

STATE OF MICHIGAN

COUNTY OF WASHTENAW

TOWNSHIP OF ANN ARBOR

OFF STREET PARKING REGULATIONS

AN ORDINANCE OF THE TOWNSHIP OF ANN ARBOR ESTABLISHING PROVISIONS FOR OFF STREET PARKING.

IT IS ORDAINED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF ANN ARBOR, MICHIGAN, as follows:

Section 1. There is hereby added/amended to the Township Code of Ordinances an article numbered (#) entitled "Off-street parking" to read as follows:

130.1200 OFF-STREET PARKING AND LOADING REGULATIONS

130.1201 *General provisions for off-street parking.*

Sec. 12.01

A. The regulation of this Article shall be met in all districts whenever any uses are established or any building or structure is erected, enlarged, or increased in capacity.

B. Plans and specifications showing required off-street parking spaces, including the means of access, ingress, egress, and circulation shall be submitted to the Building Inspector for review at the time of application for a building permit for the erection or enlargement of a building or at the time spaces are added or altered, unless a site plan is required under Article XXII, "Site Plan Review," herein, in which case this requirement shall not apply.

C. No parking area or parking space which exists at the time this Ordinance becomes effective, or which subsequent thereto is provided for the purpose of complying with the provisions of this Ordinance, shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.

D. Parking of motor vehicles in residence districts shall be limited to passenger vehicles, and not more than one (1) commercial vehicle of light delivery type, not to exceed three-fourths (3/4) ton, shall be permitted for each dwelling unit. The parking of any other type of commercial vehicle, except those belonging to a church or school and parked on church or school property, is prohibited in any residence district. Parking of recreation vehicles shall be regulated as provided in Section 11.11, herein. Parking spaces for dwelling units may be provided in garages, carports, or parking areas, or combinations thereof, and shall be located on the premises of the principal building(s).

E. The storage of merchandise or vehicle parts in any parking lot in any district is prohibited.

F. Off-street barrier-free parking facilities shall be provided in accordance with requirements of the State of Michigan.

130.1202 *Specifications for parking areas.*

Sec. 12.02

- A. Required off-street parking facilities shall be located on the same lot as the principal building for which the parking is intended or on another lot wherein the parking facilities are within ~~three hundred (300)~~ six hundred (600) feet of the building they serve.
- B. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following regulations:
1. Off-street parking spaces and all driveways adjacent to residential properties shall be a minimum of fifty (50) feet from the residential property line and, shall not be closer than ten (10) feet to any other property line, ~~unless a wall, screen, or compact planting strip is provided as a parking barrier along the property line,~~ except in RC, AR, A-1, R-1, R-1A, R-2, R-3, R-3A and R-4 districts, in which case a minimum distance is not required for residences only.
 2. Off-street parking spaces shall not be located in the required front ~~yard~~ setback or within the required ~~yard~~ side setback along any street.
 3. All off-street parking areas shall be drained so as to prevent direct drainage onto abutting properties and surface drainage onto public streets. Parking areas shall be paved except in I-1, in which gravel surfaces may be permitted. All parking spaces in paved lots shall be marked with striping.
 4. Lighting fixtures used to illuminate any off-street parking areas shall be so arranged as to reflect the light away from any adjoining streets or residential lots.
 5. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins a lot in any residential district, by a ~~wall~~, screen or compact planting strip, including evergreens, not less than four (4) feet in height.
 6. All off-street parking areas that make it necessary or possible for vehicles to back directly into a public street are prohibited, provided that this prohibition shall not apply to off-street parking areas of one or two family dwellings.
 7. All spaces shall have adequate access by means of aisles or lanes.
 8. Ingress and egress to parking lots shall be provided for all vehicles by means of clearly limited and defined drives.
 9. Aisles for access to all parking spaces on two-way aisles shall be designed and clearly marked for two-way movements. Aisles for angle parking spaces shall have one-way movement only and shall be clearly marked for one-way movement.
 10. Not more than fifteen (15) parking spaces shall be permitted in a continuous row in rural and urban residential districts without being interrupted by landscaping.
 11. All required landscape areas and screens shall be maintained in a healthy, neat, and orderly appearance.
 12. ~~Width and length of parking spaces.~~
 - a. ~~The minimum width of parking spaces shall be as follows:~~

Residential and related uses; all uses not specifically listed herein	All spaces shall have a minimum width of ten (10) feet.
Retail and wholesale sales	At least eighty (80) percent of the spaces shall have a minimum width of ten (10) feet; not more than twenty percent (20%) of the spaces may have a minimum width of nine (9) feet
Restaurants, bars, entertainment, commercial recreation	All Spaces shall have a minimum width of ten (10) feet.
Offices	At least twenty percent (20%) of the spaces shall have a minimum width of ten (10) feet; not more than eighty (80) percent of the spaces may have a minimum width of nine (9) feet.
Industrial, warehousing	At least ten percent (10%) of the spaces shall have a minimum width of ten feet; not more than ninety percent (90%) of the spaces may have a minimum width of nine (9) feet.

12. Plans for the layout of automobile off-street parking facilities shall be in accordance with the following table.

Parking Pattern	Maneuvering Lane Width		Parking Space Dimensions*			
	One-Way	Two-Way	Regular Car		Small Car	
			Width	Length	Width	Length
0° Parallel	11'	20	8'6"	20' ¹	--	--
45°	12'	--	8'6"	18'	8' ²	16' ²
60°	15'	--	8'6"	18'	8' ²	16' ²
90°	20	22'	8'6"	18'	8' ²	16' ²

- Curbed stalls which allow for vehicle overhang can be reduced in depth by if the overhang area is not used for parking and does not encroach upon the uses set forth in Section 8.5.5 (e.g. stalls abutting walkway, landscape island)ⁱⁱⁱ. The depth reduction can be up to one and one-half (1 ½) feet for diagonal parking, two (2) feet for 90 degree parking.

- ~~The width of a parking space shall be measured on a line perpendicular to both sidelines of the space. The Township Board, upon recommendation of the planning commission, may allow regular car stall width as low as eight feet (8') for spaces serving low turnover parking (e.g. office, residential.)^{iv}~~
- ~~The length of a parking space shall be at least nineteen (19) feet. The width of a parking space shall be measured on a line perpendicular to both sidelines of the space.~~
- ~~Aisles for access to all parking spaces on two-way aisles shall be designed and clearly marked for two-way traffic flow. Aisles for angle parking spaces shall have one-way movement only and shall be clearly marked for one-way movement.^v~~

13. ~~The minimum width of parking lot drives or aisles shall be as follows:~~

- ~~For ninety (90) degree parking, twenty two (22) feet.~~
- ~~For sixty (60) degree parking, eighteen (18) feet.~~
- ~~For forty five (45) degree parking, thirteen (13) feet.~~
- ~~For parallel parking, eleven (11) feet for one-way traffic flow and twenty two (22) feet for two-way flow.~~

- Off-street parking facilities for trucks at restaurants, service stations, and similar establishments shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities.

130.1203 *Rules for calculating required number of parking spaces.*

Sec. 12.03.

- A. Where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that floor area used for parking within the principal building, incidental service, storage, installations of mechanical equipment, heating systems, and similar uses need not be included.
- B. In stadiums, sport arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other seating facilities, each eighteen (18) inches of such seating shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly areas, requirements shall be computed separately for each type and added together.
- C. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
- D. For requirements stated in terms of capacity or permitted occupancy, the number shall be determined on the basis of the largest ratings by the local county or state building, fire, or health codes.
- E. Any fractional space shall be counted as one (1) additional required space.
- F. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in Sections 12.03G and 12.03H, herein.

~~G. If parking lot serves two or more uses where the operating hours of the uses do not overlap, the total number of required spaces may be less than the sum of requirements for each use, to a limit of the sum of one-half (1/2) of the parking requirements of each use. In no case, however, shall the number of spaces required be less than the sum of the largest number of spaces required for one use plus one-half (1/2) of the required spaces for each additional use. The Building Inspector shall determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces which shall be permitted, in accordance with this Subsection.~~

Due to the specific requirements of any given development, inflexible application of the parking standards set forth in Section 12.04, may result in development with inadequate parking or parking far in excess of that which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets. The latter situation may result in excessive paving, additional stormwater runoff, and a waste of space which could otherwise be left open.^{vi} The Township Board, upon recommendation of the planning commission, may permit deviations from the requirements of Section 12.04 and shall require more or less parking based upon a finding that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

The Township Board may attach conditions to the approval of a deviation from the requirement of Section 12.04 that bind such approval to the specific use in question.

Where deviations result in a reduction of parking, the Township Board may further impose conditions which ensure that adequate usable reserve area is set aside for future parking, if needed. Where area is set aside for reserve parking, it shall be easily developed, not devoted to a use other than open space, and shall be designed to accommodate attendant facilities such as maneuvering lanes and drainage.^{vii}

The Township Board may, prior to granting reserved parking, require a covenant executed to guarantee that the owner will provide the additional spaces if, upon investigation of the actual utilization of parking spaces at the building or use, the Board determines that the approved reduction be modified or revoked.

The Planning Commission may require a demand analysis, prepared by a qualified parking or traffic consultant, prior to granting exceptions to Section 12.04.^{viii} :

- ~~H. Off-street parking spaces required for churches may be reduced by fifty percent (50%) where churches are located in nonresidential districts and within three hundred (300) six hundred (600) feet of existing usable public or private off-street spaces where permission is granted. The Building Inspector shall determine if such public or private spaces qualify under this Section. The required number of off-street parking spaces may also be reduced in accordance with Section 12.03G, herein, if applicable.~~
- H. Combined land uses may result in a demand for parking space that is less than the demand generated by separate freestanding developments of a similar size and nature.^{ix} Cumulative parking requirements for mixed-use occupancies may be reduced where it can be determined that the peak requirements of the several occupancies occur at different times (either daily or seasonally).^x The applicant shall have the burden of proof for a reduction in the total number of required parking spaces, and documentation shall be submitted substantiating the reasons for this requested parking reduction. Shared parking may be granted if:
1. A sufficient number of spaces are provided to meet the greater parking demand of the participating uses.
 2. Satisfactory evidence has been submitted by the parties operating the shared parking facility, describing the nature of the uses and times when the uses operate so as to demonstrate the lack of conflict between them.
 3. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Building Inspector are executed to assure that the required parking spaces provided are maintained and uses with similar

hours and parking requirements as those uses sharing the parking remain for the life of the building.^{xi}

Parking requirements for retail, restaurant, hotel, convention and conference uses may be reduced where it can be shown that some portion of the patronage of these businesses comes from other uses (i.e., employees of area offices patronizing restaurants) located within a maximum walking distance of 800'.^{xii}

- I. Where a use is not specifically listed in the Schedule of Requirements, the parking requirements of a similar use shall apply. The Building Inspector shall make the interpretation.

130.1204 *Schedule of off-street parking requirements*^{xiii}

Sec. 12.04.

- A. Uses permitted in recreation conservation, agriculture, and residence districts.

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|---|---|
| 1. Dwellings—single family | Two (2) spaces for each dwelling unit. |
| 2. Dwellings -- mobile home park | Two and one-half (2 ½) spaces per unit <u>Two (2) spaces per unit</u> plus one (1) space for each two (2) employees of the park. |
| 3. Dwellings – two- and multiple-family | Two (2) spaces for each dwelling unit. |
| | <u>Studio: One and one-quarter (1 ¼) spaces for each dwelling unit.</u> |
| | <u>One-bedroom: One and one-half (1 ½) spaces for each dwelling unit</u> |
| | <u>Two-bedroom: Two (2) spaces for each dwelling unit.</u> |
| 4. Dwellings—senior citizens units | One (1) space for each two (2) dwelling units, plus one (1) space for each employee. |
| 5. Fraternities, sororities | One (1) space for each two (2) occupants. |
| 6. Hospitals | One (1) space for each bed, excluding bassinets, plus one (1) space for each two (2) employees. |
| 7. Sanitariums, nursing homes, children’s homes | One (1) space for each four (4) beds plus one (1) space for each two (2) employees. |
| 8. Elementary and junior high schools | One space (1) for each employee plus one (1) for each classroom, including portables. |
| 9. Senior high schools, colleges, universities | One (1) space for each employee plus one (1) space for each four (4) students of the rated capacity, plus one-half (1/2) the requirements for auditoriums |
| 10. Churches, auditoriums, sports arenas, [of maximum] theaters, assembly | One (1) space for each four (4) seats capacity |

halls

- | | |
|---|--|
| 11. Libraries, museums | One (1) space for each five hundred (500) square feet of floor area. |
| 12. Swimming pool clubs, tennis clubs, and similar uses | One (1) space for each two (2) member families plus spaces as required for each accessory use, such as restaurant. |
| 13. Golf courses | Six (6) spaces for each golf hole and one (1) space for each employee, plus spaces as required for each accessory use, such as restaurant. |
| 14. Nursery schools, day nurseries, child care centers | One (1) space for each three hundred fifty (350) square feet of floor area and one (1) space per employee |

B. Uses permitted in business districts:

1. Retail

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|--|---|
| a. <u>General retail sales establishment, not elsewhere classified</u> | One (1) space for each two hundred (200) <u>three hundred thirty three (333)</u> square feet of gross floor area. |
| b. <u>Convenience Retail:</u>
<u>Bakeries (non-manufacturing); butcher shop; dairy products; fish and seafood; fruit and vegetables; frozen desserts (w/o seating); grocery / supermarket; liquor; pharmacy / drug; film / video rental</u> | <u>One (1) space for each two hundred fifty (250) square feet of gross floor area</u> |
| c. <u>Service Retail:</u>
<u>Drapery service; direct selling; appliance repair; tool and appliance rentals; mail order; merchandise vending; printing / copy; shoe repair; pawn shops; photographic studios; tailoring and dressmaking; upholstery</u> | <u>One (1) space for each four hundred (400) square feet of gross floor area</u> |
| d. <u>Hard Goods Retail:</u>
<u>Auto parts (w/o repair facilities); furniture; key and lock; hardware; wholesale florist; garden supply; greenhouse; nurseries; truck gardens and orchards; lumber and building supplies; household appliances; lighting and electrical supplies; pool and patio furniture; and sales display and showrooms for any building product (including millwork,</u> | <u>One (1) space for each four hundred (400) square feet of gross floor area interior sales space, plus one (1) space for each six hundred sixty six (666) square feet of interior storage and exterior display / storage space</u> |

- cabinets, plumbing, glass and mirror, fencing, swimming pools / spas / hot tubs, etc.).*
2. ~~Furniture, appliance, household~~ Household equipment stores and repair shops
 3. Barber and beauty shops
Two (2) spaces for each chair, plus one (1) space for each employee.
 4. Restaurants cocktail lounges, taverns, night clubs.
One (1) space for each two (2) patrons of maximum seating capacity plus one (1) space for each two (2) employees.
 5. Professional and business offices
One (1) space per 333 square feet of floor area – minimum
One (1) space per 250 square feet of floor area – maximum*
 6. Medical and dental offices, clinics, banks
One (1) space for each ~~one hundred (100)~~ one hundred eighty two (182) square feet of floor area ~~plus one (1) space for each employee~~
 7. Self-serve laundry or dry cleaning stores
One (1) space for each two (2) washing, drying or dry cleaning machines
 8. Automobile service stations
One (1) space for each gasoline pump, plus two (2) spaces for each lubrication stall.
 9. Automobile or machinery sales and/or service establishments
One (1) space for each two hundred (200) square feet of showroom floor area plus two (2) spaces for each service bay plus one (1) space for each two (2) employees.
 10. Bowling alleys
Five (5) spaces for each alley plus parking for accessory uses as provided herein.
 11. Motels, hotels, tourist homes
One (1) space for each occupancy unit plus one (1) space for each two (2) employees plus parking for accessory uses as provided herein.
 12. Funeral homes
Four (4) spaces for each parlor or one (1) space for each fifty (50) square feet of floor area in parlors, whichever is greater, plus one (1) space for each fleet vehicle.
 13. Shopping center
~~Five and one-half (5 ½) spaces for each one thousand (1000) square feet of gross leasable floor area~~
One (1) space for each two hundred fifty (250) square feet of gross leasable floor area
 14. Private clubs, lodge hall
One (1) space for each three (3) persons of maximum capacity
 15. Automobile wash drive-in
Five (5) spaces for each washing stall (not including space in each stall) plus one (1) space for each employee.

16. Banks One (1) space for each two hundred (200) square feet of gross floor area
- C. Uses permitted in industrial districts:
- 1 Wholesale establishments One (1) space for each two ~~hundred (200)~~ thousand (2000) square feet of gross floor area, plus one (1) space for each two (2) employees plus one (1) space for each vehicle to be stored on the premises
 2. Manufacturing, fabricating, processing, research and testing establishments.^{xiv}
 - a. Heavy manufacturing, including tool and dye, foundries, lumber yards, steel fabrication and welding One (1) space for each fifteen hundred (1500) square feet of gross floor area
 - b. Limited manufacturing, research and development One (1) space for each six hundred (600) square feet of gross floor area
 - c. Headquarters business offices for commercial and industrial firms One (1) space for each four hundred (400) square feet of gross floor area
 3. Warehouses One (1) space for each two thousand (2,000) square feet of gross floor area plus one (1) space for each vehicle to be stored on the premises plus one (1) space per employee.
 4. Utility substations Two (2) spaces.
 5. Contractors establishments One (1) space for each employee, plus one (1) space for each operating vehicle stored on the premises, plus one (1) space for each vehicle stored in the premises.
 6. Junkyards One (1) space for each employee, plus one (1) space for each operating vehicle stored on the premises, plus two (2) spaces for each acre of land in yard.

*Additional parking may be provided if it does not increase impervious surfaces beyond that which would be provided by meeting the maximum parking required. Examples of additional parking may include, but not be limited to, under-structure parking, rooftop parking, or structured parking above a surface parking lot.

D. Use permitted in Special districts.

1. Planned Unit Development (PUD)
Refer to Article XI, Section 11.15.
2. RRA
Refer to Article X, Section 10.05.

2. Office Park
Refer to Article X, Section 10.06.

130.1205 General provisions for off-street loading facilities
Sec. 12.05

- A. In connection with every building or part thereof hereafter erected, except single and two-family dwellings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle shall be provided on the same lot with such buildings. Off-street loading spaces are hereby required in order to avoid interference with public use of streets and parking areas.
- B. Plans and specifications showing required loading and unloading spaces and the means of ingress and egress and internal circulation shall be submitted to the Building Inspector for review at the same time of application for a building permit for the erection or enlargement of a use of a building or structure or at the time such spaces are added or altered, unless a site plan is required under Article XXII, "Site Plan Review," herein, in which case this requirement shall not apply.

130.1206 Specifications for loading facilities
Sec. 12.06

- A. Each off-street loading/unloading space shall not be less than the following:
 1. In any rural, rural or urban residence district, a loading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length and, if a roofed space, not less than fifteen (15) feet in height.
 2. In any business or industrial district, a loading space shall not be any less than ten (10) feet in width and fifty-five (55) feet in length and, if a roofed space, not less than fifteen (15) feet in height.
- B. Subject to the limitations of paragraph D following, a loading space may occupy part of any required side or rear yard, except the side yard along a street in the case of a corner lot shall not be occupied by such space. No part of a required front yard shall be occupied by such a loading space.
- C. Any loading space shall not be closer than fifty (50) feet to any lot located in a residence district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence, or compact planting strip not less than six (6) feet in height, in which case such space shall not be located closer to the lot line than the required yard.

- D. Off-street loading facilities that make it necessary or possible to back directly into a public street shall be prohibited. All maneuvering of trucks and other vehicles shall take place on the site and not within a public right-of-way.

130.1207 *Schedule of off-street loading requirements*
Sec. 12.07

- A. Off-street loading/unloading spaces where required shall be provided at the rate of one (1) space for the first five thousand (5,000) square feet of gross floor area, and one (1) space for each additional twenty thousand (20,000) square feet of gross floor area, or fraction thereof.
- B. Required off-street parking spaces shall not be included in the counting of required loading spaces.
- C. In the case of mixed uses on one lot or parcel the total requirements for off-street loading facilities shall be the sum of the various uses computed separately.

Definitions:

Gross Leasable Floor Area – The gross floor area minus the following floor area deductions:

- a. Elevator shafts and stairways
- b. Public restrooms
- c. Public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to the building from the exterior, and / or for aesthetic enhancement or natural lighting purposes.
- d. Permanently designated corridors (i.e. not subject to relocation by the requirements of a specific lease).

ⁱ National Parking Institute, Urban Land Institute. *The Dimensions of Parking*. Third Edition. 1993. Page 82.

ⁱⁱ National Parking Institute, Urban Land Institute. *The Dimensions of Parking*. Third Edition. 1993. Page 81.

ⁱⁱⁱ Schueler, *Site Planning for Urban Stream Protection*. CWP, 1995, Page 172 and MDEQ

<http://www.deq.state.mi.us/swq/nps/news/npsnews4.htm#ways>

Superior Township Ordinance.

^{iv} Springfiled Township, MI ordinance, 16.02.7

^v Springfiled Township, MI, ordinance, 16.02.7 <<http://www.deq.state.mi.us/swq/nps/news/npsnews4.htm#ways>>

Superior Twp ordinance

^{vi} National Parking Association. *Recommended Zoning Ordinance Provisions for Parking and Off-Street Loading Spaces*. May, 1992. Page 22.

^{vii} Urban Land Institute. *Shared Parking*, 1983. Page 1.

^{viii} National Parking Association. *Recommended Zoning Ordinance Provisions for Parking and Off-Street Loading Spaces*. May 1992. Page 22.

^{ix} American Planning Association, *The Principles of Smart Development. Planning Advisory Service Report November 479*. 1998. This language is quoted from the Santa Monica, CA ordinance.

^x National Parking Association. *Recommended Zoning Ordinance Provisions for Parking and Off-Street Loading Spaces*. May, 1992.

^{xi} National Parking Association. *Recommended Zoning Ordinance Provisions for Parking and Off-Street Loading Spaces*. May 1992. Page 23.

^{xii} City of Ann Arbor Ordinance