

ARTICLE 4.00

Off-Street Parking and Loading Requirements

Section 4.01 Off-Street Parking Requirements

A. Scope of Off-Street Parking Requirements

Compliance with the off-street parking regulations shall be required as follows:

1. General Applicability

For all buildings and uses established after the effective date of this Ordinance, off-street parking shall be provided as required in this Article prior to issuance of a Certificate of Occupancy. However, where a building permit has been issued prior to the effective date of the Ordinance and construction has been diligently carried on, compliance with the parking requirements at the time of issuance of the building permit shall be required.

2. Change in Use or Intensity

Whenever use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.

If the intensity of use of any building, structure, or lot is increased through the addition of dwelling units, increase in floor area, increase in seating capacity, or through other means, additional off-street parking shall be provided for such increase in intensity of use.

3. Existing Parking Facilities

Off-street parking facilities in existence on the effective date of this Ordinance shall not thereafter be reduced below, or if already less than, shall not be further reduced below the requirements for the use being served as set forth in this Ordinance.

An area designated as required off-street parking shall not be changed to any other use unless equal facilities are provided elsewhere in accordance with the provisions of this Ordinance.

4. Additional Off-Street Parking; Maximum Parking

Nothing in this Ordinance shall be deemed to prevent voluntary establishment of off-street parking facilities to serve an existing use of land or buildings, or to prevent provision of additional parking facilities beyond what is required by the Ordinance, provided all such parking is in conformance with the regulations herein. Except for single-family detached residential uses, any person proposing the provision of greater than 125% of the minimum required off-street parking as specified in this Article shall demonstrate to the Planning Commission sufficient justification for the additional parking.

5. Review Procedures

Compliance with the requirements in this Article shall be subject to site plan review and approval as specified in Section 29.02.

B. General Requirements

In all zoning districts, off-street vehicle parking facilities shall be provided and maintained as herein prescribed

1. Location

a. *Proximity to Building or Use Being Served.*

Off-street parking for multiple-family and non-residential uses shall be located on the same lot or parcel as the building or use being served or within three hundred (300) feet of the building it is intended to serve (measured from the nearest point of the building or use to the nearest point of the parking).

b. *Within Yards.*

Off-street parking in commercial, office, multiple-family, and industrial districts may only be located in a side or rear yard or non-required front yard, provided that all landscaping requirements in Article 5.00 are complied with, and provided further that off-street parking shall not be permitted within twenty (20) feet of a single-family residential or agricultural district boundary.

2. Residential Parking

Off-street parking spaces in single-family residential districts shall consist of a parking strip, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve. No parking shall be permitted on a regular basis on lawns or other unpaved areas on residential lots, with the exception of approved gravel parking areas.

Commercial and recreational vehicle parking in residential districts shall comply with the standards in Section 4.01, sub-section E.

3. Control of Off-Site Parking

It shall be unlawful to park or store any motor vehicle on another’s private property without the written consent of the owner, holder, occupant, lessee, agent, or trustee of said private property.

4. Access to Parking

Each off-street parking space shall open directly onto a clearly-defined aisle or driveway of sufficient width and design as to provide safe and efficient access to or from a public street or alley in a manner that will least interfere with the smooth flow of traffic. Parking designed for backing directly onto a street or road is prohibited. Access to off-street parking which serves a non-residential use shall not be permitted across land that is zoned or used for residential purposes.

5. Collective Use of Off-Street Parking

Off-street parking for separate buildings or uses may be provided collectively subject to the following:

- a. The total number of spaces provided collectively shall not be less than the sum of spaces calculated according to the procedure below.
 - (i). Multiply the minimum parking required for each use, as set forth in Section 4.01 (C)(6), by the appropriate percentage indicated in the Shared Parking Factors table for each of the six designated time periods.
 - (ii). Add together the resulting figures for each of the six columns. The minimum collective parking requirement shall be the highest sum among the six columns.
 - (iii). If a particular land use proposing to make use of collective parking facilities (e.g., religious institution, municipal use) does not conform to the general classifications in the Shared Parking Factors table (as determined by the Township Planner), the applicant shall submit sufficient data to indicate the principal operating hours of the proposed use. Based upon this documentation, the Township Planner shall determine the appropriate collective parking requirement (if any) for the proposed use.

Shared Parking Factors						
Land Use	Weekdays			Weekends		
	1 AM – 7 AM	7 AM – 7 PM	7 PM - 1 AM	1 AM – 7 AM	7 AM – 7 PM	7 PM - 1 AM
Residential	95%	25%	95%	95%	75%	95%
Commercial/Retail	0%	95%	75%	0%	90%	75%
Office/Service	5%	95%	5%	0%	10%	0%

- b. Each use served by collective off-street parking shall have direct access to the parking without crossing streets.
- c. The collective off-street parking shall not be located farther than three hundred (300) feet from the building or use being served.
- d. Written easements which provide for continued use and maintenance of the parking shall be submitted to the Township for approval before filing with the Ingham County Register of Deeds.

Example of Collective Parking Calculation (see Section 4.01, sub-section B.5)

Proposed Uses: (on shared site)	30 townhouse residential units, requiring 15,000 square feet of retail space, requiring 5,000 square feet of office space, requiring	60 parking spaces 48 parking spaces 20 parking spaces
------------------------------------	--	---

	Weekdays 1 AM – 7 AM	Weekdays 7 AM – 7 PM	Weekdays 7 PM – 1 AM	Weekends 1 AM – 7 AM	Weekends 7 AM – 7 PM	Weekends 7 PM – 1 AM
Residential	95% of 60 = 57	25% = 15	95% = 57	95% = 57	75% = 45	95% = 57
Retail	0% of 48 = 0	95% = 46	75% = 36	0% = 0	90% = 43	75% = 36
Office	5% of 20 = 1	95% = 19	5% = 1	0% = 0	10% = 2	0% = 0
Total	58 spaces	80 spaces	94 spaces	57 spaces	90 spaces	93 spaces

The shared parking factors table predicts the parking demand to be highest during weekday evenings, with a total demand of 94 spaces across the three uses. A total of 94 parking spaces would be required in a shared lot, provided all of the other requirements for collective off-street parking are met.

If the parking were not to be provided collectively, the three proposed uses would have to construct a total of 128 parking spaces.

6. Cross Access

Common, shared parking facilities are encouraged in the Township. Wherever feasible, cross-access connections between adjacent parking lots (or a reserved connection when no adjacent parking lot exists but can reasonably be expected to be constructed at a future date) are required. Blanket cross-access easements across the entire parking lot area shall be provided for connected lots under separate ownership or management. The cross-access easements shall be without limitation and shall be recorded with the County Register of Deeds.

7. Storage and Repair Prohibited

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles are prohibited in required off-street parking lots or areas. Emergency service required to start vehicles shall be permitted.

8. Duration

Except when land is used as permitted storage space in direct connection with a legitimate business, a twenty-four (24) hour time limit for parking in non-residential off-street parking areas shall prevail provided that it shall be unlawful to permit the storage of wrecked, inoperable, or junked vehicles in any parking area in any district for any period of time.

9. Parking Structures

Parking structures shall be permitted subject to the following standards:

- a. Any parking structure shall comply with the required building setbacks for the district in which it is located.
- b. Parking structures shall be designed as integral elements of the overall site plan, taking into account the relationship to the principal building and other structures on the site.
- c. The facade of the parking structure shall be compatible in design, color, and type of material to the principal building(s) on the site.
- d. Landscaping shall be placed around the parking structure in accordance with an approved landscape plan. Any such landscaping shall be compatible with the overall landscape plan for the entire site.

C. Off-Street Parking Standards

The following standards shall be used in determining the required number and characteristics of off-street parking spaces:

1. Units of Measurement

a. *Floor Area*

For the purposes of determining required number of parking spaces, "floor area" shall be measured in accordance with the definitions in Article 1.00. If the usable floor area of a building is not known at the time of review, 80 percent of the gross floor area shall be used as the basis for parking calculations.

b. *Fractional Spaces*

When calculations for determining the required number of parking spaces results in a fractional space, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as one space.

c. *Employee Parking*

Parking spaces required for employees shall be based on the maximum number of employees on the premises at any one time during the largest typical daily work shift. However, the number of required parking spaces may be reduced if an employer provides documentation of participation in an organized rideshare program.

d. *Places of Assembly*

For religious institutions, sports arenas, or similar places of assembly in which those in attendance occupy benches, pews, or similar seating, each twenty-four (24") inches of such seating shall be counted as one seat.

e. *Persons*

Any parking standard calculated on the basis of 'persons', 'students', 'employees', or a similar group shall be based upon the maximum permitted occupancy of the structure or facility.

2. Use of Loading Space

Required loading space shall not be counted or used for required parking.

3. Parking During Construction

Temporary off-street parking shall be provided for workers during construction a rate of one (1) space per employee. Gravel surfacing may be permitted for such temporary parking.

4. Banked Parking

If the minimum number of required parking spaces exceeds the amount necessary to serve a proposed use, the Planning Commission may approve the construction of a lesser number of parking spaces, subject to the following:

a. The banked parking shall be shown on the site plan and set aside as landscaped open space.

b. Banked parking shall be located in areas suitable for future parking and that meet Ordinance requirements.

c. The Township may require construction of the banked parking area upon finding that vehicles are regularly parked on unpaved surfaces, on the road, or off-site.

5. Bicycle Parking

Parking facilities for short- and long-term bicycle parking shall be provided to meet the needs of the business or residential use. Bicycle parking facilities shall allow a cyclist to safely secure a bicycle from incidental damage or theft, while not hindering access for pedestrians or other vehicles. Bicycle parking facilities shall be located in highly-visible and accessible areas.

a. Bicycle parking facilities shall be located at least 3 feet from adjacent walls, poles, landscaping, street furniture, drive aisles, and primary pedestrian routes and at least 6 feet from vehicle parking spaces.

6. Barrier-Free Parking Requirements

Each parking lot that serves a building, except single- and two-family dwelling units, shall have a number of level parking spaces, identified by an above-grade sign which indicates the spaces are reserved for physically handicapped persons. Barrier-free parking shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended, the adopted Township Building Code, and the Federal Americans with Disabilities Act.

a. *Dimensions of Barrier-Free Parking Spaces*

Each barrier-free parking space shall have no more than a nominal three percent (3%) grade and shall be not less than eight (8) feet in width and be adjacent to an access aisle not less than five (5) feet in width. Required van-accessible barrier-free spaces must be eight (8) feet in width and be adjacent to an access aisle not less than eight (8) feet in width.

b. *Minimum Required Number of Barrier-Free Parking Spaces*

The number of barrier-free spaces required is as follows:

Total Number of Parking Spaces Provided in Lot	Minimum Number of Barrier-Free Spaces Required	Number of Van-Accessible Barrier-Free Spaces Required
Up to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	1
301 to 400	8	1
401 to 500	9	2
501 to 1000	2% of total parking provided	1/8 of total barrier-free spaces
1001 and over	20, plus 1 for each 100 over 1000	1/8 of total barrier-free spaces

D. **Schedule of Required Parking**

1. Parking Spaces Required

The amount of required off-street parking (including stacking spaces for certain uses) shall be determined in accordance with the schedules which follow. Applicants are encouraged to minimize the amount of parking provided in order to minimize excessive areas of pavement, which negatively impact aesthetic standards and contribute to high volumes of storm water runoff. The Planning Commission may modify the numerical requirements for off-street parking, based on evidence that another standard would be more reasonable, because of the level of current or future employment and/or level of current or future customer traffic.

2. Uses Not Cited

For those uses not specifically mentioned, the requirements for off-street parking for a similar use shall apply, subject to review by the Planning Commission and/or Township Planner.

Section 4.01(D)(3) – Schedule of Off-Street Parking: Residential Uses	
Land Use	Minimum Parking Required
Single-Family Detached Two-Family / Duplex	2 spaces per dwelling unit
Single-Family Attached Multiple Family Senior Apartments	2.5 spaces per dwelling unit
Senior Congregate Housing Adult Foster Care Facility	0.5 spaces per bedroom, plus 1 space per employee
Mobile Home Park	<i>Parking shall be provided in accordance with State regulations</i>

Section 4.01(D)(4) – Schedule of Off-Street Parking: Institutional Uses	
<i>Parking requirements based on persons or students shall be based upon maximum facility occupancy.</i>	
Land Use	Minimum Parking Required
Default standard if not specified	0.33 spaces per person
Child care center ‡	1 space per 350 sq. ft. UFA ^a
Fraternity, sorority, dormitory	0.5 spaces per person
Hospital	3 spaces per bed
Nursing Home Home for the Aged	0.33 spaces per bed
Municipal Building or Facility ‡ (post office, museum, library, etc.)	1 space per 300 sq. ft. UFA ^a
Place of Assembly ‡ (theater, religious institution, etc.)	0.33 spaces per seat
School, elementary or junior high ^b	1.5 spaces per classroom and administrative office
School, senior high ^b	1 space per classroom and administrative office, plus 0.25 spaces per student
^a UFA = usable non-residential floor area, as defined in Article 1.00. ^b All schools shall additionally provide one (1) space for every three (3) seats in each public assembly space (e.g., gymnasium, theater, auditorium, stadium). [‡] In addition to the parking requirement specified above, one automobile parking space shall be required for each employee on the largest typical daily work shift.	

Section 4.01(D)(5) – Schedule of Off-Street Parking: Commercial Uses

Parking requirements based on persons shall be based upon maximum facility occupancy.

Land Use	Minimum Parking Required
Automobile Service and Repair [‡]	2 spaces per service bay
Automobile Sales [‡]	1 space per 200 sq. ft. UFA ^a (exclusive of spaces for dealer stock)
Gas Station / Filling Station [‡]	1.5 spaces per fueling location
Car Wash [‡]	Stacking spaces only; see Section 4.01(D)(8)
<i>The above uses shall additionally provide one space per 200 sq. ft. UFA^a of any associated retail sales area.</i>	
General Retail Sales	1 space per 250 sq. ft. UFA ^a
Banks & Financial Institutions	1 space per 200 sq. ft. UFA ^a
Beauty and/or Barber Shops [‡] Nail Salons [‡]	1.5 spaces per chair
Convenience Stores	1 space per 200 sq. ft. UFA ^a
Exhibition & Assembly Halls [‡]	0.5 spaces per person
Home Improvement Stores [‡] Lumber Yards [‡] Machinery/Equipment Sales [‡] Construction Showroom [‡]	1 space per 500 sq. ft. UFA ^a
Hotel, Motel, or Other Lodging [‡]	1 space per room/suite ^c
Laundromats	0.5 spaces per machine
Mortuaries Funeral Homes	1 space per 50 sq. ft. UFA ^a in parlor area
Mini-warehouse; Self-storage units	0.1 spaces per storage unit, plus 5 spaces at site office
Open Air Business ^b	1 space per 200 sq. ft. sales area
Restaurants [‡]	1 space per 50 sq. ft. UFA ^a or 0.5 spaces per seat, <i>whichever is greater</i>
Uses not otherwise specified and not deemed similar to above uses [‡]	1 space per 250 sq. ft. UFA ^a

^a UFA = usable non-residential floor area, as defined in Article 1.00.

^b Any indoor retail sales area associated with an open-air business shall additionally provide parking at the rate of 1 space for every 250 square feet of usable non-residential floor area.

^c Any use(s) accessory to a hotel, motel, or other lodging (e.g., restaurant/bar, assembly room) shall provide additional parking according to the type of accessory use, as provided for in this Section. The total parking provided for such multi-use establishments shall not be less than 90% of the sum of the minimum requirements for each use individually. Swimming pools reserved for the exclusive use of overnight guests shall not require additional parking.

[‡] In addition to the parking requirement specified above, one automobile parking space shall be required for each employee on the largest typical daily work shift.

Section 4.01(D)(6) – Schedule of Off-Street Parking: Office & Industrial Uses

Land Use	Minimum Parking Required
Business & Professional Offices, except as otherwise specified	1 space per 200 sq. ft. UFA ^a
Medical, Dental, Veterinary Offices	1 space per 125 sq. ft. UFA ^a
Real Estate Offices	1 space per 125 sq. ft. UFA ^a
Contractor or Construction Uses ^b	1 space per employee
General Industrial or Manufacturing Uses ^c	1 space per 750 sq. ft. gross floor area
Wholesale Sales ^c Warehousing Establishments ^c	1 space per 1,500 sq. ft. gross floor area

- ^a UFA = usable non-residential floor area, as defined in Article 1.00.
- ^b Equipment storage shall be provided separately from any required parking area.
- ^c Any accessory retail or office use shall provide additional parking at the rates specified in this Section for general retail or office uses.

Section 4.01(D)(7) – Schedule of Off-Street Parking: Recreation Uses[§]

Parking requirements based on persons shall be based upon maximum facility occupancy.

Land Use	Minimum Parking Required
Archery Facilities	1.5 spaces per target
BMX Course	50 spaces per course
Bowling	4 spaces per lane
Field Sports (e.g., baseball, football)	25 spaces per field
Tennis Clubs Other Court-based Recreation	4 spaces per court
Arcade [‡]	0.5 spaces per machine
Clubs and Lodges [‡]	0.5 spaces per person
Indoor Recreation [‡] (fitness centers, pool or billiard halls, skating rinks, etc.)	0.5 spaces per person
Golf Course (standard or miniature) [‡]	4 spaces per hole
Golf Driving Range [‡]	1 space per tee
Swimming Pools or Swim Clubs [‡]	0.25 spaces per person
Stadium or Sports Arena [‡]	0.33 spaces per seat

[§] Any use(s) accessory to a recreation use (e.g., pro shop, game room, restaurant/bar) shall provide additional parking according to the type of accessory use and as provided for in this Section. The total parking provided for such multi-use establishments shall not be less than 90% of the sum of the minimum requirements for each use individually.

[‡] In addition to the parking requirement specified above, one automobile parking space shall be required for each employee on the largest typical daily work shift.

Section 4.01(D)(8) – Schedule of Off-Street Parking: Stacking Spaces	
Land Use	Minimum Stacking Spaces Required
Banks and Financial Institutions	6 spaces per service lane
Car Wash, automatic	8 spaces before wash lane, plus 2 spaces after
Car Wash, self-service	3 spaces before each wash bay, plus 2 spaces after
Drive-Through Restaurants	10 spaces per service lane
Other Drive-Through Uses	6 spaces per service lane
Stacking spaces shall have a minimum width of 8 feet and a minimum length of 20 feet.	

E. Layout and Construction

Off-street parking facilities containing four (4) or more spaces shall be designed, constructed, and maintained in accordance with the following requirements:

1. Review and Approval Requirements

Plans for the construction of any parking lot in conjunction with a new development shall be submitted for review and approval according to the normal site plan review procedures. Plans for expansion of an existing parking lot that is not associated with other new development shall be submitted to the Building Official for review and approval prior to the start of construction. Upon completion of construction, the parking lot must be inspected and approved by the Building Official before a Certificate of Occupancy can be issued for the parking lot and for the building or use the parking is intended to serve.

Plans shall be prepared at a scale of not less than fifty (50) feet equal to one (1) inch. Plans shall indicate existing and proposed grades, drainage, water mains and sewers, surfacing and base materials, and the proposed parking layout. The plans shall conform to the construction and design standards established by the Township Engineer.

In the event that required parking cannot be completed because of cold or inclement weather, a temporary Certificate of Occupancy may be issued by the Building Official provided the applicant first deposits a performance guarantee in accordance with Section 2.18.

2. Dimensions

a. Off-street parking shall be designed in conformance with the following standards and diagram:

Parking Angle	Parking Stall Dimensions		Drive Aisle Width	Total Width (wall-to-wall) of Drive Aisle and Parking	
	Width	Depth to Wall		One Row of Stalls (x)	Two Rows of Stalls (y)
0° (parallel)	24.0 feet	8.0 feet	12.0 ft (<i>one-way</i>) 24.0 ft (<i>two-way</i>)	20.0 feet (<i>one-way</i>) 32.0 feet (<i>two-way</i>)	28.0 feet (<i>one-way</i>) 40.0 feet (<i>two-way</i>)
Up to 45°	8.5 feet	16.6 feet	12.0 feet (<i>one-way only</i>)	28.6 feet	45.2 feet
46° to 60°	8.5 feet	18.2 feet	16.0 feet (<i>one-way only</i>)	34.2 feet	52.4 feet
61° to 75°	8.5 feet	18.5 feet	20.0 feet	38.5 feet	57.0 feet
76° to 90°	9.0 feet	18.5 feet	24.0 feet	42.5 feet	61.0 feet

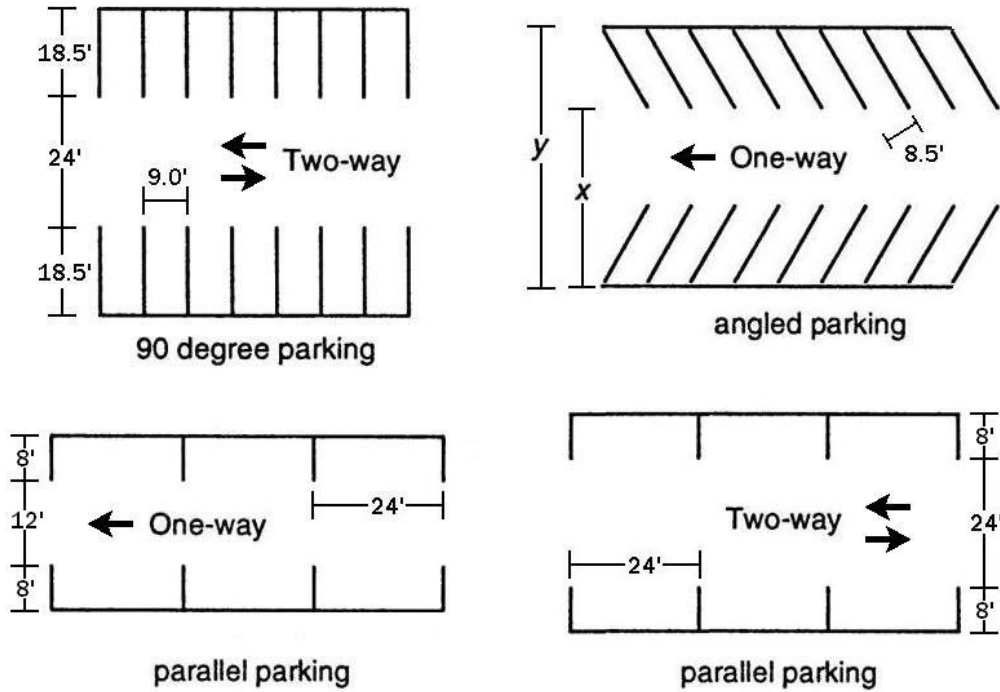


Figure 4.1: Off-Street Parking Layouts [see Section 4.01(E)(2a)]

b. Spaces Adjacent to Landscape Area

Any parking space abutting a landscaped area on the driver’s or passenger’s side of the vehicle shall provide an additional 18 inches above the minimum stall width requirement to allow for access without damaging the landscaped area.

c. Driveways

Driveways providing access to residential, commercial or industrial uses shall comply with the standards in Section 2.10.

3. Layout

a. Ingress and Egress

All spaces shall be provided with adequate access by means of clearly defined maneuvering lanes and driveways. Spaces backing directly onto a street shall be prohibited. Entrances and exits from off-street parking lots shall be located at least twenty- five (25) feet from the nearest point of any adjacent property zoned for single-family residential use.

b. Parking Rows

Continuous rows of parking shall be limited to not more than 20 contiguous spaces. Longer rows shall provide landscaped breaks (e.g., islands or bioswales) with shade trees.

c. Consolidated Landscaping

Parking spaces and rows shall be organized to provide consolidated landscape areas and opportunities for on-site stormwater management. The use of bioswales and/or rain gardens is encouraged.

d. Pedestrian Circulation

The parking lot layout shall accommodate direct and continuous pedestrian circulation, clearly divided from

vehicular areas. Pedestrian crosswalks shall be provided, distinguished by textured paving or pavement striping and integrated into the sidewalk network.

4. Surfacing and Drainage

- a. All off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material. Porous paving materials may be permitted at the discretion of the Planning Commission, provided that installation and maintenance plans are in accordance with the manufacturer's guidelines. A written maintenance plan must be submitted for the Planning Commission's review.
 - (i). The Planning Commission may permit a gravel surface for heavy machinery storage areas, provided the applicant or property owner provides sufficient evidence that a paved surface could not support the heavy machinery without being damaged and dust control is provided to the satisfaction of the Township.
- b. Off-street parking areas, access lanes, and driveways shall be graded and drained so as to dispose of surface waters. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.
- c. Grading, surfacing and drainage plans shall be subject to review and approval by the Building Official and/or Township Engineer. Where appropriate, on-site stormwater management shall be provided to 1) capture and hold water during storms to be released later at an agricultural rate, and 2) to screen pollutants so they do not enter streams, wetlands, or the Red Cedar River.

5. Curbs, Wheel Chocks

A curb of at least six (6) inches in height shall be installed to prevent motor vehicles from being driven or parked so that any part of the vehicle extends within two (2) feet of abutting landscaped areas, sidewalks, streets, buildings, or adjoining property. Curbs shall be continuous except as part of an overall stormwater management design incorporating bioswales and/or rain gardens. In lieu of a curb, wheel chocks may be provided to prevent vehicles from extending over grass areas, setback lines, or lot lines.

6. Lighting

All parking areas, driveways, and walkways shall be illuminated to ensure the security of property and the safety of persons using such areas, in accordance with the requirements in Section 2.12. Parking lot entrances shall be illuminated.

7. Buildings

No building or structure shall be permitted on an off-street parking lot, except for a maintenance building and/or parking attendant shelter, which shall not be more than fifty (50) square feet in area and not more than fifteen (15) feet in height.

8. Signs

Accessory directional signs shall be permitted in parking areas in accordance with Article 7.00.

9. Screening and Landscaping

All off-street parking areas, except those serving single and two-family residences, shall be screened and landscaped in accordance with the provisions set forth in Article 5.00.

10. Maintenance

All parking areas shall be maintained free of dust, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related appurtenances shall be maintained in good condition.

11. Electric Vehicle Charging Stations

If and when appropriate, charging stations shall be provided for electric-powered vehicles. The placement of charging stations shall be subject to review by the Planning Commission.

F. Commercial and Recreational Vehicle Parking in Residential Districts

1. Commercial Vehicle Parking

(revised 2/3/2004)

One (1) commercial vehicle with a rated capacity of less than one (1) ton and owned/operated by a resident of the premises, or one (1) piece of commercial equipment, may be parked on each lot located in a residential district, provided that the vehicle or piece of equipment is not a utility truck, such as a wrecker, septic tank pumper, or a truck that carries flammable or toxic materials.

The parking or storage of vehicles with a rated capacity of over one (1) ton may be permitted where such vehicles are used in conjunction with an agricultural operation on a farm that is five (5) acres or greater in size.

The parking of no more than one (1) commercial vehicle with a rated capacity of over one (1) ton, or one (1) piece of commercial equipment, may be permitted on a residential parcel subject to the following conditions and review and approval by the Planning Commission:

- a. The parcel of land must be at least five (5) acres in size and shall not be part of a recorded plat or other single or multiple-family residential development.
- b. The parcel of land shall have a minimum width of at least three hundred thirty (330) feet.
- c. The commercial vehicle or equipment must be owned and operated by a resident of the premises.
- d. The vehicle or equipment shall be fully screened when parked. Such screening may be provided by parking the vehicle in a garage, or by parking the vehicle in a rear yard which provides complete screening from adjacent properties. Screening of vehicles or equipment located outdoors may be accomplished with existing or new landscaping, topographic barriers, or through construction of screening walls or fences.
- e. Approval to park a commercial vehicle or equipment shall not constitute approval to park additional trailers, parts, or other equipment or materials associated with the operation of the commercial vehicle or equipment.
- f. In considering whether to permit parking of a commercial vehicle or equipment on a site, the Planning Commission shall consider the potential off-site impacts, including: the impact from additional dust, odors, fumes, and noise generated by the vehicle or equipment; the disruption from additional vehicular traffic at various times during the day; and, possible safety hazards related to operation of a commercial vehicle or equipment on public or private residential roads.

2. Recreational Vehicle Parking

(revised 1/9/1996)

Recreational vehicles as defined in Article 1.00, including campers and other recreational equipment, may be parked or stored by the owner on residentially-used property subject to the following requirements. Unless otherwise noted, the requirements in this sub-section apply to recreational vehicles that are parked or stored for a period of more than forty-eight (48) hours.

a. *Connection to Utilities*

Recreational vehicles parked or stored shall not be connected to electricity, water, gas, or sanitary sewer facilities.

b. *Use as Living Quarters*

At no time shall recreational vehicles parked or stored in residential districts be used for living or housekeeping purposes.

c. *Location*

Recreational vehicles that are not parked or stored in a building may be parked or stored on a lot provided that the vehicles are located no closer to the front of the lot than any portion of the principal structure and no closer than ten (10) feet from a side or rear property line. If any portion of a recreational vehicle is parked or stored within a required side or rear yard setback, or if more than two (2) vehicles are parked or stored, then the vehicle(s) shall be screened from adjoining property in accordance with Section 5.02(E). Vehicles shall be stored in a location where they are readily accessible and capable of being moved. (revised 2/3/98)

d. *Lot Coverage*

Recreational vehicles may occupy no more than twenty percent (20%) of the required rear yard.

e. *Temporary Parking*

Notwithstanding the above provisions concerning "Location", recreational vehicles may be parked elsewhere on the premises prior to or after a trip for loading or unloading purposes for a period of not more than 48 hours prior to and 48 hours after use of the vehicle within a seven (7) day period.

f. *Condition*

Parked or stored recreational vehicles must be kept in good repair. Vehicles capable of being moved from place to place under their own power must be maintained in good running condition. All such vehicles must be properly registered in the name of the occupant of the dwelling unit.

g. *Storage of Mobile Homes*

The parking or storage of an unoccupied mobile home as defined in Article 1.00, being designed as a permanent structure for residential occupancy, is prohibited, except as may be permitted in the Mobile Home Park District.

h. *Waiver of Regulations*

The provisions concerning connection to utilities, use as living quarters, and location may be waived for a period of up to two weeks to permit repair of the occupant's or owner's equipment or to permit the parking of a recreational vehicle of a guest. Permits for any such waiver shall be obtained from the Building Official. No more than two (2) permits shall be issued for each activity (repair, storage of guest vehicle) per calendar year.

i. *Multiple Family Complexes and Mobile Home Parks*

The Planning Commission may require that a screened storage area be provided on the site of a multiple family complex or mobile home park for parking and storage of recreational vehicles.

Section 4.02 Loading Space Requirements

A. Scope of Loading Space Requirements

Compliance with the loading space regulations set forth herein shall be required in order to avoid interference with the public use of streets, alleys, parking areas, driveways, sidewalks, and other public areas.

1. General Applicability

On the same premises with every building, or part thereof, erected and occupied for manufacturing, storage, warehousing, display and sale of goods, including department stores, wholesale stores, markets, hotels, hospitals, mortuaries, laundries, dry cleaning establishments, and other uses involving the receipt or distribution of materials, merchandise, or vehicles, there shall be provided and maintained adequate space for loading and unloading as required in this section.

2. Change in Use or Intensity.

Whenever use of a building, structure, or lot is changed, loading space shall be provided as required by this Ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.

B. General Requirements

1. Location

Required loading space shall be located to the rear of the building being served such that it is screened from view from adjoining roads. Loading/unloading operations shall not interfere with traffic on public streets or off-street parking.

2. Size

Unless otherwise specified, each required loading space shall be a minimum of ten (10) feet in width and fifty (50) feet in length, with a vertical clearance of fifteen (15) feet.

3. Surfacing and Drainage

Loading areas shall be hard-surfaced with concrete or plant-mixed bituminous material. Loading areas shall be graded and drained so as to dispose of surface waters. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan. Grading, surfacing, and drainage plans shall be subject to review and approval by the Building Inspector and/or Township Engineer.

4. Storage and Repair Prohibited

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.

5. Use of Loading Space

Required loading space shall not be counted or used for required parking.

6. Central Loading

Central loading facilities may be substituted for individual loading spaces serving businesses on separate lots provided that all of the following conditions are fulfilled:

- a. Each business served shall have direct access to the central loading area without crossing streets or alleys.
- b. Total loading space provided shall meet the minimum requirements specified herein, in consideration of total floor area of all businesses served by the central loading space.
- c. No building served shall be more than three hundred (300) feet from the central loading area.

7. Minimum Loading Space

The amount of required loading space shall be determined in accordance with the schedule that follows. The Planning Commission may modify these requirements upon making the determination that another standard would be more appropriate because of the number or type of deliveries experienced by a particular business or use.

Schedule of Loading Space Requirements	
Gross Floor Area	Number of Loading Spaces
0 - 4,999 sq. ft.	see note below
5,000 - 19,000 sq. ft.	1 space
20,000 - 99,999 sq. ft.	1 space, plus 1 space for each 20,000 sq. ft. in excess of 20,000 sq. ft.
100,000 - 499,999 sq. ft.	5 spaces, plus 1 space for each 50,000 sq. ft. in excess of 100,000 sq. ft.
500,000 sq. ft. and over	13 spaces, plus 1 space for each 80,000 sq. ft. in excess of 500,000 sq. ft.

Establishments containing less than 5,000 square feet of gross floor area shall be provided with adequate off-street loading space that is accessible by motor vehicle, but which does not interfere with pedestrian or vehicular traffic. The size of any such loading space shall be based on the types of delivery vehicles typically utilized by the establishment, provided that in industrial districts sufficient land area must be available to provide a 10 ft. by 50 ft. space if the use of the property changes.

Section 4.03 Penalties and Enforcement

- A. Any violation of this Ordinance, or any part thereof, shall be deemed a municipal civil infraction and is punishable by a fine not to exceed \$500.00. Upon notice of a violation, the appropriate Township employee shall investigate any violation and then make a determination as to whether the penalty shall be imposed. The imposition of a penalty for a violation shall not excuse the violation or be considered a permit to allow the violation to continue. Each day that a violation exists or continues to exist shall constitute a separate offense. The Township Supervisor or his/her designated agent is hereby authorized to write and serve municipal civil infraction tickets. This municipal civil infraction ticket shall serve as notice of the alleged violation. Proceedings for the municipal civil infraction shall proceed as provided in the Township Municipal Civil Infractions Ordinance.
- B. If the Township determines that the owner of the vehicle, building, or parking structure/lot is in violation of this Ordinance, the Township shall provide written notice to the owner, which shall identify the violation and request corrective action to cure the violation and restore the property within a specific period of time.
- C. If the violation has not been cured and property restored within the specified period of time, the Township is authorized to take appropriate legal action, which may include injunctive or other equitable relief or issuance of a municipal civil infraction ticket.