

Chapter 6 – Parking

SECTION 6.01 GENERAL OFF-STREET PARKING REQUIREMENTS

- A. All future development of land or expansion of existing uses shall meet these parking requirements
- B. Off-street parking spaces for non-residential uses in residential districts shall be located within a rear yard* or within a side yard* excluding the required setback areas.
- C. Off-street parking for other than residential use shall be either on the same lot*¹⁰) or within three hundred (300) feet of the building* it serves, measured from the nearest point of the building to the nearest point of the off-street parking lot. The site plan* must show ownership of all lots or parcels* intended for use as parking by the applicant. The Tuscola Township Planning Commission may approve a distance other than 300 feet.
- D. Two or more buildings or uses on adjacent zoning lots or multiple uses on the same lot may collectively provide the required off street parking. In such cases, the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
- E. The storage, maintenance, or repair of merchandise, motor vehicles or other equipment on required off-street parking is prohibited.
- F. For those uses not specifically mentioned, the requirements for off street parking shall be in accord with a use that the Planning Commission considers similar in type.
- G. When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, all fractions shall be rounded up.

SECTION 6.02 OFF-STREET PARKING SPACE LAYOUT, CONSTRUCTION, AND MAINTENANCE STANDARDS

Off-street parking areas, for uses other than single-family* or duplex* residences, 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 site plan has been reviewed and approved. This requirement shall apply to construction of all parking lot facilities for established and proposed uses. This does not include normal maintenance and upkeep of existing parking lots.
- B. The number, layout, and design of accessible off-street parking shall comply with the requirements of the Michigan Building Code, PA 230 of 1972.

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- C. All parking spaces shall provide adequate access by means of maneuvering lanes. Backing directly onto a street* is prohibited.
- D. Adequate ingress and egress to the parking facilities by means of clearly limited and defined driveways shall be provided for all vehicles. Adequate radii shall be provided to permit the turning of cars, emergency vehicles, and other vehicles necessary to service the site.
- E. Each entrance and exit to and from any off-street parking lot adjacent to property located in any single-family residential district shall be at least 25 feet from the lot* line. Exceptions are permitted in cases of shared driveways.
- F. In Commercial, Industrial*, and Mobile Home Park* zoning districts the entire parking area, including parking spaces, driveways, and maneuvering lanes, required by this ordinance shall be provided with asphalt or concrete surfacing.
- G. In Low Density Residential, Medium Density Residential, Mixed Development, and Residential Agricultural zoning districts the entire parking area, including parking spaces, driveways, and maneuvering lanes, required by this ordinance shall be provided with gravel, crushed limestone, asphalt or concrete surfacing.
- H. In Low Density Residential, Medium Density Residential, Mobile Home Park, Residential Agricultural zoning districts, and for residential uses in Mixed development districts parking is not permitted between the front, side, and rear set back lines* and the property front, side, and rear property lines.
- I. All lighting used to illuminate any off-street parking areas shall be so installed as to be confined within and directed onto the parking areas only, and not produce glare or distraction for drivers on public thoroughfares or in the parking area.

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- J. The minimum maneuvering lanes width must permit one-way traffic movement. For parking spaces aligned at 90 degrees to maneuvering lanes the minimum width must permit two-way movement. Minimum parking lot lane widths requirements are indicated below:

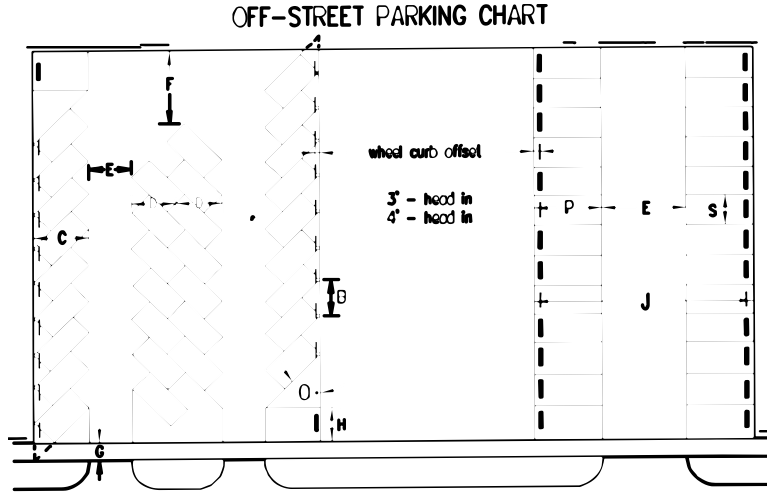


TABLE OF DIMENSIONS (IN FEET)										
O	S	P	B	C	D	E	F	G	H	J
0°	10.0	19.0	20.0	10.0	10.0	12.0	-	0.0	0.0	32.0
30°	10.0	19.0	20.0	18.2	13.9	12.0	15.0	16.5	5.5	48.4
45°	10.0	19.0	14.1	20.4	16.9	9.0	17.0	7.0	8.0	49.8
60°	10.0	19.0	11.5	21.5	19.0	14.0	15.0	2.9	11.0	37.0
90°	10.0	19.0	10.0	19.9	19.0	23.0	20.0	0.0	0.0	61.0

- Table Codes:**
- O** = Parking Angle
 - S** = Parking Space Width
 - P** = Parking Space Length
 - B** = Curb Length of Parking Space Width
 - C** = Perpendicular Length of Stall (Against Wall)
 - D** = Perpendicular Length of Stall (Overlap)
 - E** = Aisle Width
 - F** = Turn Around Isle Width
 - G** = Overhang of Curb Length at Periphery
 - H** = Setback
 - J** = Wall-To-Wall Dimension

- K. Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles. All parking spaces shall be clearly marked with striping and the striping shall be maintained to be clearly visible.

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SECTION 6.03 OFF-STREET LOADING AND UNLOADING AREA REQUIREMENTS

- A. Every building* or business that receives or ships vehicles, materials, or merchandise must provide adequate space for standing, loading and unloading that does not unduly interfere with public use of rights-of-way*.

Loading spaces shall be provided as set forth in the table below:

USE	GROSS FLOOR AREA (Sq. Ft.)	LOADING & UNLOADING SPACES 10' x 60'
1. Office Uses	0 -10,000	0
	10,001 – 50,000	1
	Over 50,000	2
2. Commercial & Industrial Uses	0 – 5,000	0
	5,001 – 20,000	1
	20,001 – 50,000	2
	Over 50,000	3
	For each additional 50,000 SQ. Feet	1 additional loading & unloading space

SECTION 6.04 LOADING AND UNLOADING AREA DESIGN REQUIREMENTS

- A. Loading spaces shall be a minimum of 10 feet by 60 feet.
- B. Loading spaces and access thereto shall be surfaced as required for the zoning district.
- C. Loading spaces shall be located in side* or rear* yards and shall be screened from adjacent parcels zoned residential (R1 and R2) as specified in Section 15.02

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SECTION 6.05 TABLE OF PARKING REQUIREMENTS

The table that begins below specifies the minimum number of parking spaces required for each building* use. When a building has multiple uses the required number of parking spaces must not be less than the sum of the requirements for all individual uses computed separately.

BUILDING USE	PARKING REQUIREMENT
RESIDENTIAL	
One family & two family	2 for each single family dwelling* unit.
Multiple Family	2 for each dwelling unit.
Manufactured/Mobile Home Parks*	2 for each manufactured home unit.
Housing for elderly	1 for each 2 residential units and 1 for each employee on the largest shift. If Use reverts to conventional occupancy multiple family housing shall apply.
INSTITUTIONAL	
Religious Institutions	1 per each 4 seats in the sanctuary in which one1 seat equals twenty-four 24 inches in width.
Medical Facilities	1 for each employee on largest shift plus1 for each 3 beds, plus 1 for each 50 square feet of out-patient examining room, dental chair, office*, or similar out-patient use area.
Homes for the aged, convalescent homes* and foster care homes.	1 for each employee on the largest working shift, plus1 for each 4 beds of capacity.
Pre-school child care	1 for each employee and 1 for every 6 preschoolers.
Schools public and private: Elementary, Middle and Junior High	1 for each employee on the largest working shift, plus one for each 20 students.
Schools public and private: Senior High	1 for each employee plus 1 for each 3 students plus the requirements for other facilities listed in this chart where present.
Public cultural facilities such as libraries and museums	1 per each employee plus 1 per each 300 square feet of building area.
Private clubs, lodge halls and community centers	1 for each 3 persons allowed within the maximum occupancy load as established by applicable fire, building*, and health codes, plus 1 per employee on the largest working shift, but not less than 1 per each 300 square feet of gross floor area
Theaters* and auditoriums	1 for each 4 seats plus 1 for each employee on the maximum working shift.
Golf Courses* open to the public, except miniature or “par 3” courses	6 for each golf hole and1 for each employee, plus spaces as required for each accessory use, such as a restaurant* or bar*.

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BUILDING USE	PARKING REQUIREMENT
INSTITUTIONAL (Cont.)	
Private golf clubs, swimming pool clubs, tennis clubs, or other similar uses	1 for each 2 member families or individuals and 1 space for each employee on the largest working shift plus spaces required for each accessory use, such as a restaurant or bar.
Stadium, sports arena, or similar place of outdoor assembly.	1 for each 3 seats or 6 feet of benches and 1 for each employee on a maximum work shift
Trade schools not involving industrial, motor vehicle or other heavy equipment	1 space for each teacher, employee and administrator on the largest working shift plus 1 space for each student at the peak hour of attendance.
COMMERCIAL	
Amusement establishments including indoor shooting ranges, pinball and electronic game arcades, pool halls and similar establishments	1 for each 3 persons allowed within the maximum occupancy load as established by applicable fire, building and health codes.
Automobile filling stations	2 for each lubrication stall, rack or pit: and 1 for each service bay and fueling pump. Plus spaces as required for each accessory use, such as a restaurant or bar.
Auto wash	1 space for each employee. In addition, stacking spaces equal in number to 5 times the maximum capacity of the auto wash. Maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by 20.
Bars	1 per each 60 square feet of floor space or 1 per each 2 persons allowed within the maximum occupancy load as established by applicable fire, building and health codes, whichever is greater.
Banks, savings & loans, credit unions, and other financial institutions	1 per 125 square feet of gross floor area plus 8 stacking spaces per each drive-through window.
Beauty Parlor or Barber Shop	2 spaces for each of the first 2 beauty or barber chairs and 1 ½ spaces for each additional chair.
Boarding and rooming houses/ Bed & Breakfast Establishments	2 spaces for the owner/operator plus 1 per rented room.
Bowling Alleys	3 for each 1 bowling lane. Plus 1 for each employee on a maximum shift (spaces required for each accessory uses.)
Business or professional offices	1 for each 200 square feet of floor area.
Drive-through facilities	8 stacking spaces for the first service window and 6 for each additional window

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BUILDING USE	PARKING REQUIREMENT
COMMERCIAL (Cont.)	
Food Stores and supermarkets	1 per each 125 square feet of gross floor space. Plus 1 for each employee on the maximum work shift
Furniture repair and refinishing	1 for each employee on the largest working shift, but not less than 1 per each 300 square feet of gross floor area.
Golf Driving Ranges*	1 per each tee, plus 1 per each employee on the largest working shift, plus the requirement for other facilities listed in this chart where present.
Laundromats or coin operated dry cleaners	1 for each 2 washing and/or dry cleaning machines
Meeting Halls and Banquet Rooms	1 per each 3 persons allowed within the maximum occupancy load as established by applicable fire, building*2) and health codes, plus 1 per each employee on the largest working shift but not less than 1 for each three 300 square feet of gross floor area.
Miniature or “par-3” golf courses*	1 for each 1 hole plus 1 for each employee. Plus requirements for accessory uses.
Mortuary establishments	1 for each 50 square feet of parlor or chapel space, plus one for each employee on the maximum working shift.
Motel*, Hotel* or other commercial lodging establishments	1 for each occupancy unit plus 1 for each employee on the maximum shift
Recreational vehicle sales, service and rental establishments	1 per each 300 square feet of gross floor area, plus 3 per each vehicle service bay.
Restaurants, drive-through only	1 per each employee on the largest shift plus 8 stacking spaces for drive through window
Restaurants, standard, serving	1 per each 3 seats of seating capacity plus 1 for each employee on the largest shift.
Retail stores	1 for each 300 square feet of gross floor area plus 1 for each employee on maximum working shift
INDUSTRIAL	
Research, warehouses and wholesale establishments including related office* space	5 visitor spaces, plus 1 for each employee on the largest working shift.