

ARTICLE 20

PARKING & LOADING

§20.05 - INTENT & PURPOSE

It is the intent and purpose of this Article to:

- (A) Ensure that adequate off-street parking spaces are provided on properties throughout the Township for off-street storage of motor vehicles for use of occupants, employees, patrons, and visitors;
- (B) Ensure that adequate off-street loading spaces are provided for properties throughout the Township for off-street parking of motor vehicles during loading and unloading;
- (C) Prevent parking and loading from interfering with the regular use of streets;
- (D) Reduce or prevent traffic congestion and shortage of parking facilities;
- (E) Ensure that off-street parking and loading facilities are designed, located, and maintained in a manner to promote public safety, improve aesthetics, and protect surrounding uses and properties from undesirable impacts;
- (F) Allow flexibility to reduce the impact of off-street parking and loading spaces; and
- (G) Establish standards for off-street parking and loading.

§20.10 - OFF-STREET PARKING GENERAL PROVISIONS

All off-street parking shall meet the standards outlined below.

- (A) **On-site Parking:** All required off-street parking shall be located on the site that uses the parking, unless otherwise noted.
- (B) **Parking Necessary:** The off-street parking standards of this Article shall be met in all districts whenever any use is established or changed to another use or whenever any building or structure is erected, enlarged, or increased in capacity.
- (C) **Decrease in Parking:** The number of off-street parking spaces shall not be reduced in a manner that results in not meeting the standards of this Article.
- (D) **Storage Prohibited:** The storage of merchandise, trash, or other materials in any parking lot shall be prohibited.
- (E) **Approval:** Off-street parking, other than that for single-family or two-family dwellings on individual lots or roadside stands, shall be approved as part of a site plan.

§20.15 - SCHEDULE OF REQUIRED PARKING SPACES

The minimum number of off-street parking spaces shall be determined as outlined below.

- (A) **Units of Measure:** For the purposes of determining the minimum number of required off-street parking spaces, the following shall apply:
- (1) *Dwelling Units:* Each separate dwelling unit shall be used;
 - (2) *Bedrooms:* Each room that could be used as a bedroom, whether or not it is currently being used as a bedroom, shall be used;
 - (3) *Floor Area:* The useable floor area shall be used;
 - (4) *Seating:* Each seat that is available shall be used. For places of assembly that use benches, pews, or similar seating, each twenty-four (24) inches of seating shall be counted as a single seat;
 - (5) *Capacity:* The capacity determined by the Building Official or the Fire Inspector shall be used;
 - (6) *Employees:* The number of employees during the largest shift shall be used; and
 - (7) *Fractional Spaces:* When the number of required off-street parking spaces is a fraction, the number shall be rounded up to the next whole number.
- (B) **Multiple Uses:** When two (2) or more uses use the same off-street parking, the minimum number of off-street parking spaces shall be the total of the minimum number of off-street parking spaces for each use, unless shared or deferred parking has been approved.
- (C) **Reduced Parking:** The approving authority may reduce the number of required off-street parking spaces by up to ten (10) percent upon making a written finding that there will be a lower demand for parking due to one (1) or more of the following:
- (1) *Walk-in Traffic:* A high volume of walk-in traffic is anticipated due to sidewalk connections to adjacent residential neighborhoods or commercial centers, and the site has been designed to incorporate pedestrian connections and circulation for the walk-in traffic;
 - (2) *Other Forms of Transit:* Other forms of transit are available that provide access, and the site has been designed to provide pedestrian connections and circulation for those transit users; or
 - (3) *On-street Parking:* On-street parking is available to serve the use.
- (D) **Deferred Parking:** Installation of some of the required off-street parking spaces may be deferred to a later date as outlined below.
- (1) *Criteria:* In order to grant deferred parking, the authorizing authority shall make a written finding that there are unique characteristics of the proposed use or site that make it likely that there will be a lesser demand for off-street parking.
 - (2) *Required Parking:* The site shall be designed, and the site plan shall show, that all of the required off-street parking could be installed at a future date.
 - (3) *Agreement:* The property owner shall sign and record an agreement stating that the deferred off-street parking will be installed at a future date upon written request to do so. The agreement shall be approved by the Township and recorded with the Register of Deeds, with a copy of the recorded agreement supplied to the Township.
 - (4) *Stormwater Capacity:* The site shall be designed and the stormwater system shall be installed so that it can accommodate the deferred off-street parking in the future.

(E) Shared Parking: Off-street parking serving two (2) or more uses or lots may be shared, as outlined below.

- (1) Calculations:** The total number of required off-street parking spaces for the shared parking may be reduced from what would be required for each of the uses individually, as outlined below.
 - a. *Industry Standard:* In requesting a reduced number of off-street parking spaces, the applicant shall rely upon a recognized industry standard, such as the Urban Land Institute Shared Parking Report, to determine the peak usage at different periods of the day.
 - b. *Underlying Standard:* The underlying standard outlined in this Article shall be used to calculate the number of required parking spaces.
 - c. *Peak Demand:* If off-street parking serves two (2) or more uses where the operating hours or peak demand of the uses do not overlap, the total number of required spaces may be less than the sum of the required spaces for each use. At least fifty (50) percent of the spaces shall be provided for each use at all times.
- (2) Setback Waiver:** The approving authority may approve reduced side and rear-yard setbacks for shared parking from the shared lot lines after making a written finding that both of the following are true:
 - a. *Characteristics:* Characteristics of the site or vicinity would make the required setbacks unnecessary; and
 - b. *Intent:* The reduced setbacks are more consistent with the intent of shared parking.
- (3) Agreement:** Shared parking shall require an agreement between the affected property owners outlining mutual access to and the maintenance of the shared parking. The agreement shall be approved by the Township and shall be recorded with the County Register of Deeds with a copy of the recoded agreement being supplied to the Township.

(F) Uses Not Listed: For uses not listed below, the minimum number of off-street parking spaces and queuing spaces shall be for the use that the approving authority determines to be the most similar, based on documentation. If there are no similar uses, this Ordinance shall be amended to include that use.

(G) Schedule of Off-street Parking and Queuing Spaces: The following table outlines the minimum number of off-street parking spaces and queuing spaces per use.

Table 20.15(G)- Schedule of Off-street Parking & Queuing Spaces	
Use	Number of Spaces
(1) Residential	
a. Single-family dwelling not in a Lake Residential District	2 spaces per dwelling unit
b. Single-family dwelling in a Lake Residential District	1 space per bedroom, with a minimum of 2 spaces per dwelling unit
c. Two-family dwelling	2 spaces per dwelling unit
d. Multiple-unit dwelling	2.5 spaces per dwelling unit

Use	Number of Spaces
Residential- continued	
e. Accessory dwelling	1 space per bedroom
f. Mobile home park	2 spaces per dwelling unit; plus 1 space per employee
g. Foster care facility or group home	1 space per room or per 3 beds, whichever is greater
h. Family or group day care home	1 space per 4 children; plus 1 space per nonresident employee
i. Home occupation	1 space per nonresident employee
(2) Agriculture, Fishing, & Hunting	
a. Commercial stables	1 space per 4 stalls; plus 1 space per employee
b. Farm labor seasonal housing	1 space per 4 residents
c. Roadside stand	1 space per 250 square feet of retail space, with a minimum of 3 spaces; plus 1 space per employee
d. Shooting range	1 space per station; plus 1 space per employee
e. Winery	1 space per 250 square feet of retail space; plus 1 space per employee
(3) Business, Commercial, & Retail	
a. Barber shop or beauty salon	2 spaces per chair/station; plus 1 space per employee
b. Bed and breakfast	1 space per guest room; plus 1 space per non-resident employee
c. Car wash, self-service	3 queuing spaces per bay; plus 1 space per vacuum station; plus 1 space per employee
d. Car wash, automatic	8 queuing spaces; plus 1 space per vacuum station; plus 1 space per employee
e. Convenience store	1 space per 250 square feet of retail space; plus 1 space per employee
f. Funeral home	1 space per 50 square feet of parlor; plus 1 space per hearse; plus 1 space per employee
g. General retail	1 space per 300 square feet of retail area; plus 1 space per employee
h. Laundromat	1 space per 3 washing or drying machines; plus 1 space per employee
i. Motel	1 space per guest room; plus 1 space per employee

Use	Number of Spaces
Business, Commercial, & Retail - <i>continued</i>	
j. Motor vehicle sales	1 space per 400 square feet of interior retail space; plus 1 space per employee
k. Motor vehicle service center	2 spaces per bay; plus 1 space per tow truck; plus 1 space per employee
l. Recreational vehicle sales	1 space per 500 square feet of interior retail space; plus 1 space per employee
m. Self-storage	1 space per 20 units, with a minimum of 3 spaces; plus 1 space per employee
n. Service station	1 space per pump; plus 1 queuing space per pump; plus 1 space per employee
o. Shopping center	HERE
(4) Arts, Entertainment, & Recreation	
a. Bowling alley	4 spaces per lane; plus 1 space per employee
b. Driving range	1 space per tee; plus 1 space per employee
c. Golf course	4 spaces per hole; plus 1 space per employee
d. Marina	1 space per 3 boat slips; plus 1 space per employee
e. Special event facility	1 space for every 2 seats of capacity; plus 1 space per employee
(5) Offices	
a. Banks	1 space per 300 square feet; plus 3.5 queuing spaces per drive-through window or atm; plus 1 space per employee
b. General	1 space per 300 square feet
c. Government	1 space per 400 square feet; plus 1 space per employee
d. Medical	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
e. Real estate	1 space per 250 square feet; plus 1 space per employee
f. Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee

Use	Number of Spaces
(6) Food Services	
a. Banquet center	1 space per 3 seats; plus 1 space per employee
b. Restaurant, carry-out	5 spaces per station; plus 1 space per employee
c. Restaurant, drive-through	8 queuing spaces per service window; plus 1 space per employee
d. Restaurant, sit-down	1 space per 2 seats; plus 1 space per employee
(7) Healthcare/Medical	
a. Assisted living facility	1 space per 4 beds; plus 1 space per employee
b. Health or fitness center	1 space per 300 square feet; plus 1 space per employee
c. Medical offices	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
d. Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee
(8) Institutional	
a. Auditorium	1 space per 3 seats; plus 1 space per employee
b. Campground	1.5 spaces per campsite or cabin; plus 1 space per employee
c. Day care center	1 space per 6 children; plus 1 space per employee
d. Elementary or middle school	2 spaces per classroom; plus 1 bus queuing space per 40 students; plus 1 queuing space per 10 students; plus 1 space per employee
e. Government offices	1 space per 400 square feet; plus 1 space per employee
f. High school	1 space per 2.5 students; plus 1 bus queuing space per 45 students; plus 1 queuing space per 20 students; plus 1 space per employee
g. Kennel	1 space per 10 kennels; plus 1 space per employee
h. Library or museum	1 space per 400 square feet; plus 1 space per employee
i. Public utility	1 space per employee
j. Religious institution	1 space per 3 seats; plus 1 space per employee

Use	Number of Spaces
(9) Other	
a. Extraction Operation	1 space per employee

§20.20 - OFF-STREET PARKING LOCATION & DESIGN

Off-street parking shall be designed and constructed as outlined below.

(A) **General Design:** All off-street parking shall meet the standards outlined below.

- (1) *Location:* Off-street parking shall be located either on the site, on adjacent property under same ownership and control as the site, or as part of a shared parking lot. Off-street parking shall not require crossing a major or minor thoroughfare to access the use or site served by the parking.
- (2) *Access:* Off-street parking shall have adequate ingress and egress by means of a clearly-limited and defined driveway. Backing directly onto a street shall not be allowed, except for off-street parking for single-family houses.
- (3) *Drainage:* Off-street parking shall be graded and drained to direct stormwater runoff flow away from adjacent properties and buildings.

(B) **Single-family & Two-Family Dwellings:** Off-street parking for single and two-family dwellings shall be designed and constructed as outlined below.

- (1) *Setbacks:* Parking spaces shall be at least five (5) feet from side lot lines.
- (2) *Surfaces:* Parking spaces shall be constructed of a hard, durable surface suitable for residential driving and parking, such as asphalt, concrete, gravel, or pavers.
- (3) *Types:* Off-street parking for single-family or two-family dwellings on individual lots may include a parking strip, driveway, garage, or combination of those.
- (4) *Parking Space Configuration:* Off-street parking for single-family and two-family dwellings shall be at least nine (9) feet wide and eighteen (18) feet deep.

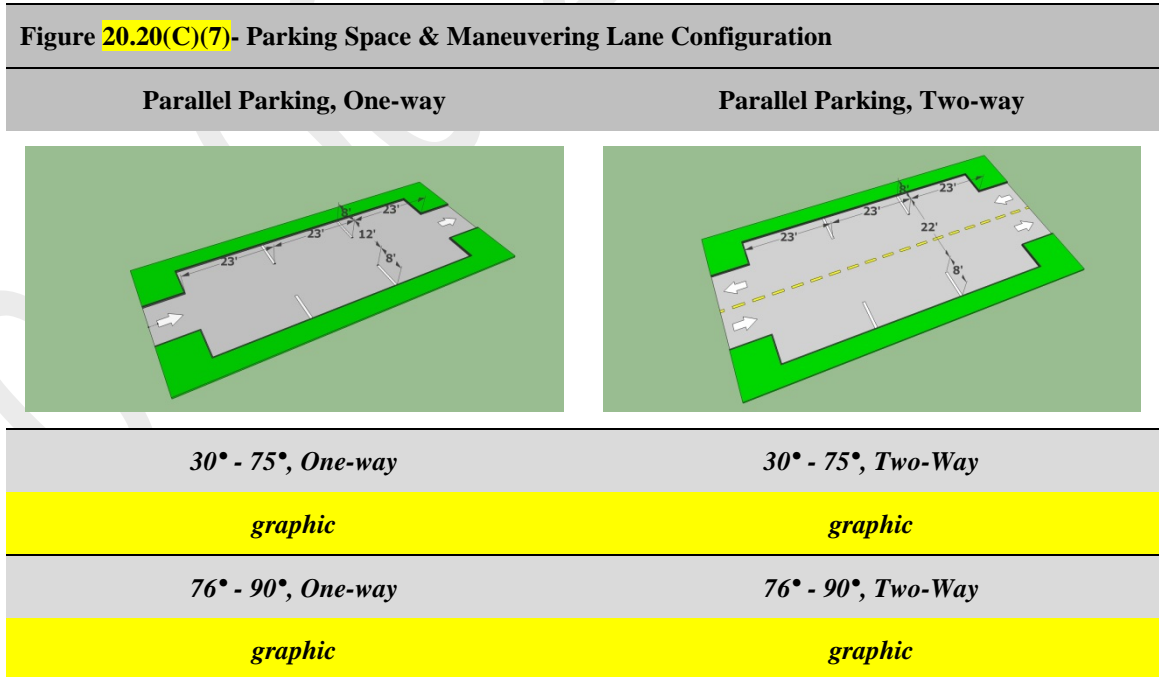
(C) **Non-residential Uses & Multiple-unit Dwellings:** Off-street parking for non-residential uses and multiple-unit dwellings, excluding agricultural uses, shall be designed and constructed as outlined below.

- (1) *Setbacks:* Parking spaces, queuing spaces, and maneuvering lanes shall meet the yard setbacks for the district in which it is located. **ADMINISTRATIVE ADJUSTMENTS??**
- (2) *Surface:* Off-street parking spaces, queuing spaces, maneuvering lanes, and driveways shall be constructed of a hard, durable surface of asphalt or concrete. The approving authority may approve alternative surfaces, as outlined below.
 - a. *Overflow Parking:* The off-street parking will be used a maximum of four (4) times per year;
 - b. *Health:* The proposed surface and location of the off-street parking shall prevent the release of hazardous materials from motor vehicles;
 - c. *Intent:* The proposed surface will be more consistent with the intent of this Ordinance;
 - d. *Agreement:* **HERE**

- (3) *Dust*: All surfaces shall be kept free of dust.
- (4) *Landscaping*: Landscaping for off-street parking shall meet the landscaping standards of **Article 18** of this Ordinance.
- (5) *Illumination*: Lighting for off-street parking shall be designed and installed to be shielded within and directed onto the parking area only and shall meet the lighting standards of **Article 19** of this Ordinance.
- (6) *Marking*: Off-street parking that provides more than four (4) parking spaces or any queuing spaces shall be marked to provide for orderly and safe movement and parking of motor vehicles. The marking shall be maintained in good condition.
- (7) *Parking Space & Maneuvering Lane Configuration*: Off-street parking spaces and maneuvering lanes shall meet the standards outlined in the table below.

Table 20.20(C)(7)- Parking Space & Maneuvering Lane Configuration

Parking Pattern	Parking Space Dimensions		Maneuvering Lane Width	
	Width	Length	One-way	Two-way
a. Parallel	8 feet	23 feet	12 feet ^a	22 feet
b. 30° - 75°	10 feet	21 feet ^b	15 feet	22 feet
c. 76° - 90°	10 feet	20 feet ^b	20 feet	22 feet



- a. *Maneuvering Lane Width for Fire Access:* The approving authority may require a greater maneuvering lane width if the maneuvering lane is necessary for fire access and a greater width is necessary for fire apparatus access.
 - b. *Overhang:* Curbed parking spaces that overhang adjacent landscaping with a curb or a sidewalk at least seven (7) feet wide may have their length reduced by up to two (2) feet.
- (8) *Queuing Space Configuration:* Queuing spaces shall meet the standards outlined below.
- a. *Size:* Queuing spaces shall be at least nine (9) feet wide by twenty-two (22) feet long.
 - b. *Location:* Queuing spaces shall be located so that they do not block access to any driveways or parking spaces or reduce the width of maneuvering lanes.
- (9) *Endcaps:* The sides of parking spaces shall be separated from driveways, maneuvering lanes, and the front end of adjacent parking spaces by a landscaped island at least eight (8) feet wide.
- (10) *Continuous Row:* A maximum row of twelve (12) contiguous off-street parking spaces shall be allowed. Once there are more than twelve (12) parking spaces, the spaces shall be broken up by a landscaped island at least six (6) feet wide. ADMINISTRATIVE ADJUSTMENT??
- (11) *Barrier Free Parking:* Off-street parking for commercial and institutional uses shall provide handicapped-accessible parking spaces.
- (12) *Curbing:* Curbing or bumper blocks shall be provided where off-street parking spaces are adjacent to landscaping, property lines, sidewalks, or required setbacks. This shall not apply to handicapped ramps or raised sidewalks that are at least seven (7) feet wide.

§20.40 - OFF-STREET LOADING SPACE

Every structure or use that is established, changed, or expanded that customarily receives or distributes goods or materials by motor vehicle shall provide an off-street loading space.

- (A) **Additional Space Required:** Required off-street loading spaces shall not count towards the required off-street parking spaces.
- (B) **Configuration:** Each off-street loading space shall be of a sufficient size to accommodate the type of motor vehicles that commonly serve the structure or use. The minimum size shall be as follows:
- (1) *Noncommercial Uses:* Off-street loading spaces for noncommercial uses shall be at least ten (10) feet wide and twenty-five (25) feet long.
 - (2) *Commercial Uses:* Off-street loading spaces for commercial uses shall be at least ten (10) feet wide and fifty-five (55) feet long.
- (C) **Location:** Off-street loading spaces shall not be located in a front yard and shall meet the required setbacks for the zoning district in which it is located.
- (D) **Screening:** Off-street loading spaces shall be screened from residential properties and streets with at least a six (6) foot tall fence, wall, or evergreen trees or shrubs.
- (E) **Illumination:** Lighting for off-street loading spaces shall be designed to limit the light leaving the lot and shall meet the standards or Article 19 of this Ordinance.
- (F) **Access:** All maneuvering necessary to access an off-street loading space shall take place on the site. It shall not be necessary or possible to back directly onto a street from an off-street loading space.

End of Article 20.

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