

ARTICLE XVI
OFF-STREET PARKING
AND LOADING REQUIREMENTS

SECTION 1600. OFF-STREET PARKING SPACE REQUIREMENTS

- 1600-1. There shall be provided in all districts developed and reserved off-street parking spaces as hereinafter prescribed prior to the issuance of a certificate of occupancy. No certificate of occupancy shall be issued for any use which requires more parking spaces than the preceding use of the same land or structure until the additional required parking spaces are provided. For the purpose of this Article, developed parking spaces shall meet all of the layout, construction and maintenance standards set forth in Section 1601. Reserve parking spaces shall meet the layout standards set forth in Section 1601, but need not actually be constructed. Reserve spaces shall not be located in areas needed to meet non-parking requirements of this ordinance.
- 1600-2. Developed and reserved off-street parking spaces for nonresidential uses in residential districts shall be located within a rear yard or within a side yard.
- 1600-3. Developed and reserved off-street parking for other than residential use 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 provided they are in the same zoning district classification. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
- 1600-4. Required off-street parking spaces for single-family and two-family residential uses 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.
- 1600-5. Minimum required developed and reserved off-street parking spaces shall not be replaced by any other use unless and until equal parking facilities are provided elsewhere. 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 of the same type.
- 1600-6. Any permissible expansion alteration or change of use which increases the required number of developed and reserved parking spaces shall require a corresponding increase in the number of parking spaces provided subject to appropriate review and approval requirements.
- 1600-7. In the instance of land use developments requiring off-street parking spaces where operating hours of the uses do not overlap, the Planning Commission, may approve a site plan with fewer improved parking spaces than required pursuant to Section 1600-12. The Planning Commission may approve such a site plan if the plan designates reserve parking spaces which can accommodate enough additional parking to fully meet the requirements of this ordinance. Such reserve spaces shall not be in areas

which are required to meet any non-parking requirements of this ordinance. Such reserve spaces shall be developed for parking in the event that the Planning Commission determines, after the subject uses have been in operation for a period of time, that the site contains insufficient developed parking spaces.

- 1600-8. The storage of merchandise, materials, equipment and/or vehicles and the repair of merchandise, materials, equipment and/or vehicles on required off-street parking spaces is prohibited.
- 1600-9. For those uses not specifically mentioned, the requirements for developed off-street parking facilities shall be in accord with a use which the Planning Commission considers is similar in type.
- 1600-10. When units or measurements determining the number of required developed and reserved 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.
- 1600-11. For the purpose of computing the number of developed and reserved parking spaces required, the definition of GROSS FLOOR AREA (ARTICLE II, DEFINITIONS) shall govern, except that the definition of USEABLE FLOOR AREA may apply to a use if the Planning Commission determines that said use contains an exceptionally high proportion of space which will not generate parking demand. The amount of USEABLE FLOOR AREA may be used to determine the number of parking spaces required only when there is adequate site area to accommodate the number of spaces which would be required if GROSS FLOOR AREA were used.
- 1600-12. The following schedule sets forth parking requirements by use. The schedule contains a heading entitled "Parking Requirements." Under this heading there is a statement corresponding to each use. This statement specifies either that the required number of spaces shall be determined pursuant to site plan review or it specifies a formula for determining the required number of spaces. In instances where a formula is specified, said formula shall determine the required number of developed spaces.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN A-1, A-2, A-3, R-1AAA, R-1AA, R-1A, R-1B, R-1C, R-1D, R-2, RM-1, AND MH DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Airports, private	As determined necessary pursuant to site plan review but not less than one (1) per aircraft storage space.
Auditorium	One (1) per each three (3) seats 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 code, whichever is greater.
Boat launching and/or docking, public or private	As determined necessary pursuant to site plan review but not less than one (1) per each boat space.
Boarding, rooming houses and tourist homes	As determined necessary pursuant to site plan review but not less than one and one-half (1-1/2) spaces per each permanent resident and guest sleeping room.
Business and industrial equipment parking areas	As determined necessary pursuant to site plan review.
Campgrounds and recreation vehicle parks	As determined necessary pursuant to site plan review
Cemeteries	As determined necessary pursuant to site plan review but not less than one (1) for each employee on the largest working shift plus one for each three (3) persons allowed within the maximum occupancy load of chapels and other places of assembly as established by applicable fire, building and health codes.
Churches	One (1) for each three (3) seats or six (6) feet of pew in the main unit of worship.
Child care facility in single-family home	None.
Child day care and nursery school facilities maintained in churches or other commercial structures	(One (1) for each employee and one (1) for each four (4) students in attendance at any particular time.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN A-1, A-2, A-3, R-IAAA, R-IAA, R-1A, R-1B, R-1C, R-1D, R-2, RM-1, AND MH DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
College, university and other institutions of higher learning	As determined necessary pursuant to site plan review but not less than one (1) for each employee on the largest working shift plus one (1) for each three (3) full-time students.
Conservation areas including forest preserve and game preserve areas	As determined necessary pursuant to site plan review.
Convalescent or nursing homes	One (1) for each four (4) beds plus one (1) for each employee on the largest working shift.
Elderly housing	One (1) for each two (2) units, and one (1) for each employee. Should units revert to general occupancy, then the requirements for a conventional multiple dwelling shall be provided. No site plan shall be approved pursuant to these elderly housing parking requirements unless there is sufficient site area to fully meet the parking requirements which would apply to the site if none of its residential units were designated for elderly housing.
Equestrian sports facilities	As determined necessary pursuant to site plan review but not less than one (1) for each stall plus one (1) for each employee on the largest working shift plus stadium requirements where stadiums are present.
Essential services	See Section 1801 or "Public utility uses" for parking requirements.
Farming	None.
Fraternities and sororities	One (1) for each five (5) permitted active members or one (1) for each two (2) beds whichever is greater.
Golf courses open to general public, except mini or "par 3" courses	Six (6) for each golf hole and one (1) for each employee plus spaces required for each accessory use, such as a restaurant, bar, or other use.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN A-1, A-2, A-3, R-1AAA, R-1AA, R-1A, R-1B, R-1C, R-1D, R-2, RM-1, AND MH DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Golf clubs, private and swimming pool, tennis clubs or other uses plus pool, tennis clubs or other uses	One (1) for each (2) members, family or individual, spaces uses required for each accessory use such as restaurant or bar.
Golf driving ranges and "Par-3" courses	One (1) for each practice tee at a golf driving range; Three (3) for each hole in a Par-3 Golf Course; and One (1) for each hundred-twenty five (125) square feet of usable floor area in the customer area of any accessory building.
Gymnasium	One (1) per each three (3) seats 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 code, whichever is greater.
Hospitals	Three (3) parking spaces for each bed and, where outpatient services are extended, there shall be provided an additional one (1) off-street parking space for each fifty (50) square feet of floor area in the waiting room and one (1) space for each examining room, dental chair, office, laboratory, X-ray therapy room or similar use areas.
Hunting areas	As determined necessary pursuant to site plan review.
Home occupation	None.
Mobile home	Two (2) per dwelling unit.
Mobile home park	Two and one-quarter (2.25) for each dwelling unit.
Multiple family dwellings	Two (2) for each dwelling unit plus one-quarter (.25) for each bedroom.
Orphanages	One and one-tenth (1.1) for each employee on the largest shift.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN A-1, A-2, A-3, R-IAAA, R-IAA, R-IA, R-IB, R-1C, R-ID, R-2, RM-1, AND MH DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Parks and playgrounds, private	As determined necessary pursuant to site plan review.
Parks and playgrounds, public	As determined necessary pursuant to site plan review.
Public utility uses:	Not less than two (2) spaces where a facility does not require any employees.
** electrical substations	Two (2) plus one (1) for each employee on largest shift.
** gas regulation stations	Two (2) plus one (1) for each employee on largest shift.
** radio, television and microwave transmission and relay towers, commercial	Two (2) plus one (1) for each employee on largest shift.
** telephone exchange and transmission equipment buildings	Two (2) plus one (1) for each employee on largest shift.
** water pumping station	Two (2) plus one (1) for each employee on largest shift.
** water and wastewater works, reservoirs, pumping and filtration plants.	Two (2) plus one (1) for each employee on largest shift.
** water pumping station	Two (2) plus one (1) for each employee on largest shift.
** water and wastewater works, reservoirs, pumping and filtration plants.	Two (2) plus one (1) for each employee on largest shift.
Roadside stands	As determined necessary pursuant to site plan review but not less than four (4) spaces.
Sand and gravel extraction	One (1) for each employee on the largest working shift.
Sanitary land fills	One (1) for each employee on the largest working shift.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN A-1, A-2, A-3, R-1AAA, R-1AA, R-1A, R-1B, R-1C, R-1D, R-2, RM-1, AND MH DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Schools, public and private elementary and intermediate	One (1) for each teacher, employee or administrator in addition to the requirements of the auditorium or other accessory activities.
Schools, public or private, secondary	One (1) for each teacher, employee or administrator and one (1) for each three (3) students in addition to the requirements of the auditorium, gymnasium or similar use.
Single-family detached dwellings	Two (2) per dwelling unit.
Single-family attached dwellings	Two (2) per dwelling unit.
Stadium, sports arena or similar place of outdoor assembly	As determined necessary pursuant to site plan review but not less than one (1) for each three (3) seats or six (6) feet of benches.
Ski facilities	As determined necessary pursuant to site plan review.
Two-family dwellings	Two (2) per each family dwelling unit.
Adult oriented commercial uses	One (1) for each two hundred (200) one hundred and twenty-five (125) square feet of gross floor area.
Amusement establishments, including:	
** bowling alleys	Five (5) for each bowling lane plus those required for accessory uses but not less than one (1) space per one hundred and twenty-five square feet of gross floor area for developed and reserved parking spaces.
** dance halls, pool or billiard parlors, skating rinks, exhibition halls without fixed seats	One (1) for each two (2) persons allowed within the maximum occupancy load as established by local, by local, county or state fire building or health codes but not less than one (1) space per one hundred and twenty-five square feet of gross floor area for developed and reserved parking spaces.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS.

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
** miniature golf	Three (3) parking spaces for each hole plus one (1) for each employee plus parking as required for each additional accessory use.
Arcades including pinball and electronic game arcades, pool and similar amusement establishments	One (1) for each three (3) persons allowed within the maximum occupancy load of the hall as established applicable fire, building and/or health codes, but not less than one (1) per one hundred twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.
Art, sculptor and composer studios	One (1) for each eight hundred (800) square feet of floor area plus one (1) for each artisan working on site but not less than one (1) per one hundred twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.
Automobile filling stations	One (1) fueling space for each vehicle capable of being fueled plus stacking space for vehicles awaiting fuel based on one (1) space for each fuel nozzle automobile pumping station. In addition, one (1) parking space for each sixty (60) square feet of floor area in the cashiers and office area, plus one (1) for each two hundred (200) square feet of floor area devoted to retail sales plus three (3) for each auto service stall. In no instance shall such a facility provide less than three (3) parking spaces. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel
Automobile parts and accessory stores	One (1) space for each five hundred (500) square feet floor area but not less than one (1) for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.

Note: Where two or more uses listed in this chart are located on the same site, parking requirement for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND
USES IN OB, CB and I DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Auto wash (automatic)	One (1) for each employee. In addition, stacking space equal in number to five (5) times the maximum capacity of the auto wash. Maximum capacity of the auto wash shall mean the greatest number of automobiles possibly undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by twenty (20).
Auto wash (self-service or coin operated)	Five (5) for each washing stall in addition to the stall itself.
Bars	One (1) per each sixty (60) square feet of useable floor area space or one (1) for each two (2) persons allowed within the maximum occupancy load as established by applicable fire, building and health codes, but not less than one (1) space per one hundred and twenty-five square feet of gross floor area for reserved and developed parking spaces.
Building materials and supplies	One (1) per two hundred (200) square feet of gross floor area plus one (1) per every three hundred (300) square feet of outdoor merchandise storage area, but not less than One (1) for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.
Cultural facilities such as public libraries, art galleries, museums and aquariums	One (1) for each employee plus one (1) space per each three hundred (300) square feet of building area.
Department and variety stores	One (1) for each two hundred fifty (250) square feet of gross floor area, but not less than one (1) space per each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.
Drive-in theater	One (1) for each employee on the largest working shift in addition to viewing stalls.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Drive-through facilities for retail establishments except as each otherwise specified herein	As determined necessary pursuant to site plan review but not less than four (4) stacking spaces for window.
Essential Services	See Section 1801 or Public Utility Uses for parking requirements.
General commercial uses including:	One (1) space for each one hundred and twenty-five square (125) square feet of gross floor area for developed and reserved parking spaces but not less than the following for developed spaces constructed initially:
** laundromats and coin operated dry cleaners	One (1) for each two (2) washing or dry-cleaning machines.
** theaters and auditoriums	One (1) for each three (3) seats plus one (1) for each two (2) employees. Parking requirements for outdoor areas accommodating audiences without seats shall be determined pursuant to site plan review.
** other general commercial uses	One (1) per each one hundred twenty-five (125) square feet of gross floor area.
General sales and service uses five including:	One (1) space for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved spaces but not less than the following for developed spaces constructed initially:
** boat and boat accessory sales	One (1) for each five hundred (500) establishments square feet of floor space of sales room and offices.
** farm equipment sales establishments	One (1) for each five hundred (500) square feet of floor space of sales room and offices.
** repair shops for furniture, household appliances and similar equipment	One (1) for each eight hundred (800) square feet of floor area, plus one (1) space for each employee.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS. (Continued)

USE

PARKING REQUIREMENTS

** other general sales and service uses	One (1) for each two hundred (200) square feet of floor space.
Higher intensity comparison commercial uses:	One (1) space for each one hundred twenty-five (125) square feet of gross floor area for developed and reserved spaces but not less than the following for developed spaces constructed initially:
** banks, savings and loan and similar establishments	One (1) for each one hundred twenty-five (125) square feet of floor space plus eight (8) stacking spaces for each drive-through window.
** other higher intensity comparison commercial uses	One (1) per two hundred (200) square feet of gross floor area.
Higher-intensity convenience commercial uses as follows:	
** food and beverage stores, grocery and party	One (1) for each one hundred twenty-five (125) square feet of floor space.
** supermarkets	One (1) for each one hundred twenty-five (125) square feet of floor space.
** other higher-intensity convenience commercial uses	One (1) per one hundred twenty-five (125) square feet of gross floor area.
Higher intensity office uses: including:	One (1) space for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved spaces but not less than the following for developed spaces constructed initially:
** government offices	One (1) for each two hundred (200) square feet of floor space.
** insurance claims centers, auto damage	One (1) for each two hundred fifty (250) square feet of office floor space, plus three (3) for each auto claims adjuster on the largest shift.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
** medical and other health care offices, including doctors, dentists examining and similar professionals	One (1) for each twenty-five (25) square feet of floor area in waiting rooms and one (1) for each room, dental chair, laboratory, office or similar use area.
**weight loss clinic	One (1) space for each fifty (50) square feet of meeting space plus one (1) space for each one hundred and twenty-five (125) square feet of gross floor area in the remainder of the facility.
** real estate offices	One (1) for each two hundred (200) square feet of floor area.
Kennels	One (1) for each employee on the largest working shift, plus one (1) per each five (5) kennels.
Laboratories, medical, dental and film	One (1) for each three hundred (300) square feet of gross floor area, but not less than one (1) space for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved spaces.
Light and general industrial establishments and related accessory offices	Five (5) plus one (1) for every one and one-half (1.5) employees on the largest working shift or five (5) spaces plus one (1) for every five hundred fifty (550) square feet of floor area, whichever is greater but not less than one (1) space per every two hundred (200) square feet of gross floor area for developed and reserved spaces.
Lower-intensity comparison commercial uses:	One (1) space for each one hundred and twenty-five square feet of gross floor area for developed and reserved spaces but not less than the following for developed spaces constructed initially:

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
** furniture, appliance and decorator shops; furniture and domestic equipment rentals; showrooms for plumbing, electrical and similar equipment, but not including hardware stores.	One (1) for each five hundred (500) square feet of floor area.
** other lower-intensity comparison commercial	One (1) for each two hundred and fifty (250) square feet of gross floor area.
Lower-intensity convenience commercial uses	One (1) for each two hundred fifty (250) square feet of gross floor area, but not less than one (1) space for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.
Lower-intensity office uses	One (1) for each three hundred (300) square feet of gross floor area, but not less than one (1) space for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.
Lower-intensity personal service uses:	One (1) space for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved spaces but not less than the following for developed spaces constructed initially:
** beauty parlor or barber shop	Three (3) spaces for the first beauty, barber chair or training booth and two and one-half (2.5) spaces for each additional chair.
** other	One (1) per each two hundred fifty (250) square feet of gross floor area.
Manned balloon launching facilities	One (1) per one thousand (1000) square feet of site area utilized for balloon launching.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Mortuary establishments	One (1) for each sixty (60) square feet of floor space in each parlor and one (1) space for each two hundred (200) square feet of gross floor area not dedicated to parlor space.
Motel, Hotel or other commercial lodging establishments	One and two-tenths (1.2) for each one (1) occupancy unit plus one (1) for each employee plus those required for accessory uses.
Motor vehicle amusement facilities	As determined necessary pursuant to site plan review but not less than ten (10) for each employee on the largest working shift.
Motor vehicle and recreation vehicle sales and service establishments	One (1) for each two hundred (200) square feet of floor space establishments of sales room and offices and three (3) for each vehicle service stall in the service room, but not less than one (1) space for each one hundred and twenty-five (125) square feet of gross floor are for developed and reserved parking spaces.
Planned shopping center, i.e. a center containing three or more tenants and containing a minimum of 7,500 square feet.	One (1) for each one hundred twenty-five (125) square feet of gross floor area. Whenever any use or combination of uses which require more spaces occupy an area greater than ten (10) percent of the gross floor area of a shopping center, the required parking spaces for such uses shall be computed separately from that required for the balance of the shopping center.
Private clubs and lodges	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
Public service uses and buildings:	
** Fire Stations	Two (2) for each employee on the largest working shift.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
** Police Stations	One and one-tenth (1.1) for each employee on the largest working shift plus one (1) per each police vehicle assigned to the premises.
Recreational buildings and community centers, noncommercial	One (1) for each two (2) persons allowed within the the maximum occupancy load as established by local, county or state fire, building or health codes.
Restaurants and other establishments for sale and consumption on the premises of beverages, food or refreshments.	One (1) for each one hundred (100) square feet of floor space or one (1) for each two spaces 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, plus eight (8) stacking spaces for each drive-in window.
Temporary outdoor sales conducted By uses permitted by right and as special land uses.	As determined necessary pursuant to site plan review.
Trade schools involving industrial, motor vehicles or other heavy equipment	One (1) for each teacher, employee and administrator on the largest working shift, plus one (1) for each student at peak hour of attendance.
Trade schools not including industrial, motor vehicles or	One (1) for each teacher, employee and administrator on the other heavy equipment largest working shift plus one (1) for each student at peak hour of attendance.
Temporary or periodic outdoor sales as special land uses.	As determined necessary pursuant site plan review but not less than fifteen (15) per staff.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

PARKING REQUIREMENTS FOR USES PERMITTED BY RIGHT AND AS SPECIAL LAND USES IN OB, CB and I DISTRICTS. (Continued)

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Warehouses and motor freights wholesale establishments and related accessory offices	Five (5) spaces plus one (1) for every employee and the largest working shift or five (5) plus one (1) for every one thousand seven hundred (1,700) square feet of gross floor space, whichever is greater but not less than one (1) space for each three hundred (300) square feet of gross floor area for developed and reserved parking spaces.
Uses offering lessons to public	One (1) per each cubicle or student station but not less than one (1) space for each one hundred and twenty-five (125) square feet of gross floor area for developed and reserved parking spaces.

Note: Where two or more uses listed in this chart are located on the same site, parking requirements for each use shall be computed separately and the total parking requirements for the site shall be the sum of the requirements for each use.

SECTION 1601. OFF-STREET PARKING SPACE LAYOUT CONSTRUCTION AND MAINTENANCE STANDARDS

Except as provided in Section 1600-4, all off-street parking spaces, whether required by this ordinance or not, shall be laid out, constructed and maintained in accordance with the following standards and regulations:

- 1601-1. No parking lot shall be constructed unless and until a site plan has been reviewed and approved. This requirement shall apply to construction of all parking lot facilities for established and proposed uses.
- 1601-2. Off-street parking facilities shall provide spaces for the handicapped in accordance with the provisions of Act 230 of Public Acts of the State of Michigan, 1972, as amended.
- 1601-3. Plans for the layout of off-street parking facilities shall be in accord with the minimum requirements set forth on the following page, except as may be modified by Act 230.
- 1601-4. All spaces shall provide adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
- 1601-5. Adequate ingress and egress to the parking lot by means of clearly limited and defined driveways shall be provided for all vehicles. No parking space shall be located in such a way as to permit it to be utilized by driving or backing directly into it from a public right-of-way. Ingress and egress to a parking lot lying in the area zoned for other than single-family residential use shall not be across land zoned for single-family use. Adequate radii shall be provided to permit the turning of cars, emergency vehicles and other vehicles necessary to service the site.
- 1601-6. Maneuvering lane widths shall, as a minimum, permit one-way traffic movement. Maneuvering lane widths for parking stalls aligned at ninety (90) degrees to maneuvering lanes shall, as a minimum permit, two-way movement. All maneuvering lane width designed or intended for two-way traffic movement shall be a minimum of twenty-four (24) feet wide.
- 1601-7. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty-five (25) feet distance from adjacent property located in any single-family residential district.
- 1601-8. The off-street parking area shall also be subject to the requirements of Article XIII.
- 1601-9. The entire parking area, including parking spaces and maneuvering lanes, required under this section shall be provided with asphaltic or concrete surfacing, except that crushed rock surfacing may be used for single- and two-family residential uses and for uses with ten or fewer required parking spaces. For industrial uses located more than 400 feet from any property zoned or used for residential purposes, the Planning Commission may, in the course of site plan review, waive the mandatory paving requirement for a period of up to five (5) years.

Article XVI:
Off-Street Parking
And Loading Requirements

The Planning Commission shall only waive the paving requirement when it finds that no nuisance will result to neighboring property and there will be no lowering of the general quality of development in the area. The waiver may be extended for five-year or shorter increments based on a new finding for each extension. Paved and crushed rock surfacing shall be in accordance with engineering standards duly adopted by the Township Board. The parking area shall be surfaced on or before an occupancy permit is issued. 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. Stripes designating parking bays shall be painted on paved surfaces and maintained in good condition.

- 1601-10. Whenever any required landscape buffer or other required open space area lies adjacent to a parking space, said parking space shall be provided with wheel stops or other appropriate structures which will ensure that no part of any vehicle will encroach upon the required landscape buffer or open space area. Wheel stops and other structures required by this Section shall be located at least two (2) feet from the required landscape buffer or open space area.
- 1601-11. All lighting used to illuminate any off-street parking areas shall be so installed as to be confined within and directed onto the parking areas only so as not to produce glare or distraction for drivers on public thoroughfares or in the parking area.
- 1601-12. 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, upon approval of the Planning Commission, 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.

SECTION 1602. OFF-STREET LOADING AND UNLOADING

- 1602-1. On the same premises with every building, structure or part thereof involving the receipt or distribution of vehicles, or materials or merchandise, there shall be provided and maintained adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights-of-way.
- 1602-2. Loading spaces and access thereto shall be surfaced with asphaltic or concrete surfacing if such surfacing is required for parking areas. Loading spaces and access thereto may be surfaced with crushed rock if such surfacing is permitted for parking areas. Surfacing shall be in accordance with engineering standards duly adopted by the Township Board.
- 1602-3. Loading areas shall not utilize any area required for parking spaces, access to parking spaces or general vehicular circulation.

- 1602-4. Loading spaces shall be provided and maintained as set forth below:

Article XVI:
Off-Street Parking
And Loading Requirements

<u>Use</u>	<u>Gross Floor Area 0(sq. ft.)</u>	<u>Loading & Unloading Spaces</u>	
		<u>10' x 25'</u>	<u>10' x 50'</u>
a. Office uses	0 - 99,999	1	0
	100,000-150,000	0	1
	150,000 & over	0	2
b. Commercial and Industrial uses	0 - 4,999	1	0
	5,000-19,999	0	1
	20,000-49,999	0	2
	50,000-79,999	0	3
	80,000-99,999	0	4
	100,000-149,999	0	5
	150,000 & over	0	5
	for each 50,000 over 150,000	0	1