

ZONING ORDINANCE OF THE CITY OF OLIVET

Article VII: OFF-STREET PARKING AND LOADING REGULATIONS

SECTION 7.1 OFF-STREET PARKING REQUIREMENTS

7.1.1. **INTENT OF PARKING PROVISIONS**: It is the intent of this Ordinance that off-street parking spaces shall be provided and adequately maintained by each property owner in every zoning district for the use of occupants, employees and patrons of each building and premise constructed, altered or enlarged after the effective date of this Ordinance.

7.1.2. **DEFINITIONS**: The term “floor area,” as applied to offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients, patients, or tenants, including those areas occupied for fixtures and equipment used for display or sale of merchandise, but excluding floor areas which are used exclusively for storage, for housing of mechanical equipment integral with the building, for maintenance facilities, or for those areas where customers, patients, clients, salesmen, and the general public are denied access. “Floor area” shall be measured from the exterior faces of exterior walls or from the center line of walls separating two buildings.

7.1.3. **FRACTIONAL SPACES**: When units of measurement determining the number of required parking spaces result in 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.

7.1.4. **REQUIREMENTS FOR A USE NOT MENTIONED**: In the case of a use not specifically mentioned, the requirements of off-street parking facilities for a use which is mentioned and which is most similar to the use not listed shall apply.

7.1.5. **USE OF PARKING AREAS**: No commercial repair work, servicing, or selling of any kind shall be conducted on any parking area. Required parking space shall be used only for the parking of vehicles used to service the establishment to which it is accessory and by its patrons.

1.) **No charge** shall be made for customers, employees or other visitors utilizing the parking facilities.

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2) No advertising sign shall be erected on required parking areas except that not more than one (1) directional sign at each point of ingress or egress may be erected which may also bear the name of the enterprise the lot is intended to serve. Such signs shall not exceed twenty (20) square feet in area and shall not project beyond the property line of the premises.

7.1.6. BUILDING ADDITIONS OR OTHER INCREASES IN FLOOR AREA: Additional parking shall be provided and maintained in proper ratio to any increased floor area or building use capacity.

7.1.7. JOINT USE OF PARKING AREAS: The joint use of parking facilities by two (2) or more uses is recommended and may be granted by the Board of Appeals whenever such use is practical and satisfactory to each of the uses intended to be served and when all requirements for location, design and construction can be satisfied.

1.) Computing Capacities: In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced below the sum total of the individual space requirements.

2.) Record of Agreement: A copy of an agreement between joint users shall be filed with the application for a building permit and recorded with the Register of Deeds of Eaton County. The agreement shall include a guarantee for continued use of the parking facility for each party to the joint use.

7.1.8. PARKING SPACE REQUIREMENTS: The number of required off-street parking spaces in all districts for every residential, recreational, institutional, cultural, business and industrial use shall be provided in accordance with the following minimum requirements:

<u>USE</u>	<u>REQUIRED PARKING SPACE</u>
1. One and two-family dwellings; and dwellings converted to one, two or three family	Two (2) spaces for each family dwelling unit.

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dwellings.

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| 2. Multiple dwellings | Two (2) spaces for each dwelling unit. |
| 3. Boarding and lodging houses, fraternities, private clubs. | One (1) space for each bedroom or other two (2) occupants of the structure, whichever is greater. |
| 4. Motels, auto courts, tourists homes. | One (1) space for each sleeping unit, plus two (2) spaces for operating personnel. |
| 5. Hotel | One (1) space for each guest room plus one (1) additional space for every five (5) employees. |
| 6. Mobile home park | Two (2) spaces for each mobile home site plus one (1) space for each mobile home park employee. |
| 7. Convalescent home, convents, or similar use. | One (1) space for each four (4) beds plus one (1) space for every four (4) employees, including nurses. |
| 8. Hospitals, sanitariums | One (1) space for each three (3) patient beds, plus one (1) space for each staff or visiting doctor plus one (1) space for each four (4) employees, including nurses. |

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| 9. Clinics | | Four (4) spaces for each doctor plus one (1) space for each employee. |
| 10. Auditoriums (incidental | | One (1) space for each four (4) |

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| to schools), churches, theaters, buildings of similar use with fixed seats. | seats plus one (2) space for every two (2) employees. |
| 11. Auditoriums (other than incidental to schools), lodge halls, meeting halls, community centers, or buildings of similar use without fixed seats. | One (1) space for every eight (8) persons of legal capacity. |
| 12. Elementary and junior high schools. | One (1) space for every employee including administrators and teachers. |
| 13. High schools and colleges. | One (1) space for every employee including administrators and teachers, plus one (1) space for each five (5) students, plus one (1) space for every eight (8) seats in a gymnasium. |
| 14. Libraries, museums, post offices. | One (1) space for every eight hundred (800) square feet of floor area plus one (2) space for every four (4) employees. |
| 15. Private golf clubs, swimming pool clubs, tennis clubs, or other similar uses. | One (1) space for every two (2) member families or individuals. |
| 16. Golf courses open to the general public, except miniature or "par 3" courses. | Four (4) spaces for each one (1) golf home plus one (2) space for each employee. |
| <u>USE</u> | <u>REQUIRED PARKING SPACE</u> |
| 17. Stadiums and sport arenas. | One (1) space for each four (4) seats. |
| 18. Dance halls, pool and | One (1) space for each one |

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billiard rooms, exhibition halls, roller rinks.	hundred (100) square feet of floor area used for dancing assembly.
19. Bowling alley	Five (5) spaces for each alley plus one (1) space every employee.
20. Miniature or “par 3” golf courses.	Three (3) spaces for each one (1) golf hole plus one (1) space for each employee.
21. Professional offices and banks.	One (1) space for every one hundred (100) square feet of floor area.
22. General offices	One (1) space for every two hundred (200) square feet of floor area.
23. Clothing, furniture, appliance, hardware, automobile, machinery sales; shoe repair, personal services (other than beauty and barber shops), wholesale sales.	One (1) space for every two hundred (200) square feet of floor area.
24. Barber shops and beauty parlors.	Two (2) spaces for each beauty and/or barber shop chair.
25. Supermarkets, self-service food store.	One (1) space for every one hundred (100) square feet of floor area.
<u>USE</u>	<u>REQUIRED PARKING SPACE</u>
26. Restaurants, cafeterias, tavers, bars	One (1) space for every seventy-five (75) square feet of floor area plus one (1) space for every three (3) seats.
27. Automobile Service and repair	Three (3) spaces for each repair and

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garages; gasoline filling and service stations.	service stall plus one (1) space for each worker on each shift.
28. Drive-in restaurants	One (1) space for every fifteen (15) square feet floor area.
29. Drive-in banks, cleaners, car laundries and similar businesses	Storage space for five (5) cars between the sidewalk area and the service window, plus one (1) space for every two hundred (200) feet of floor area.
30. Retail stores, except as otherwise specified herein	One (1) space for every one hundred fifty (150) square feet of floor area.
31. Funeral homes and mortuaries	One (1) parking space for every fifty (50) square feet of floor area in slumber rooms, chapels and assembly rooms.
32. Warehouses, wholesale stores	One (1) space for every eight hundred (800) square feet of floor area.
33. Industrial or manufacturing establishments, including research and testing laboratories, creameries, bottling works, printing and engraving shops	One (1) space for every two (2) employees for industries using two (2) or more shifts; one (1) space for every three (3) employees for industries using one (1) shift only; or one (1) space for every four hundred (400) square feet of gross floor area, whichever is greater.

7.1.9. LOCATION OF PARKING AREAS: All off-street parking areas required in this ordinance shall be located on the same lot, on the immediate premises of the developed site, and in the same district as the use they are intended to serve, with the exception of the following uses:

1.) Uses in B-1 General Business Districts: Parking on the premises or within five hundred (500) feet measured from the nearest point of the parking area to the nearest point of the building.

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2.) Uses in M-1 Industrial Districts: Parking on the premises or within eight hundred (800) feet of walking distance from a normal entrance.

3.) Public and quasi-public buildings, places of assembly, private clubs, associations and institutions: Parking on the premises or within five hundred (500) feet measured from the nearest point of the parking area to the nearest point of the building.

7.1.10. PLOT PLAN REVIEW: Whenever four (4) or more vehicles are required for a given use under the requirements of this Section, plans and specifications for the construction or alteration of an off-street parking area shall be submitted to the Zoning Administrator before a building permit can be issued. Such plans and specifications should show the location, basis of capacity calculation, size, site design, surfacing, marking, lighting, drainage, curb cuts, entrances, exits and any other detailed feature essential to the complete design and construction of the parking area. Furthermore, any off-street parking area proposed adjacent to a county primary road, a State or interstate limited access highway, State truck line of interchange, it shall be incumbent upon the applicant to show that the proposed site location and design shall not cause unsafe traffic congestion resulting at or in conjunction with the above-mentioned roadways, and the applicant shall request and submit with his application, written recommendations from the Traffic Division of the Michigan Department of State Highways and Transportation and/or from the Eaton County Road Commission regarding the relationship between the proposed use and the roadway concerned, from whichever is the body responsible for the road.

7.1.11. SITE DEVELOPMENT REQUIREMENTS: All off-street parking areas shall be designed, constructed and maintained in accordance with the following standards and requirements:

1.) A minimum area of one hundred eighty (180) square feet, nine (9) feet by twenty (20) feet shall be provided for each vehicle parking space; each space shall be definitely designated and reserved for parking purposes exclusive of space requirements for adequate ingress and egress.

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- 2.) Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles.
- 3.) Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided.
 - a.) Except for parking space provided on single-family and two-family residential lots, drives for ingress and egress to the parking area shall be not less than twenty (20) feet wide and so located as to secure the most appropriate development of the individual property.
 - b.) Each entrance to and exit from any off-street parking area shall be at least ten (10) feet from any adjacent lot within a residential district.
- 4.) Each vehicle parking space within an off-street parking area shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. The width of required maneuvering lanes may vary depending upon the proposed parking pattern, as follows:
 - a.) For right angle parking patterns seventy-five (75) to ninety (90) degrees, the maneuvering lane width shall be twenty (20) feet.
 - b.) For parking patterns fifty-four (54) to seventy-four (74) degrees, the maneuvering lane width shall be fifteen (15) feet.
 - c.) For parking patterns thirty (30) to fifty-three (53) degrees, the maneuvering lane width shall be twelve (12) feet.
 - d.) All maneuvering lane widths shall permit one-way traffic movement, except for the ninety (90) degree pattern which may provide for two-way traffic movement.
- 5.) Parking areas with a capacity of four (4) or more vehicles shall be surfaced with a material that shall provide a durable, smooth and dustless surface, and shall be graded and provided with adequate drainage facilities to dispose of all collected surface water.

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6.) Except for single-family and two-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in operation. Such lighting shall not exceed an intensity of five (5) foot-candles, nor shall it be less than 1.5 foot-candles. All lighting shall be so arranged so as to reflect light away from any residential property adjacent to the parking area and any adjacent road or street so the light will not interfere with traffic.

7.) Where a parking area with a capacity of four (4) or more vehicles abuts a residential district or public right-of-way in a residential district, a buffer strip at least ten (10) feet wide shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of structural or plant materials no less than four (4) feet in height and spaced so as to effectively screen the parking area from the residential area.

7.1.12. REDUCTION, MODIFICATION, WAIVER: The Board of Appeals may authorize reduction, modification, or waiver of these parking requirements under specified conditions by the issuance of a conditional permit when an appeal has been filed with them consistent with the requirements of Article IV, Sections 4.3.1 and 4.4.4.

Section 7.2 LOADING AND UNLOADING SPACE REQUIREMENTS:

7.2.1. INTENT AND PURPOSE: In order to prevent undue interference with public use of streets and alleys, every manufacturing, storage, warehouse, department store, wholesale store, retail store, hotel, hospital, laundry, dairy, mortuary and other uses similarly and customarily receiving or distributing goods by motor vehicle shall provide space on the premises for that number of vehicles that will be at the premises at the same time on an average day of full use.

7.2.2. ADDITIONAL TO PARKING SPACE: Loading space required under this Section shall be provided as area additional to off-street parking space as required under Section 7.1 and shall not be considered as supplying off-street parking space.

7.2.3. SPACE REQUIREMENTS: There shall be provided adequate space for standing, loading, and unloading services not less than twelve (12) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height,

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open or enclosed, for all uses listed in the following table, or for similar uses similarly involving the receipt of distribution by vehicles of materials or merchandise.

<u>USE</u>	<u>FLOOR AREA</u>	<u>REQUIRED SPACE</u>
Commercial uses, such as: retail stores, personal services, amusement, automotive service	20,000 or fraction thereof	One (1) space
	Each additional 20,000 or fraction thereof	One (1) space
Hotels, offices	First 2,000. Next 50,000 or fraction thereof. Each additional 1000,000 or fraction thereof.	None
		One (1) space
		One (1) space
Wholesale and storage, including building and	First 20,000. Each additional 20,000 or	One (1) space
		One (1) space

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contractor's yards	fraction thereof.	
Manufacturing uses	First 20,000 or fraction thereof. Each additional 20,000 or fraction thereof.	One (1) space One (1) space
Funeral homes and mortuaries	First 5,000 or fraction thereof. Each additional 10,000 or fraction thereof.	One (1) space One (1) space
Hospitals	First 10,000 Next 100,000 or fraction thereof. Each additional 200,000 or fraction thereof.	None One (1) space One (1) space
Schools, churches, clubs, public assembly buildings	For each building	One (1) space
For similar uses not listed	For each building 5,000 or over.	One (1) space

7.2.4. ACCESS: Access to a truck standing, loading and unloading space shall be provided directly from a public street or alley and such space shall be so arranged to provide sufficient off-street maneuvering space as well as adequate ingress and egress to and from a street or alley.

7.2.5. SITE REQUIREMENTS: Off-street loading spaces and access drives shall be paved, drained, lighted and shall have appropriate bumper or wheel guards where needed. Any light used for illumination shall be so arranged as to reflect the light away from adjoining premises and streets. Where off-street loading space adjoins, or abuts a lot of premises used for residential, educational, recreational, or religious purposes, or abuts a residential district, there shall be provided a masonry wall or solid fence not

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less than four (4) feet in height between the off-street loading space and said uses.