

ARTICLE 15
PARKING AND LOADING REQUIREMENTS

SECTION 15.01 OFF-STREET PARKING REQUIREMENT

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking places, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

Off-street parking spaces shall not be permitted within a required side or rear yard or within a front yard setback area. Effective 01/25/89

- A. 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. Ownership shall be shown on all lots or parcels intended for use as parking by the applicant.
- B. 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 13.16, Accessory Buildings, of this Ordinance.
- C. Any area designated as required off-street parking shall never be changed to any other use unless and until equal facilities are provided elsewhere.
- D. 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 herein after required for a similar new building or new use.
- E. Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
- F. In the instance of dual function of off-street parking spaces where operating hours of the buildings do not overlap, the *Planning Commission* may grant an exception. The storage of merchandise, motor vehicles for sale, trucks, or repair vehicles is prohibited in an off-street parking area. Amended 9/6/2007, Effective 9/19/2007
- G. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the *Planning Commission* considers is similar in type. Amended 9/6/2007, Effective 9/19/2007
- I. When units or measurements 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 parking space.

J. For the purpose of computing the number of parking spaces required, the definition of Floor Area, Usable in ARTICLE 20, DEFINITIONS, shall govern.

K. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
1. RESIDENTIAL	
Residential, One-Family & Two- Family	Two (2) for each dwelling unit
Residential, Multiple-Family Housing for the Elderly	Two (2) for each dwelling unit One (1) for each two (2) units and one (1) for each employee. Should units revert to general occupancy then, two (2) spaces per unit shall be provided.
Trailer Court	Refer to Oceola Township Trailer Park Ordinance.
2. INSTITUTIONAL	
Churches or Temples	One (1) for each three (3) seats or six (6) feet pews in the main unit of worship.
Hospitals	One (1) for each two (2) beds, plus one (1) Space for each staff or visiting doctor, plus one (1) space for each four (4) employees, including nurses.
Homes for the aged and convalescent homes	One (1) for each two (2) beds and one (1) for each employee.
Elementary and junior high schools	One (1) for each one (1) teacher, employee Or administrator, in addition to the requirements of the auditorium.
Senior High Schools	One (1) space for one (1) teacher, employee, Or administrator and one (1) for each ten (10) students, in addition to the requirements of the Auditorium.
Private club or lodge halls	One (1) space for each three (3) persons Allowed within the maximum occupancy load As established by local, county, or state fire, building or health codes.

<p>Private golf clubs, swimming pool clubs, tennis clubs, or other similar uses Golf courses open to general public, except miniature or "par-3" Courses Fraternity or sorority</p>	<p>(1) space for each two (2) member families or individuals. Six (6) spaces for each one (1) golf hole and one (1) for each one (1) employee. One (1) space for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater.</p>
<p>Stadium, sports arena, or similar outdoor assembly of benches Theaters and Auditoriums</p>	<p>One (1) space for each three (3) seats or six (6) feet of benches. One (1) space for each three (3) seats plus one (1) for each two (2) employees.</p>

3. COMMERCIAL

<p>Planned Commercial or Shopping Center</p>	<p>Four and one half (4.5) spaces for each one thousand (1,000) square feet of usable floor area. Amended 9/6/2007 effective 9/19/2007</p>
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4. OFFICES

<p>Banks</p>	<p>One (1) space for each one hundred (100) square feet of usable floor space and one (1) for each employee.</p>
<p>Business offices or professional offices except as indicated in the following item</p>	<p>One (1) space for each three hundred (300) square feet of usable floor space and one (1) space for each employee.</p>
<p>Professional offices of doctors, dentists or similar professions</p>	<p>One (1) space for each seventy-five (75) square feet of usable floor space in waiting rooms, and one (1) space for each examining room, dental chair, or similar use area and one (1) for each employee.</p>

5. INDUSTRIAL

<p>Industrial or research establishments</p>	<p>Five (5), plus one (1) for one and one-half (1 1/2) employees in the largest working shift, or one (1) for every five hundred and fifty (550) square feet of usable floor space, whichever is determined to be the greater. Space or site shall also be provided for all construction workers during periods of plant construction.</p>
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SECTION 15.02 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE

Where the off-street parking requirement in SECTION 15.01 above requires the building of an off-street facility, or where P-L Vehicular Parking Districts are provided, 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 Land Use Permit is issued by the Zoning Administrator. Applications for a permit shall be submitted to the Zoning Administrator in such form as may be determined by the Zoning Administrator 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:

Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0 @ (Parallel Parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30 @ to 53 @	12 ft.	10 ft.	20 ft.	32 ft.	52 ft.
54@ to 74 @	15 ft.	10 ft.	20 ft.	36 ft. 6 in.	58 ft.
75@ to 90 @	20 ft.	10 ft.	20 ft.	40 ft.	60 ft.

- C. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
- D. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.

Ingress and egress to a parking lot in an area zoned for other than single-family residential use shall not be across land zoned for single-family residential use.

- E. All maneuvering land widths shall permit one-way traffic movement, except that the 90@ pattern may permit two-way movement.
- F. 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 (20) feet distance from any adjacent property located in any single-family residential district.
- G. The off-street parking area shall be provided with a continuous obscuring wall, fence, or greenbelt, as approved by the Planning Commission, of not less than four feet six inches (4'6")

in height measured from the surface of the parking area. This wall shall be provided on all sides where the next zoning district is designated as a residential district and shall be subject to the requirements of SECTION 13.29, and greenbelt subject to requirements of SECTION 13.36. When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy growing condition, neat and orderly in appearance.

H. The entire parking area, including parking spaces and maneuvering lanes, required under this section, shall be provided with asphalt or concrete surfacing in accordance with specifications approved by the resolution of the Township Board. The parking area shall be surfaced within one (1) year of the date the permit is issued. Time extensions due to earth settlement problems may be approved by the Township Board.

Amended 9/6/2007, Effective 9/19/2007

I. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.

J. In all cases where a wall extends to an alley which is a means of ingress or egress to an off-street parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley lane in order to permit a wider means of access to the parking area.

K. The Zoning Board of Appeals, after recommendation of the Planning Commission, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by the compliance with the requirements of this section.

Amended 9/6/2007, Effective 9/19/2007

SECTION 15.03 OFF-STREET LOADING AND UNLOADING

On the same premises with every building, structure, or part thereof, involving the receipt of merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:

A. All spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable and dustless surface. All spaces in districts shall be provided in the following ratio of spaces to floor area:

<u>GROSS FLOOR AREA (IN SQUARE FEET)</u>	<u>LOADING AND UNLOADING SPACE REQUIRED IN TERMS OF SQUARE FEET OF USABLE FLOOR AREA</u>
0 - 1,400	None
1,401 - 20,000	One (1) space
20,001 - 100,000	One (1) space plus one (1) space for each 20,000 square feet in excess of 20,001 square feet
100,001	Five (5) spaces

adopted 04/07/83