

Article 8

Off-Street Parking And Loading Space Requirements

Section 8.01 Purpose

Before any building or use is occupied, or is enlarged or increased in capacity, off-street parking spaces for motor vehicles must be provided and maintained as described in this Article.

Section 8.02 General Requirements

- a. If the use of a building or premises changes, the parking requirements applicable to the new use shall apply. If a building or use is enlarged, the parking requirements shall apply to the total area of the structure or premises. A structure or premises shall not be used or enlarged unless the required parking is provided.
- b. In the Residential (RR-1 and RC-1) Zoning Districts, no parking area shall be used for storing of any commercial vehicle exceeding one ton in capacity. The storage of merchandise, motor vehicles for sale (other than a resident's private vehicles), or the repair of vehicles exceeding one ton capacity is prohibited in any required parking area.

Section 8.03 Parking Requirements for Uses Not Specifically Mentioned

In the case of unique uses that are not specifically mentioned in this Article, the requirements for a use that is mentioned and to which the proposed use is similar in character in terms of parking demand shall apply.

Section 8.04 Mixed Uses Within the Same Building

In the case of mixed uses in the same building, the required number of parking spaces for each use shall be determined and provided separately. The parking spaces for one use shall not be considered as providing required spaces for any other use, except as provided in Section 8.05.

Section 8.05 Parking Reductions

a. *Joint Provision of Parking*

Where two or more abutting parcels in the C-1 and I-1 Zoning Districts provide vehicular access between parking areas in a manner which allows travel from one parcel to another without the use of a public street, the total number of off-street parking spaces required for each parcel may be reduced by ten percent (10%), in addition to reductions allowed by other provisions of this Article.

b. *No Driveway Onto Major Road*

In the C-1 and I-1 Zoning Districts, uses on parcels fronting on county primary roads may reduce the required number of off-street parking spaces by ten percent (10%) if the parcel has no driveway openings onto the major road. This reduction is in addition to reductions allowed by other provisions of this Article.

Section 8.06 Driveway Spacing Requirements

Each parcel in the C-1 and I-1 Zoning Districts shall have no more than one driveway entrance and exit opening to a public road for each three hundred (300) feet of frontage or fraction thereof. Where more than one driveway is allowed, the driveways shall be located at least fifty (50) feet apart. No driveway shall be located within twenty-five (25) feet of a neighboring property line, or within fifty (50) feet of a street intersection.

Section 8.07 Parking Space Dimensions

Each parking space (also known as a “parking stall”) shall be a minimum of nine (9) feet wide and eighteen (18) feet long. Barrier free parking spaces shall comply with the size requirements of the State of Michigan Barrier Free Code.

Section 8.08 Off-Street Parking

Section 8.08.1 Table of Off-Street Parking Requirements

The number of off-street parking spaces for specific uses is shown in "Table of Off-Street Parking Requirements," which appears at the end of this Article.

Section 8.08.2 Off-Street Loading Spaces

Off-street loading spaces shall be provided and maintained for buildings (including additions to existing buildings) that are occupied by uses that require the receipt or distribution of goods and materials in vehicles. The number of loading spaces required shall be based on the gross floor area of a building or addition as follows:

- a. Up to and including twenty thousand (20,000) square feet — one (1) space;
- b. More than twenty thousand (20,000) square feet, but less than fifty thousand (50,000) square feet —two (2) spaces; and
- c. Fifty thousand (50,000) square feet and greater — three (3) spaces plus one (1) space for each additional fifty thousand (50,000) square feet or fraction thereof.