

**CHAPTER 1272**  
**Off-Street Parking and Loading**

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**CROSS REFERENCES**

Zoning and planning in home rule cities - see M.C.L.A. Sec. 117.4i  
 Regulation of location of trades, buildings and uses by local authorities -  
 see M.C.L.A. Sec. 125.581  
 Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582  
 Regulation of congested areas - see M.C.L.A. Sec. 125.583  
 Uses of land or structures not conforming to ordinances; powers of legislative  
 bodies; acquisition of property - see M.C.L.A. Sec. 125.583a  
 Effect of zoning ordinance on zoning decision in presence of demonstrated  
 need for certain land use - see M.C.L.A. Sec. 125.592  
 Parking generally - see TRAF. Ch. 430  
 Parking Violations Bureau - see TRAF. Ch. 440

**1272.01 PARKING REQUIREMENTS.**

Off-street parking in all districts shall be provided in accordance with the following minimum specifications whenever any new use is established or an existing use is enlarged. Such off-street parking space shall be maintained and shall not be encroached upon by structures or other uses so long as the principal structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Zoning Code.

**1272.02 PARKING SPACE REQUIREMENTS.**

The minimum number of off-street parking spaces required is set forth in Section 1272.03. Where a use is not specifically mentioned, requirements for similar uses shall apply and shall be interpreted by the Zoning Board of Appeals.

**1272.03 SCHEDULE OF PARKING SPACES.**

<u>Uses</u>	<u>Required Parking Spaces</u>
(a) Dwelling units.	2 per dwelling unit.
(b) Motels.	1 per rooming unit, plus 1 for each employee.
(c) Hotels.	1 per rooming unit, plus 1 for each employee.

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| (d) Boarding, rooming or lodging houses.                                        | 1 per bed or 1 per 100 sq. feet of gross floor space, whichever will require the larger number of parking spaces.                                                          |
| (e) Nursery, elementary, and junior high schools.                               | 1 per classroom plus 5; or 1 per 9 permanent seats or per 63 sq. ft. of assembly space in each assembly hall, whichever will require the largest number of parking spaces. |
| (f) High schools.                                                               | 4.5 per classroom; or 1 per 3 permanent seats or 21 sq. ft. of assembly space in each assembly hall, whichever will require the largest number of parking spaces.          |
| (g) Golf clubs and swimming pool clubs.                                         | 1 for each member family or individual, plus 1 for each employee.                                                                                                          |
| (h) Assembly halls, clubs, mortuaries, theaters, lodges, and churches.          | 1 per 3 seats or per 21 sq. ft. of assembly space, whichever will require the largest number of parking spaces.                                                            |
| (i) Hospitals.                                                                  | 2 per bed.                                                                                                                                                                 |
| (j) Convalescent homes, and homes for the aged.                                 | 1 per each 2 beds.                                                                                                                                                         |
| (k) Business services establishments, except as otherwise specified herein.     | 1 per 100 sq. ft. of sales space on ground floor area, not including loading and unloading space.                                                                          |
| (l) Professional offices of architects, attorneys, accountants, engineers, etc. | 1 per 200 sq. ft. of floor area, with not less than 3 spaces.                                                                                                              |
| (m) Medical and dental clinics.                                                 | 1.5 per 200 sq. ft. of floor area, with not less than 10 spaces.                                                                                                           |
| (n) Retail stores, except as otherwise specified.                               | 1 per 100 sq. ft. of sales area, with a minimum of 5 spaces.                                                                                                               |
| (o) Laundromats and coin-operated dry cleaners.                                 | 1 for each 2 machines.                                                                                                                                                     |
| (p) Miniature golf.                                                             | 3 for each 1 hole.                                                                                                                                                         |
| (q) Retail stores of appliances, furniture, motor vehicles, lumber, hardware    | 1 per 300 sq. ft. of sales area, but with not less than 10 spaces.                                                                                                         |

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| (r) | Restaurants and bars.                                                  | 1 per 2 seats.                                                                  |
| (s) | Beauty parlors or barber shops.                                        | 2 for each beauty or barber shop chair.                                         |
| (t) | Personal service establishments, except as otherwise specified herein. | 1 per 30 sq. ft. of sales area, with a minimum of 3 spaces.                     |
| (u) | Bowling alleys.                                                        | 7 per lane.                                                                     |
| (v) | Poolrooms, archery and other indoor amusement facilities.              | 1 per 50 sq. ft. of activity area.                                              |
| (w) | Automobile service stations.                                           | 1 per 50 sq. ft. of office space, plus 2 per hoist, with a minimum of 5 spaces. |
| (x) | Industrial establishments.                                             | 1 for each 2 employees in the largest working shift.                            |
| (y) | Wholesale establishments.                                              | 5, plus 1 for each 2 employees in the largest working shift.                    |

#### **1272.04 LOCATION OF PARKING SPACES.**

All required off-street parking spaces, whether public or private, for nonresidential uses shall be either on the same lot or within 500 feet of the building they are intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking area. Parking spaces required for dwelling units shall be located on the same lot as the dwelling unit.

#### **1272.05 COLLECTIVE PARKING.**

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 various individual uses computed separately.

#### **1272.06 REQUIREMENTS CUMULATIVE.**

The parking requirements for all uses proposed on a parcel of land shall be cumulative, unless the Planning Commission shall find that the parking requirements of a particular land use occurs at different hours from those of other land uses such that such particular land use parking requirements can be advantageously used by other land uses, in which event the required parking spaces for such particular land uses need not be required.

**1272.07 PARKING AREA STANDARDS, CONSTRUCTION AND MAINTENANCE.**

Whenever a parking lot is constructed as required off-street parking, such parking lot shall be laid out and constructed in accordance with the following requirements:

- (a) Each parking space shall constitute a net area of not less than 200 square feet. The total parking lot space, including access lanes, shall constitute at least 300 square feet per parking space.
- (b) Ingress and egress points shall be located to minimize traffic congestion and avoid undue interference with pedestrian movement. There shall be no more than two clearly defined access ways abutting on any one street for each parking lot. Approval for the location of exits and entrances shall be obtained from the Hillsdale County Road Commission.
- (c) Where a parking lot does not abut a public street, there shall be provided an access drive leading to the parking area not less than twenty feet in width.
- (d) Any off-street parking area shall be surfaced with a durable dustless surface, and shall be graded and drained to eliminate surface water accumulation, and, further, shall provide with a masonry retaining wall if necessitated by a difference in elevation with adjoining lots.
- (e) Off-street parking areas which abut residential property shall provide a screening of evergreen hedge or other natural landscaping. It may also have a uniformly painted wooden or metal fence not less than four feet nor more than six feet in height and shall be maintained, in good condition, by the party or parties required to install the same. The Planning Commission shall decide as to which kind of screening shall be used in every case.
- (f) Off-street parking areas shall be no closer than three feet from each property line, provided, however, that a wooden or metal fence may be constructed on the property line.
- (g) The off-street parking area shall be subject to the approval of the Planning Commission to insure its adequacy, relation to traffic safety, and protection of the adjacent property.
- (h) Any person desiring to establish a parking area as an accessory use in a Residential District shall submit plans to the Planning Commission showing the location, size, shape, design, landscape, curb cuts and other features of the parking lot.

**1272.08 OFF-STREET LOADING.**

(a) Compliance Required. Off-street loading shall be provided in accordance with the specifications in this section in all districts whenever any new use is established or an existing use is enlarged.

(b) Loading Space Required. Every building which requires the receipt or distribution by vehicles of material or merchandise shall provide off-street loading berths in accordance with the following:

- (1) Retail commercial uses. All retail sales facilities exceeding 10,000 square feet in area shall provide two loading spaces, plus one loading space for each 30,000 square feet of floor space over 10,000 square feet.
- (2) Industrial and wholesale commercial uses. All industrial and wholesale commercial land uses shall provide one loading space for each 10,000 square feet of floor space, with a minimum of not less than two loading spaces.

(c) Loading Space Location; Dimensions. All loading spaces shall be located and designed to avoid traffic hazards to public uses of all public rights-of-way or any required access aisles for off-street parking areas.

Each loading space shall not be less than ten feet in width, fifty feet in length, and fifteen feet in height.