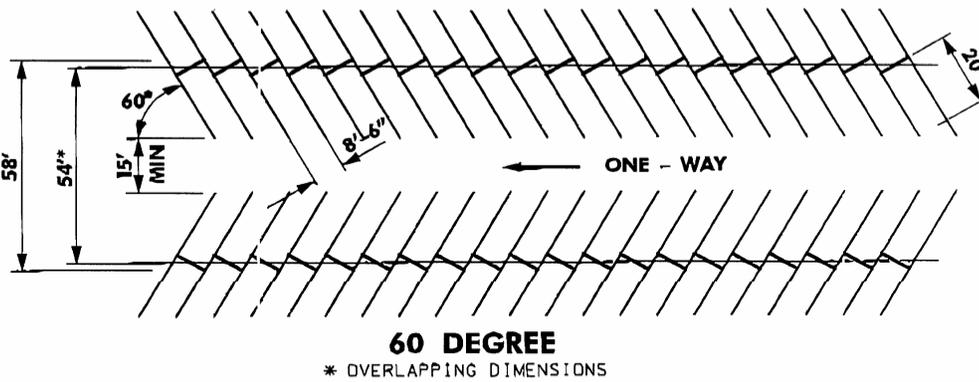
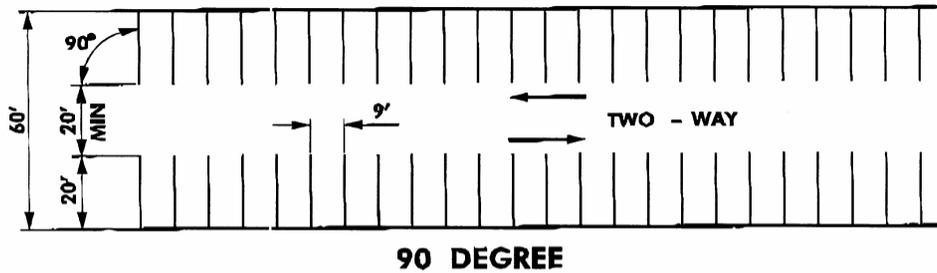
- C. Off-street loading space and access drives shall be drained, lighted and shall have appropriate bumper or wheel guards where needed.
- E. Loading spaces shall not be construed as supplying off-street parking space.

SECTION 29.05 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, AND CONSTRUCTION

Whenever the off-street parking requirements of the Zoning Ordinance require an off-street parking facility, such 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 Community Development Department and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.
- B. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements. Refer to illustration 1.

Illustration 1. Parking Layout



Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of Two Tiers of Spaces Plus Maneuvering Lane*	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0° (Parallel)	12 feet	8 feet	28 feet	--	--
45°	12 feet	8 feet + 6 in.	20 feet	47 feet	52 feet
60°	15 feet	8 feet + 6 in.	20 feet	54 feet	58 feet
90°	20 feet	9 feet	20 feet	60 feet	--

*Measured from the centerlines of the parking stall borders (see illustration 6)

- C. 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-five (25') feet distant from adjacent property located in any one family residential district.
- D. Except for those serving single and two-family dwellings, all off-street parking areas shall be screened from view from any adjoining residential property. Such screening shall consist of earth berms, permanent walls, or landscaping subject to the approval of the Planning Commission.
- E. The entire parking area, including parking spaces, driveways, and maneuvering lanes, required under this section, shall be provided with asphaltic, concrete or double seal-coat surfacing, or similar hard surface material as approved by the Township Engineer. The parking area shall be surfaced prior to issuance of a Certificate of Occupancy for the facility which it serves. All parking lots shall be striped according to the approved site plan.
- F. In the event that inclement weather or other conditions beyond the control of the builder would make the surfacing of the parking area impractical prior to the desired date of occupancy, the Community Development Department may permit temporary occupancy for a period not to exceed six (6) months. A mandatory condition of this temporary occupancy shall be that a case deposit, certified check, irrevocable bank letter of credit or performance bond acceptable to the Township, in the full amount necessary to provide the surfaced area, be deposited with the Township Treasurer, prior to any occupancy of the facility which it serves.
- G. Those nonresidential structures in existence and operational as of the effective date of the adoption of this Ordinance amendment shall be exempt from the provisions regarding hard surfacing except that asphalt, concrete or double seal-coat surfacing shall be required for all parking required as a result of business expansion beyond fifteen (15) percent of the usable floor area of the development existing on-site.
- H. 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 towards buildings and in accordance with the Township's Stormwater Management Ordinance.

- I. In all cases where a wall extends to an alley which is a means of ingress and egress to an off-street parking area, it shall be permissible to end the wall not more than ten (10') feet from such alley line in order to permit a wider means of access to the parking area.
- J. Except for those serving single and two-family dwellings, all parking shall be provided with wheel stops or bumper guards so located that no part of parked vehicles will extend behind the property lines or into required landscaped areas.
- K. The Planning Commission may modify the yard or wall requirements where no good purpose would be served by compliance with the requirements of this section.

SECTION 29.06 PARKING SPACE REQUIREMENTS.

- A. The minimum number of off-street parking spaces required for any structure or use which is established, constructed, altered or expanded shall be determined in accordance with the following schedule:

Use	Required Parking Spaces
1. One family dwelling or mobile homes.	Two (2) for each dwelling unit.
2. Multiple dwellings.	Two (2) for each dwelling unit.
3. Elderly housing, boarding or lodging houses.	One (1) for each individual living or sleeping unit plus one (1) space for each employee. Should the units revert to general occupancy, then two (2) spaces per unit shall be provided.
4. Hotel and motel.	One (1) for each unit, plus one (1) for each employee on the largest shift, and required parking for accessory uses.
5. Bed and breakfast.	Two (2) spaces plus one (1) additional space for each room to be rented.
6. Inns.	Two (2) spaces, plus one space for each room to be rented plus parking as required for each accessory use.
7. Hospitals.	One (1) for each three (3) patient beds; plus one (1) space for each staff or visiting doctor; plus one (1) space for each employee.
8. Churches.	One (1) for each three (3) seats or per each six (6) feet of pews, whichever is greater.
9. Auditoriums (incidental to schools churches, theaters), or buildings of similar uses with fixed seats.	One (1) for each six (6) seats, plus one (1) additional space for each two (2) employees.
10. Auditoriums (other than incidental to schools), lodge halls or buildings of similar uses without fixed seats.	One (1) for each three (3) persons permitted in such edifice as determined in the capacity limitations, thereof, by the Fire Marshal.
11. Elementary and junior high school.	One (1) for each employee (including teachers and administrators) in addition to the requirements of the auditorium.
12. High schools or business schools	One (1) for each employee (including teachers and administrators) and one (1) for each ten (10) students in addition to the requirements of the auditorium.

13.	Libraries, museums, and post offices.	One (1) for each eight hundred (800) square feet of usable floor area plus one (1) for each two (2) employees.
14.	Private clubs or lodge halls.	One (1) for each three (3) persons allowed within the maximum occupancy load as established by the Fire Marshal.
15.	Private golf clubs, swimming pool clubs, tennis clubs or other similar uses.	One (1) for each two (2) member families or each two (2) individuals anticipated, plus spaces required for each accessory use, such as restaurant or bar.
16.	Golf course open to the general public, except miniature golf or "Par 3" courses.	Four (4) for each (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar.
17.	Miniature or "Par 3" golf course.	Three (3) for each hole plus one (1) for each employee.
18.	Stadium, sports area, or similar place of outdoor assemble.	One (1) for each four (4) seats or six (6) feet of benches.
19.	Theaters and assembly halls.	One (1) for each four (4) seats plus one (1) for each two (2) employees.
20.	Bowling lanes.	Five (5) for each bowling lane plus accessory uses.
21.	Dance halls, pool or billiard parlors, roller rinks, banquet halls, exhibition halls, and assembly halls without fixed seats.	One (1) for each three (3) persons allowed within the maximum or skating occupancy as established by Fire Marshal or local, county or state fire, building or health codes, or one for each one hundred fifty (150) square feet of usable floor area, whichever is greater.
22.	Restaurants, clubs, establishments for sale and consumption on the premises of beverages, food or refreshments.	One (1) for each one hundred (100) square feet of usable floor area or 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, whichever is greater.
23.	Furniture and appliance, household equipment, repair shops, personal service establishments, showroom of a plumber, decorator, electrician or similar trade, shoe repair, similar uses.	One (1) for each one thousand of (1,000) square feet of usable floor area. (For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein).
24.	Automobile service and repair facilities.	Two (2) for each lubrication stall, rack, or pit; one (1) for each gasoline pump and one (1) for each employee.
25.	Self service filling station and convenience store.	One (1) space for each gasoline pump, and one (1) space for each two hundred (200) square feet of usable floor area.
26.	Laundromats and coin operated dry cleaners.	One (1) for each two (2) washing and/or dry cleaning machines.
27.	Mortuary establishment including funeral homes.	One (1) for each thirty (30) square feet of usable floor area in assembly, parlor, or slumber rooms.

28.	Motor vehicle sales and service establishments.	One (1) for each two hundred (200) square feet of usable floor area of sales room, and one (1) for each (1) auto service stall in the service room.
29.	Retail stores except as otherwise specified herein.	One (1) for each two hundred (200) square feet of usable floor area.
30.	Fast food and drive-in restaurants.	One (1) for each two (2) employees, plus (1) for each two (2) seats intended for patrons within the restaurant building, and one (1) for each twenty (20) square feet of usable floor area available in the order-waiting area.
31.	Beauty shops and barber shops.	Two (2) for each of the first two (2) beauty and/or barber shop chairs and one and a half (1 1/2) spaces for each additional chair.
32.	Planned commercial or shopping centers.	One (1) for each hundred (100) square feet of usable floor area.
33.	Auto wash.	One (1) for each one (1) employee. In addition, adequate waiting space for autos shall be provided on the premises.
34.	Banks.	One (1) for each one hundred (100) square feet of usable floor area.
35.	Drive-in banks, cleaners and similar businesses.	Storage space for five (5) cars between the sidewalk area and the service window and one (1) for each two (2) employees.
36.	Nursery school, day nursery, or child care centers.	One (1) for each three hundred and fifty (350) square feet of usable floor space.
37.	Business offices or professional offices	One (1) for each three hundred (300) square feet of usable office floor area.
38.	Professional office of doctors, dentists or similar professions.	One (1) for each one hundred (100) square feet of usable floor area or one (1) for each twenty-five (25) square feet in waiting rooms, and one (1) for each examining room, dental chair, or similar use area, whichever is greater.
39.	Industrial or research establishments and related accessory offices	Five (5) plus one (1) for every 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.
40.	Warehouse and wholesale establishments and related accessory offices.	Five (5) plus 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.

- B. Each parking lot that services a building entrance, except single or two-family residential or temporary structures, shall have a number of level parking spaces for the physically handicapped as set forth in the Michigan Building Code and the American National Standard A117.1-1998 Code Book

SECTION 29.06 DEFERRED PARKING Deferred parking may be permitted subject to the following:

- A. Where an applicant demonstrates that the parking requirements for a particular proposed use would be excessive, a plan may be approved the Community Development Department or Planning Commission pursuant to this Ordinance, designating portions of required parking spaces and paving reserved for future

use. Likewise, a parking deferment may be imposed upon a finding by the Township that the standard parking requirements would be initially excessive.

- B. The approval shall require reserved areas to be maintained in a landscaped appearance and shall include conditions under which the reserved parking areas must be paved.
- C. Alterations to the deferred parking area to add parking spaces may be initiated by the owner or required, based on parking needs, and shall require the submission and approval of an amended site plan by the Township, as required by this Ordinance.
- D. The owner shall enter into and record an agreement approved by the Township, to construct any deferred parking at such time as deemed to be necessary by the Township.

SECTION 29.07 MAINTENANCE AND USE OF PARKING FACILITIES.

- A. All off-street parking and loading facilities required by this article shall be maintained free of accumulated snow, debris or other materials which prevent the full use and occupancy of those facilities, except for temporary periods of short duration in the event of heavy snowfall.
- B. The parking or storage in any off-street parking area of semi-trucks, trailers, recreation vehicles, mobile homes, machinery, wrecked or junked vehicles, similar materials or any materials not specifically related to the business or activity being conducted on the premises is prohibited in all zoning districts.
- C. Off-street parking facilities shall not be used for repair, dismantling or servicing of any vehicles, machinery or equipment except where permitted by ordinance.
- D. 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.
- E. All required parking surfaces shall be properly maintained.