

**ARTICLE 14**  
**PARKING AND LOADING-UNLOADING STANDARDS**

**Sec. 14.01 STATEMENT OF PURPOSE**

The purpose of this Section is to reduce or prevent traffic congestion and a shortage of parking facilities in the Township at the time of erection, enlargement or change in use, of any principal building or structure. Off-street parking and loading areas are to be designed, maintained and operated in a manner that will ensure their efficient use, promote public safety, improve aesthetics and, where appropriate, protect surrounding uses from undesirable impacts.

**Sec. 14.02 GENERAL REQUIREMENTS**

- 14.02.01 Single Family Residential Parking.** Off-street parking spaces for single family detached units on individual lots shall consist of a parking strip, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve.
- 14.02.02 Non-single family Residential Parking.** Parking areas other than for single family detached homes or duplexes on individual lots shall be approved as part of a site plan. Minor changes to the parking layout, as determined by the Zoning Administrator, shall require submittal of a parking plan which indicates property lines, existing and proposed ground elevations at two (2) foot contour intervals, the number of spaces, calculations for meeting the minimum space requirements of this Article, dimensions of aisles, driveways and typical parking stalls, location of curbs and curb blocks, location and size of signs, existing and proposed landscaping, existing and proposed lighting and drainage facilities.
- 14.02.03 Parking Location.** Parking spaces shall be provided either on the same lot, within lots under the same ownership or where a shared parking easement is provided on an adjacent lot within three-hundred (300) feet of the building it is intended to serve, measured from the nearest public building entrance to the nearest parking space of the off-street parking lot.
- 14.02.04 Shared Parking.** Where two or more uses are present on the premises, parking requirements shall be calculated for each use, unless a shared parking arrangement is approved by the Planning Commission. Two (2) or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced by up to thirty percent (30%) if a signed agreement is provided by the property owners, and the Planning Commission determines that the peak usage will occur at different periods of the day.
- 14.02.05 Banked Parking.** Where the property owner can demonstrate that the required amount of parking is excessive, the Planning Commission may approve a smaller parking area, provided that area of sufficient size to meet the parking space requirements of this Article, along with required drainage, is retained as open space, and the owner agrees to construct the additional parking at the direction of the Planning Commission based on observed usage within six (6) months of being informed of such request in writing by the Zoning Administrator. The site plan shall note the area where parking is being deferred, including dimensions and dotted parking lot layout.
- 14.02.06 Limits on Excessive Parking.** In order to minimize excessive areas of pavement which reduces aesthetic standards and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be



allowed with approval by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.

- 14.02.07 **Carports and Garages.** Carports and garages for multiple-family dwellings shall be calculated as parking spaces on a one to one basis. Carports and garages in multiple-family dwelling developments shall have a maximum height of fourteen (14) feet, measured from the grade to the peak of the structure. Carports shall be at least partially screened on the sides or front end facing any public or internal street or drive.

Sec. 14.03 **FLOOR AREA UNITS OF MEASUREMENT FOR PARKING**

- 14.03.01 **Gross Floor Area.** Where floor area is the unit for determining the required number of off-street parking and loading spaces, said unit shall mean the gross floor area (GFA), unless otherwise noted.
- 14.03.02 **Gross Leasable Floor Area.** Where the floor area measurement is specified as gross leasable floor area (GLA), parking requirements shall apply to all internal building areas excluding the floor area used for incidental service, storage, mechanical equipment rooms, heating/cooling systems and similar uses, and other areas not intended for use by the general public. Where these areas are not yet defined, leasable floor area shall be considered to be eighty-five percent (85%) of the gross floor area.
- 14.03.03 **Bench Seating.** In calculating bench seating for places of assembly, each twenty-four (24) inches of benches, pews or other such seating shall be counted as one seat.
- 14.03.04 **Employees.** Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.
- 14.03.05 **Fractional Requirements.** When units of measurements determining the number of required parking or loading spaces result in a fractional space, any fraction shall be counted as one (1) additional space.

Sec 14.04 **PARKING SPACE NUMERICAL REQUIREMENTS**

The minimum number of off-street parking spaces shall be determined by the type of use in accordance with the following schedule. For uses not specifically listed below, the required parking shall be in accordance with that of a similar use as determined by the Zoning Administrator, or determined by the Planning Commission based on documentation regarding the specific parking needs of the use.

Use	Minimum Number of Parking Spaces Per Unit of Measure
<b>Residential</b>	
Single-family and two-family residential	2 for each dwelling unit
Multiple-family residential	1.5 spaces per each efficiency or 1 bedroom dwelling unit, 2.0 spaces per each unit with 2 or more bedrooms
Manufactured housing park	2 for each mobile home unit or site and 1 for each employee of the mobile home park
<b>Housing for the Elderly</b>	
Senior independent units	1.5 spaces per unit



GENOA TOWNSHIP ZONING ORDINANCE

Use	Minimum Number of Parking Spaces Per Unit of Measure
Senior "interim care" and "intermediate care" units retirement villages, etc.	1 space per each room or two beds, whichever is less, plus 1 space per each employee expected during the peak shift
Convalescent/nursing home	1 space per each three beds or two rooms, whichever is less plus 1 space for each employee during the peak shift
<b>Institutional</b>	
Churches and similar places of worship	1 space for each 3 seats or 6 feet of pews in the main unit of worship
Municipal office buildings	1 space per 250 sq. ft. gross floor area
Elementary and junior high schools	1 space for each 1 teacher, employee, or administrator in addition to the requirements for auditorium or stadium
Senior high schools, colleges and commercial schools	1 for each one teacher, employee, or administrator, and 1 for each 10 students, in addition to the requirements of the auditorium or stadium, whichever seats more
Auditoriums, assembly halls and outdoor arenas/stadiums	1 space per each 3 seats or 6 feet of bleachers
Community Centers	1 space per 100 square feet of gross floor area
Public recreation centers	1 space per 200 square feet of gross floor area
Private clubs, lodge halls, union halls, fraternal orders, civic clubs and similar uses	1 space for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes
Library	1 space for each 350 square feet of gross floor area
Child care centers	2 spaces plus 1 additional space for each 8 children of licensed authorized capacity
Group day care and foster care group homes	1 space per 4 clients plus 1 space per each employee
<b>Office</b>	
Banks credit union or savings and loans	1 space for each 200 square feet of gross floor space, plus 2 spaces for each ATM. Drive-up windows shall be provided 4.0 stacking spaces for the first window, plus 3.0 spaces for each additional window
Business offices or professional offices except medical offices	1 space for each 300 square feet of gross floor area
Medical offices of doctors, dentists or similar professions	1 space for each 200 square feet of gross floor area
Medical clinics, outpatient centers, 24 hour urgent care centers, etc.	2 spaces per exam or outpatient procedure/operating room, plus, 1 space per laboratory or recovery room, plus 1 space for each 2 rooms for employee parking
Hospitals	2 spaces per inpatient bed plus 1 space per each 200 square feet of office or outpatient area
<b>Retail</b>	
Retail stores except as otherwise specified herein	1 space for each 250 square feet of gross floor space
Shopping centers with multiple tenants	1 space for each 250 square feet of gross retail floor area for the first 50,000 square feet. One for each 275 square feet for the next 50,000 to 450,000 square feet of gross retail floor area. One for each 300 square feet for that area in excess of 450,000 square feet of gross retail floor area. Non-retail uses such as restaurants, bars and theaters shall be calculated separately based upon their respective requirements
Home appliance and electronics stores	1 space per 250 sq. ft. gross leasable floor area
Furniture/carpet stores	1 spaces per 700 sq. ft. gross leasable floor area
Auto service (gas) stations	2 spaces per each service bay, plus 2 spaces per employee, plus 1 space per each tow truck, plus 1 space for each 500 square feet devoted to sales of automotive goods or convenience items



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Use	Minimum Number of Parking Spaces Per Unit of Measure
Automobile and motor cycle sales	1 space per 200 sq. ft. gross leasable floor area, plus 3 spaces per each auto service bay
Recreational vehicle, boat, mobile home and similar sales	1 space per 800 sq. ft. gross leasable floor area, plus 2 spaces per each vehicle sales service bay
Home improvement centers	1 space per 300 square feet of useable floor area
Outdoor commercial display & sales	1 space for each 800 square feet of land area being used for display
Wholesale establishments	1 space per each 500 sq. ft. of gross floor area
<b>Food and Beverage</b>	
Bars, lounges, taverns, nightclubs (majority of sales consist of alcoholic beverages)	1 space per each 60 square feet of useable floor area or 1 per two seats, whichever is greater
Drive-in Restaurant	1 space for each employee in addition to spaces for customers at service stations, plus any parking required for indoor seating
Drive-through restaurant	1 space per 70 sq. ft. gross leasable floor area or 0.5 spaces per seat, whichever is greater, plus 3 designated drive-through short term waiting spaces, plus 10 stacking spaces for drive through service which do not conflict with use of required spaces, plus at least 2 longer spaces designated for recreational vehicles and semi-trucks
Carry-out Restaurant with less than 6 tables)	6 spaces per service or counter station, plus 1 space for each employee
Coffee house	1 space per 70 sq. ft. gross leasable floor area
Open front Restaurants such as: dairy bars and fruit, and vegetable stands	10 spaces plus 1 space per employee
Standard sit-down restaurants without liquor license	1 space for each 100 square feet of gross floor area or one for each two seats, whichever is the greater, plus up to 5 longer spaces designated for recreational vehicles and semi-trucks
Standard sit-down restaurants with liquor license	1 space for each 70 square feet of gross floor area or 1 per two seats, whichever is greater
<b>Commercial Services</b>	
Automobile repair	2 spaces per each service bay, plus 1 spaces per employee, plus 1 space per each tow truck
Automobile quick oil change	2 stacking spaces for each service stall, rack or pit plus 1 space for each employee
Automobile wash	2 spaces plus 1 space per each employee on peak shift, plus 15 stacking spaces per bay for a semi- or fully automatic car wash, 2 stacking spaces per bay for a self-serve car wash
Barber shop/beauty salons	2.5 spaces per each barber or beautician's chair/station
Dry Cleaners	1 space per 500 square feet of useable floor area
Laundromats and coin-operated dry cleaners	1 space for each 2 washing machines
Funeral homes	1 space per 50 sq. ft. of service parlors, chapels and reception area, plus 1 space per each funeral vehicle stored on premise
Motels/hotels with lounge, restaurant and conference	1 space per guest room plus 1 space per 100 sq. ft. of lounge, restaurant, conference or banquet rooms or exhibit space or banquet rooms
Motels with restaurant/lounge	1 space per guest room, plus 12 spaces per 1,000 sq. ft. of restaurant/lounge space
Motels without restaurant/lounge; bed-and breakfast inn	1 space per guest room, plus 2 spaces



Use	Minimum Number of Parking Spaces Per Unit of Measure
Conference rooms, exhibit halls and similar uses	1 space per every two persons of capacity authorized by the Uniform Building Code, or 1 space per 100 sq. ft. gross floor area, whichever is greater plus the requirements of each individual use (i.e.; hotels, restaurants, etc.)
Self-storage mini-warehouse	minimum of 6 spaces
Video Rental Establishments	1 space per 150 square feet of useable floor area
<b>Recreational</b>	
Health fitness centers, athletic clubs, martial art schools and other similar uses	1 space for each 200 square feet of useable floor area
Bowling centers	5 spaces per lane plus 25% of the required parking for any lounge
Commercial outdoor recreation facilities (such as archery ranges, batting cages, etc.)	2 spaces for each batting cage, archery range or similar activity
Dancehalls, pool or billiard parlors, exhibition halls, and assembly halls without fixed seats	1 space for each three persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes or 1 space for each 200 square feet of gross floor area, whichever is greater
Golf course driving ranges	2 spaces per each 3 tees
Golf courses, miniature	1 space per each course hole
Golf courses, par three	3 spaces per each course hole
Golf course/country clubs	6 spaces per each course hole
Golf course banquet hall/lounges	0.5 spaces per seat, less spaces required for golf course
Ice/roller skating rinks	1 space per 165 sq. ft. gross floor area
Swimming pools	1 space per each 3 persons of capacity authorized by the building code
Racquetball/tennis centers	1 space per 1,000 sq. ft. gross floor area or 6 spaces per court, whichever is greater
Theaters and auditoriums	1 space for each 3 seats plus 1 space for each employees
Video Arcades	1 space per 50 sq. ft. gross leasable floor area, with a minimum of 6 spaces required
<b>Industrial</b>	
Light industrial, manufacturing, testing labs, research and development centers	1.5 spaces per 1,000 sq. ft. gross floor area, or 1.2 spaces per employee at peak shift, whichever is greater; plus 1 space for each corporate vehicle
Warehousing	1 space per each 1500 sq. ft. gross floor area, or 1 space per employee at peak shift, whichever is greater; plus 1 space for each corporate vehicle (separate standard provided for mini-storage)



Sec. 14.05 **BARRIER FREE PARKING REQUIREMENTS**

- 14.05.01 **Barrier Free Parking.** Within each parking lot, signed and marked barrier free spaces measuring twelve (12) feet in width shall be provided at a convenient location, in accordance with the following table. Barrier Free Parking Space Requirements shall be in accordance with the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division.

Total Spaces	# Required	Total Spaces	# Required
1 - 25	1	101 - 150	5
26 - 50	2	151 - 200	6
51 - 75	3	201 - 300	8
76 - 100	4	301 - 400	12
		over 400	12 plus 2 for every 250 or fraction thereof over 400

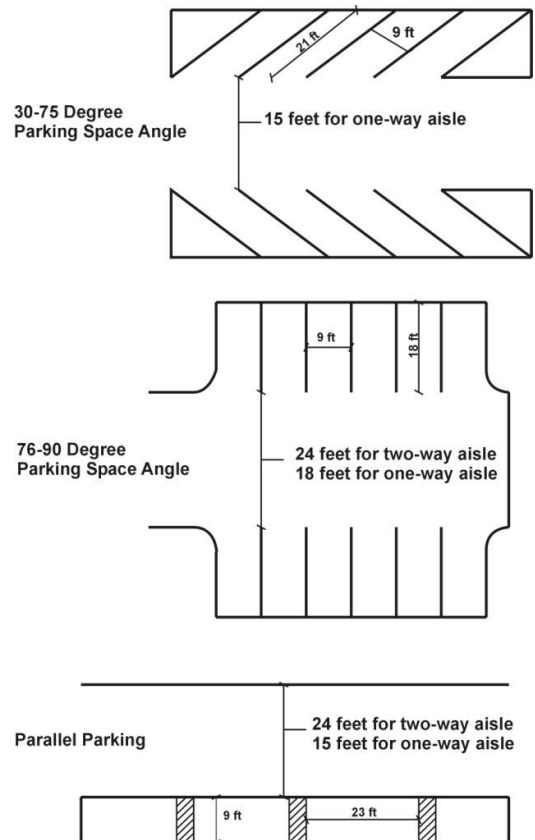
- 14.05.02 **Barrier Free Route.** Where a curb exists between a parking lot surface and a sidewalk entrance, an inclined approach or curb cut with a gradient of not more than a 1:12 slope and width of a minimum four (4) feet shall be provided for wheelchair access.

Sec. 14.06 **OFF-STREET PARKING SPACE DESIGN STANDARDS AND SETBACK REQUIREMENTS**

Where required, off-street parking facilities shall be designed, constructed and maintained according to the engineering design standards and regulations as follows.

- 14.06.01 **Pavement.** All driveways and parking lots, with the exception of those serving detached single family homes, shall be hard-surfaced with concrete or asphalt and shall have concrete curbing on all sides. Bumper blocks shall not be used in parking lots except where the Planning Commission determines they are necessary. The Planning Commission may approve Low Impact Development alternatives , such as permeable/grass pavers, and bioretention, based upon the review and recommendation of the Township engineer. (as amended 3/5/10)

- 14.06.02 **Drainage.** All parking lots shall be graded or drained to dispose of stormwater runoff. The Planning Commission may permit openings in the curbing for drainage purposes. No surface water from a commercial or industrial parking lot shall be permitted to drain directly onto adjoining property unless a drainage easement has been obtained. Discharge of drainage into a public right-of-way or municipal storm sewer shall require written approval of the County Drain Commission, the appropriate road agency and Township Engineer. Parking lot pavement, curbing and drainage shall be in accordance with Township specifications or approved by Township Engineer.





14.06.03 **Access.** Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways. Parking lots shall be designed to prevent vehicles from backing into the street or requiring use of the street for maneuvering between parking rows.

14.06.04 **Dimensions.** All parking spaces and maneuvering aisles shall be designed and marked with dimensions described below.

	Parking space dimension		Aisle width	
	Width	Length	Two-way	One-way
76-90 degree	9 ft.	18 ft.	24 ft.	18 ft.
30-75 degree	9 ft.	21 ft.	24 ft.	15 ft.
Parallel pkg.	9 ft.	23 ft.	24 ft.	15 ft.

(as amended 12/17/10)

14.06.05 **Stacking Spaces.** Businesses that provide drive-through facilities are required to provide spaces for vehicles waiting in line. Required stacking spaces shall be a minimum nine (9) feet wide and twenty (20) feet in length with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces. (as amended 3/5/10)

14.06.06 **Parking Abutting Sidewalk.** Where a parking space abuts a sidewalk, the minimum parking space depth shall be measured from the edge of the curb. Where parking spaces overhang a seven (7) foot wide sidewalk or a curbed landscape area, two (2) feet may be deducted from the required length of the parking space.

14.06.07 **Parking Space Striping.** All parking spaces shall be marked with double (or loop) stripes at three (3) to four (4) inches wide and spaced 18 to 24 inches apart.

14.06.08 **Illumination.** All illumination of parking lots or display areas shall be designed, installed and/or shielded to prevent spillover onto adjacent properties, and shall be arranged to prohibit adverse affect on motorist visibility on adjacent public roadways. Parking lot lighting shall comply with the requirements of Section 12.03.

14.06.09 **Front Setbacks.** Parking lots and related maneuvering aisles shall meet the minimum setbacks from adjacent street right-of-way as shown in the Schedule of Regulations. Parking lot landscaping shall be provided in accordance with Section 12.02.

14.06.10 **Side and Rear Setbacks.** Parking lots shall have a minimum rear and side yard setback, which shall include either berming, and landscaping or a wall to screen headlights, designed according to the standards of Section 12.02.

14.06.11 **Waiver of Parking Lot Setbacks with Shared Access.** Side or rear parking lot setbacks may be reduced or waived by the Planning Commission where a shared access driveway, connected parking lots, frontage road, or rear service drive is provided.

#### Sec. 14.07 **PARKING LOT CONSTRUCTION AND MAINTENANCE**

14.07.01 **Plans.** Plans and specifications for parking areas shall be submitted to the Zoning Administrator prior to the issuance of a Building Permit. These plans shall include:

- (a) Existing and proposed grades;



(b) Indication that stormwater run-off shall be accommodated on-site through approved drainage facilities, including catch basins, runoff calculations, pipe sizes and connections to existing drainage structures.

(c) Indication of surface and base materials to be used during construction.

14.07.02 **Installation.** Required parking lots shall be installed and completed before issuance of an occupancy permit by the Livingston County Building Department. The Zoning Administrator may grant a single extension for an additional six (6) months in the event of adverse weather conditions or unusual delays beyond the control of the property owner.

14.07.03 **Maintenance.** Pavement shall be maintained in good condition. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.

Sec. 14.08 **OFF-STREET LOADING AND UNLOADING AREAS**

On premise space for standing, loading and unloading vehicles shall be provided for each use involving the receipt or distribution of goods. The Planning Commission may permit central loading areas to be shared by multiple uses, such as in a retail shopping center or office park.

14.08.01 **Traffic Flow.** The size of the loading area shall be sufficient to prevent undue interference with adjacent required parking spaces, maneuvering aisles, or traffic flow on public streets.

14.08.02 **Alleys.** Where an alley exists at the rear of the building, the required loading area may be computed from the centerline of the alley.

14.08.03 **Location.** Loading/unloading areas and docks shall not be provided in the front yard or on any building side facing and directly visible to a public street. Where possible, loading areas shall be integrated into the design of the building to minimize visibility.

14.08.04 **Screening.** Loading docks and loading areas facing a residential district shall be adequately screened by a wall and/or landscaping.

14.08.05 **Not Included with Parking.** Required loading areas shall not be included in calculations for off-street parking space requirements.

14.08.06 **Size.** The size of all required loading/unloading spaces shall be at least ten (10) feet by fifty (50) feet or five-hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. The Planning Commission may modify this requirement for uses that will involve smaller delivery trucks such as offices.

14.08.07 **Pavement.** Loading dock approaches shall be constructed of an asphalt or Portland cement binder with a base sufficient to accommodate expected vehicle weight.

14.08.08 **Number.** The minimum number of loading spaces shall be provided in accordance with the following table:

<b>Institutional, Commercial and Office Uses</b>	
Up to 5,000 sq. ft. GFA	1 space
5,001 - 60,000 sq. ft. GFA	1 space, plus 1.0 space per each additional 20,000 sq. ft. GFA
60,001 sq. ft. GFA and over	3 spaces, plus 1.0 space per each additional 50,000 sq. ft. GFA
<b>Industrial Uses</b>	



up to 1,400 sq. ft. GFA	0
1,401 - 20,000 sq. ft. GFA	1 space
20,001 - 100,000 sq. ft. GFA	1 space, plus 1.0 space per each additional 20,000 sq. ft. GFA in excess of 20,000 sq. ft.
100,001 sq. ft. GFA and over	5 spaces

Sec. 14.09 **MAINTENANCE AND RESTRICTIONS ON THE USE OF PARKING LOTS AND LOADING AREAS**

- 14.09.01 **Prohibition on Storage.** The use of required parking and loading areas for material storage, refuse storage stations/dumpsters, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance is expressly prohibited. The use of semi-trailers for storage purposes on the premises for five (5) or more consecutive days is prohibited.
- 14.09.02 **Garage Use.** Accessory garages shall only be used to store vehicles or equipment associated with a Permitted Use unless a private leasing garage or storage area is approved by the Planning Commission.
- 14.09.03 **Change to Parking.** Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities meeting the standards of this Section are provided elsewhere or the parking requirements of the site change.
- 14.09.04 **Maintenance of Parking.** All off-street parking and loading facilities required by this Article shall be maintained free of accumulated snow, debris or other materials which prevent full use and occupancy of such facilities in accordance with the intent of this Article, except for temporary periods of no more than five (5) days in the event of heavy rainfall or snowfall.

(as amended 12/31/06)