

Chapter 20. Off Street Parking and Loading

SECTION 20.00 PURPOSE AND INTENT

The purpose of this Chapter is to ensure there is adequate area to provide parking for motor vehicles, temporary storage of vehicles, and loading and unloading space in Eureka Charter Township. Through the parking provisions in this Chapter, it is the intent of the Township to encourage safe vehicular circulation, efficient traffic flow on roadways, and safe interactions between vehicles and pedestrians. Additionally, this Chapter is intended to protect the rural character of the Township by limiting excessive parking, which can detract from the Township's natural setting and cause stormwater runoff issues.

SECTION 20.01 SCOPE

In all zoning districts, off-street parking facilities shall be provided for any new building, structure, or use; for any addition or enlargement to an existing building, structure, or use; or for any change of use to an existing structure, according to the standards of this Chapter. Off-street parking must meet the requirements of this Chapter prior to the issuance of a Certificate of Occupancy.

Whenever the use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Ordinance for all new uses. 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 as applicable, additional off-street parking shall be provided commensurate with such increase in intensity of use.

No person shall construct a parking facility or cause any land to be used for a parking facility, with the exception of parking facilities serving a single-family or two-family dwelling, unless a permit for such facility is issued by the Township. Applications for a permit shall be submitted to the Township and shall be accompanied by not less than three sets of site plans for the development and construction of the parking lot showing that the project will fully comply with all provisions of this Ordinance.

SECTION 20.02 GENERAL PROVISIONS

- A. Before any building or structure is occupied, enlarged, or increased in capacity, parking shall be provided in accordance with the number of spaces required in Section 20.08. Where not specifically listed, the Zoning Administrator shall apply the parking requirements for similar uses or using technical publications from entities such as the Institute of Transportation Engineers or other similar objective standards.
- B. The Zoning Administrator may require a performance guarantee prior to the issuance of the Certificate of Occupancy where full completion of a parking area would not be possible due to adverse weather conditions or similar reasonable circumstances beyond the control of the applicant.
- C. Once an area is designated as required off-street parking, the parking spaces shall not be removed or changed to another use unless an equal number of parking spaces as required by this Chapter are provided elsewhere on the premises.

- D. Restricted Occupancy. If fewer spaces are available to serve a use than the minimum requirement of this Chapter, the extent and occupancy of the use may be restricted proportionately to the number of parking spaces available.
- E. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.
- F. Any building or use that fully or partially meets the off-street parking or loading requirements of this Ordinance, as amended, shall continue to comply with these requirements at the highest degree of compliance reached.

SECTION 20.03 SINGLE AND TWO-FAMILY RESIDENTIAL PARKING REQUIREMENTS

- A. Required residential off-street parking spaces shall consist of a clearly-defined parking strip, parking bay, driveway, or combination thereof and shall be located on the premises they are intended to serve. Parking spaces provided within a carport or enclosed garage shall be counted toward meeting the minimum parking space requirement.
- B. The amount of paving for the parking strip, parking bay, or driveway shall not cover more than 25 percent of the front yard area.
- C. Off-street parking shall not be permitted in the required front yard except on a driveway that leads to an approved parking space.

SECTION 20.04 NON-RESIDENTIAL AND MULTIPLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS

- A. Parking facilities for non-residential and multiple-family residential uses shall be on the same premises as the building it is intended to serve or within 300 feet thereof as measured from the closest building entrance to the nearest portion of the lot.
- B. Covered parking such as parking ramps, parking garages, and basement parking may serve as required parking areas.
- C. Parking lot landscaping shall be provided in accordance with Chapter 22 of this Ordinance.
- D. Parking lots shall be adequately lit to ensure security and safety and shall meet the following requirements:
 1. Light fixtures shall be no higher than 20 feet and shall be provided with light cut-off fixtures that direct light downward.
 2. For parking lots serving a single building or groups of related commercial, industrial, or office buildings in excess of 500 spaces, the Planning Commission may permit a higher light fixture in selected locations within the parking lot where existing or planned residential areas will not be affected.

3. Lighting shall not be attached to buildings or other structures that permits light to be directed horizontally
4. Lighting at the property line shall not exceed one footcandle.

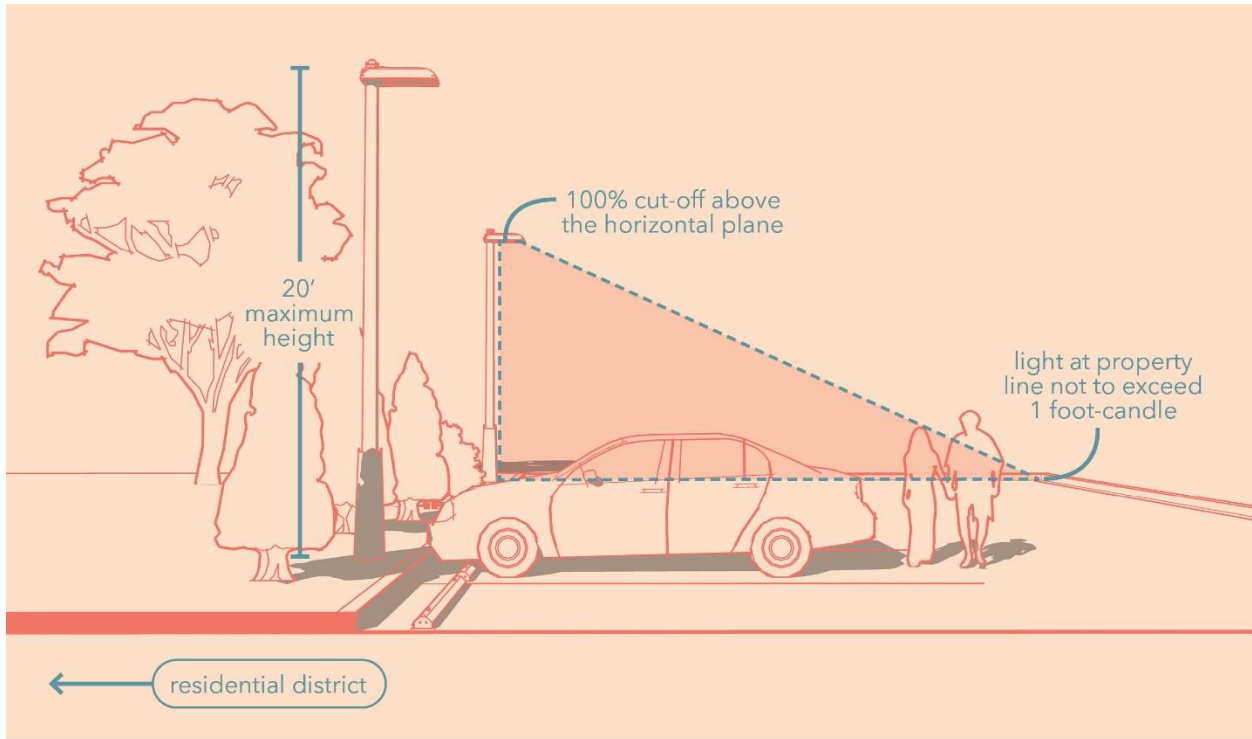


FIGURE 20.1 PARKING LOT LIGHTING

SECTION 20.05 RESERVED

SECTION 20.06 BARRIER-FREE PARKING

- A. An off-street parking area that serves a building, except single and two-family dwelling units, shall include parking spaces reserved for physically handicapped persons that are barrier-free and designed in accordance with the provisions of Public Act 1 of 1966, as amended, (MCL 125.1351 *et seq.*) and the adopted Township Building Code.
- B. Signs shall be located approximately six feet above grade and each reserved parking space shall not be less than 12 feet wide.
- C. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined approach or curb cut with a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for wheelchair access.
- D. Barrier-free parking spaces shall be included in the count of required spaces and located as close as possible to walkways and building entrances.

- E. Signs shall be provided when necessary indicating the direction to a barrier-free entranceway into a building.
- F. The number of barrier-free parking spaces shall be determined in accordance with the following table and the required ADA guidelines for parking standards:

Table 20.1 Required Barrier-Free Parking Spaces	
Total Parking Spaces Provided	Required Minimum Number of Barrier-Free Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501-1,000	2% of total
More than 1,000	20, plus one for each additional 100 over 1,000

SECTION 20.07 CONSTRUCTION, LAYOUT, AND MAINTENANCE

- A. All parking areas shall meet the minimum standards contained in the following Table 20.2, Parking Space Dimensions:

Table 20.2. Parking Space Dimensions.				
Parking Angle	Maneuvering Aisle Width		Parking Space	
	1 Way	2 Way	Width	Length

0 degrees (parallel)	12 feet	22 feet	8 feet	23 feet
30-53 degrees	12 feet	24 feet	9 feet	20 feet
54-74 degrees	15 feet	24 feet	9 feet	18 feet
75-90 degrees	15 feet	24 feet	9 feet	18 feet

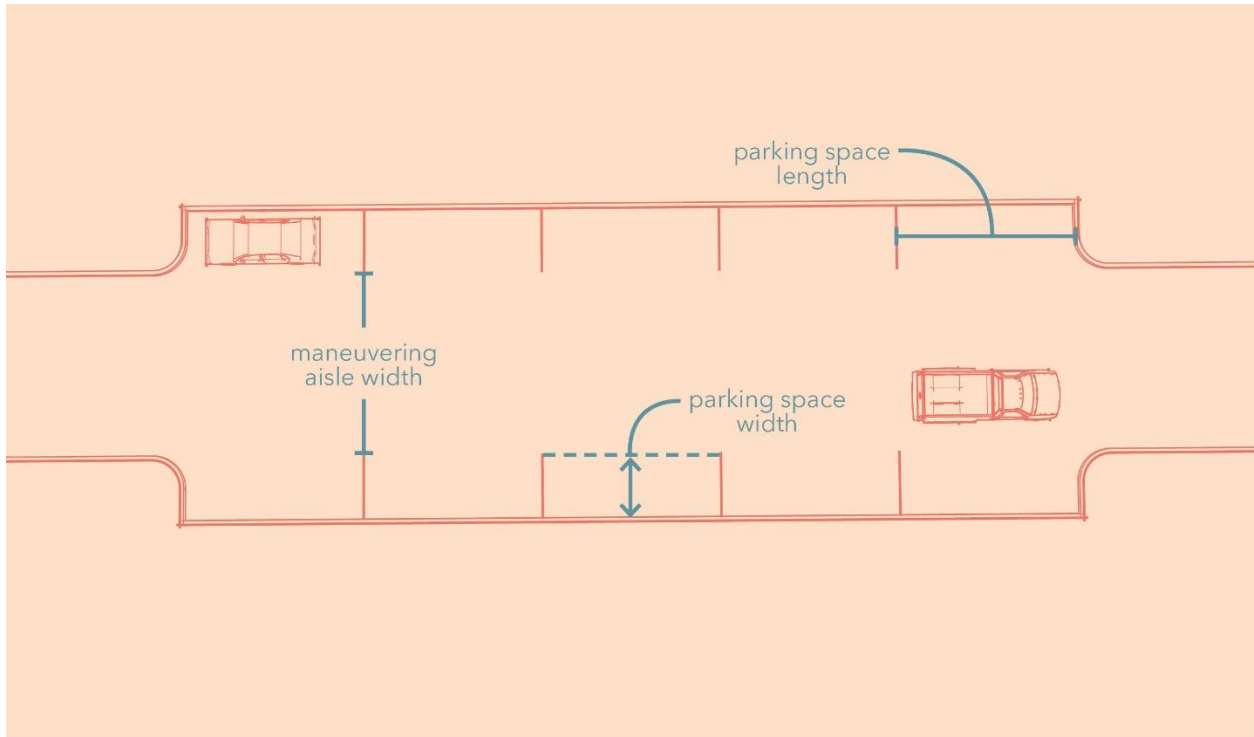


FIGURE 20.2 0° (PARALLEL) PARKING DIAGRAM

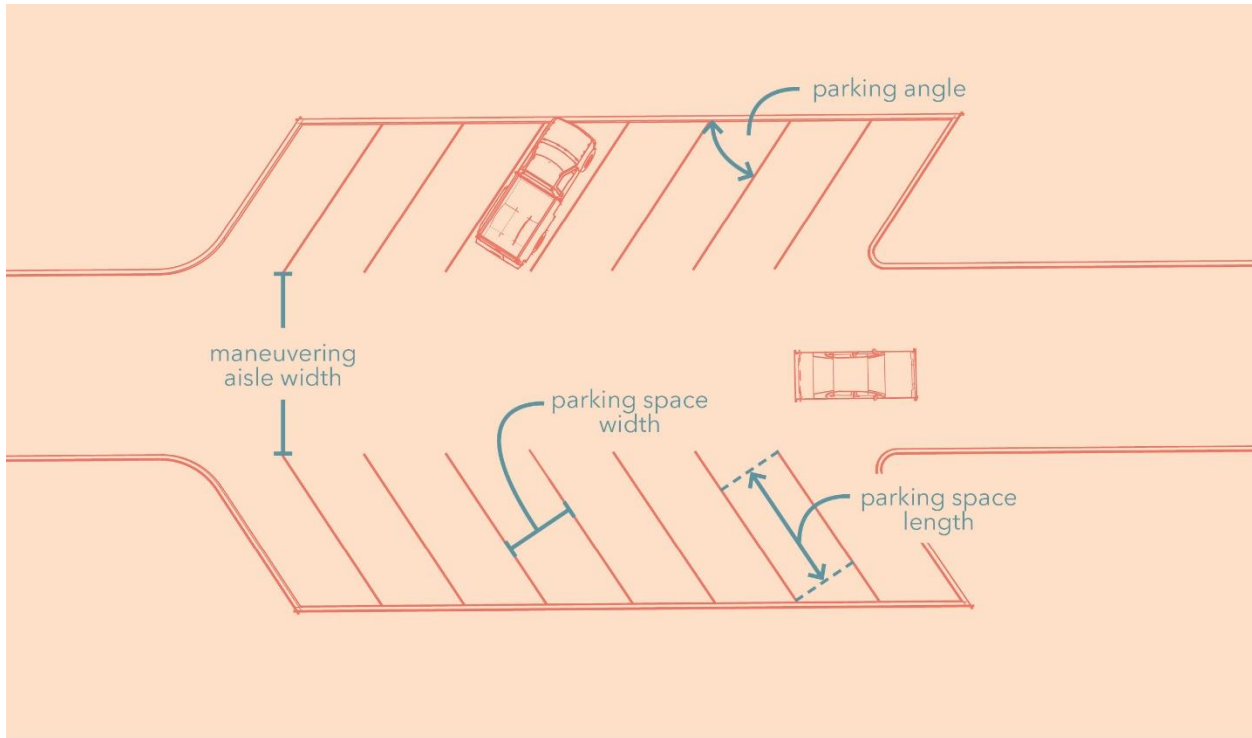


FIGURE 20.3 30° - 90° PARKING DIAGRAM

- B. Off-street parking areas and loading areas shall be designed to provide adequate drainage to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Preference shall be given to drainage designs which include rain gardens, sunken landscape islands, or other forms of green infrastructure. No off-street parking or loading area drainage systems may be connected to a sanitary sewer system.
- C. All driveways, maneuvering aisles, entrances, and parking and loading areas shall be improved with concrete, asphalt, brick pavers manufactured for use as a driving surface, or a similar alternative all-weather, dustless material approved by the Township. The Township reserves the right to require a specific paving material in the interest of protecting the integrity of any nearby natural water features, to avoid excessive water runoff, to establish a dustless parking surface, or protect the public safety, health, and welfare.
- D. All parking spaces, except parking lots with fewer than four spaces, shall be delineated by single or double striping. A single stripe is required along the front of each space perpendicular to the side striping. No striping is required for spaces approved solely for automobile sales with dealer display areas.
- E. Bumper stops, raised curbing, or wheel chocks shall be provided as necessary, or as required by the Township, and located so as to prevent any vehicle from projecting over the lot line.
- F. Parking facilities shall not be used for the storage of goods, merchandise, unrelated commercial vehicles, or junk. The repair or sale of vehicles shall be prohibited in all parking areas, except for in the following circumstances:

1. Not more than one vehicle shall be offered for sale or be under repair at a time, and such sale or repair shall not occur for a period exceeding 30 days, and such vehicles shall be registered.
2. An approved business uses involved in the sale or repair of motor vehicles, recreational vehicles, and the like.

G. Multiple-Family Residential and Non-Residential Uses.

1. The exterior of all parking lots shall be provided with a rolled or standard six-inch concrete curb, except where the parking lot abuts a retention or detention pond or equivalent area.
2. All entrances and exits for off-street parking lots located in a non-residential district shall not cross properties in a residential district and shall have a minimum setback of 25 feet from the property line of any residential district or residential use.
3. Vehicle backing or maneuvering directly into a street, alley, or service drive intended for travel by the general public or patrons is prohibited. An adequate radius shall be provided to permit the turning or maneuvering of all vehicles, including trucks and emergency vehicles, intended to use the site such that any vehicle may enter the street facing forward.

H. All parking areas, driveways, maneuvering aisles, entrances and service roads to commercial properties shall be maintained by the property owner. Any surface damage including, but not limited to, potholes and large cracks must be repaired as soon as favorable weather conditions and the materials necessary for repair are available.

SECTION 20.08 OFF-STREET PARKING REQUIREMENTS

A. The number of required parking spaces on a site shall be determined based on the requirements below. The minimum requirements below may be adjusted per Section 20.09.

RESIDENTIAL USES	
Use	Minimum Parking Requirement
Accessory Dwelling Unit (ADU)	1 space per unit
Adult Foster Care Family Home	Applicant shall demonstrate parking demand
Adult Foster Care Small Group Home	Applicant shall demonstrate parking demand
Adult Foster Care Large Group Home	Applicant shall demonstrate parking demand
Bed and Breakfast Inn	2 spaces for principal dwelling use, plus 1 space per rental room
Dwelling, Multiple-Family	1.5 spaces per unit

Dwelling, Single- and Two-Family	2 spaces for each dwelling unit
Foster Day Care Home	Applicant shall demonstrate parking demand
Family Foster Care Home	Applicant shall demonstrate parking demand
Group Day Care Home	2 spaces for the principal dwelling use, plus 1 space per employee.

INSTITUTIONAL, RECREATIONAL, AND CULTURAL USES	
Use	Minimum Parking Requirement
Airport	Applicant shall demonstrate parking demand
Adult Foster Care Congregate Facility	Applicant shall demonstrate parking demand
Art Gallery	1 space per 600 square feet usable floor area
Assisted Living Center	1 space per each dwelling unit
Campground	2 spaces on each campsite, plus 1 space per 5 campsites
Cemetery, Crematorium, and/or Funeral Home	1 space per employee of largest shift, plus 1 space per 4 units of legal seating capacity in any facility for interment services
Child Care Center	1 space per employee, plus 1 space per 4 persons under care
Club or Lodge	1 space per 3 units of legal capacity
Convalescent or Nursing Home	1 space for each 3 beds
Educational Facility	1 space per employee of largest shift, plus 1 space per classroom, plus 1 space per 4 seats of legal seating capacity in a gymnasium or auditorium
Golf Course	60 spaces for each 9 holes, plus the amount required for accessory uses such as driving ranges, restaurants, etc.

Hospital	1 space per employee in largest shift, plus 1 space for each 3 beds dedicated to in-patient care and 1 space for each 1,000 square feet dedicated to out-patient services
Indoor Recreation Facility	Applicant shall demonstrate parking demand
Outdoor Recreation	Applicant shall demonstrate parking demand
Place of Public Assembly, Small or Large	1 space per 4 seats of legal capacity
Public and Quasi-Public Uses	Applicant shall demonstrate parking demand
Riding Stable	Applicant shall demonstrate parking demand

COMMERCIAL AND OFFICE USES	
Use	Minimum Parking Requirement
Adult Uses	1 space per 350 square feet of gross floor area
Animal Day Care Facility	Applicant shall demonstrate parking demand
Animal Grooming Service	Applicant shall demonstrate parking demand
Automobile Gasoline Station	1 space per 150 square feet dedicated to retail activity, plus 1 space at each fuel pump, plus 1 stacking space per fuel pump
Automobile Sales Facility	Applicant shall demonstrate parking demand
Automobile Service and Repair Facility, Minor or Major	1 space per employee of largest shift, plus 2 spaces per service bay
Automobile Wash	3 stacking spaces per bay, plus 1 space per 350 square feet of retail/office space, not including car wash bays
Bakery	1 space for each 200 square feet usable floor area

Building Materials Sales and Storage	1 space for each 800 square feet usable floor area, plus 1 space for each 2,000 square feet of outside land used for storage/display
Eating and Drinking Establishment	1 space per 3 units of legal capacity
Farm Market or Roadside Stand	Applicant shall demonstrate parking demand
Farms and Farm Operation	Applicant shall demonstrate parking demand
Financial Institution	1 space per 250 square feet of usable floor area
Government Building	1 space per 300 square feet of gross floor area, unless Planning Commission determines a lesser parking allotment will effectively serve the use
Greenhouse	Applicant shall demonstrate parking demand
Home Occupation, Minor or Major	Applicant shall demonstrate parking demand
Hotel/Motel	5 spaces, plus 1 space for each occupancy unit, plus additional spaces required for accessory uses
Junkyard or Salvage Yard	Applicant shall demonstrate parking demand
Kennel	Applicant shall demonstrate parking demand
Laundromat	1 space for each 2 washing and/or dry-cleaning machines
Medical Office	1 space for each employee of largest shift, plus 1 space per 200 square feet gross floor area
Mining	Applicant shall demonstrate parking demand
Mini-Storage Facility	1.5 spaces per 100 storage units
Open Air Business	1 space per 200 square feet of usable floor area, plus 1 space for each 2,000 square feet of outdoor display area
Outdoor Storage Facility or Yard	Applicant shall demonstrate parking demand
Personal Service Establishment	1 space per 350 square feet usable floor area

Professional Office	1 space per 300 square feet of gross floor area
Professional Service Establishment	1 space per 450 square feet of gross floor area
Retail Establishment, Minor or Major	1 space for each 150 square feet usable floor area up to 10,000 sq ft, plus 1 space for each 200 square feet of remaining usable floor area
Small Equipment Rental and Repair	Applicant shall demonstrate parking demand
Tattoo Parlor	1 space per 350 square feet usable floor area
Veterinary Office	1 space per 300 square feet gross floor area
Wind Energy System, Large or Small	Applicant shall demonstrate parking demand
INDUSTRIAL USES	
Use	Minimum Parking Requirement
Contractor's Establishment	1 space per employee of largest shift, plus 1 space per 350 square feet of retail/office space
Machine Shop	Applicant shall demonstrate parking demand
Manufacturing, Processing, and/or Assembly	1 space per employee of largest shift, plus 1 space per 2,000 square feet of gross floor area
Research, Development, and Testing	5 spaces, plus 1 space for every 1,500 square feet gross floor area.
Sawmill	Applicant shall demonstrate parking demand
Truck/Freight Terminal	1 space for each 1,000 square feet usable floor area, plus 2 spaces for each vehicle operating from the premises.
Warehouse	1 space per employee, plus 5 visitor spaces

SECTION 20.09 ADJUSTMENT OF STANDARDS

- A. Upon request by an applicant, the Planning Commission may increase or decrease the requirements of Section 20.08 by up to 25% of the required minimum number of spaces. The applicant shall submit, in writing, justification for the proposed adjustment. Modifications shall not result in inadequate

parking area; large, unwarranted amounts of unused parking space; or a reduction in critical open space or natural features. In addition, in approving any request to modify the parking standards, the Planning Commission must find that the proposed quantity of parking spaces would preserve the rural character of the Township, be consistent with Section 20.00, and protect the public health, safety, and welfare.

- B. Deferred Parking. Where the property owner or applicant can demonstrate that the required number of parking spaces is excessive, the Planning Commission may defer construction of a portion of the required number of parking spaces until some future date if the following conditions are met:
 - 1. Areas shown for deferred parking shall be shown on a site plan and shall be of sufficient area to permit the construction of the total number of parking spaces required by this Section.
 - 2. Such areas shall only be used as open landscaped space until parking is constructed.
 - 3. Alterations to the deferred parking area to add parking spaces may be initiated by the owner or required by the Zoning Administrator based on parking needs and shall require the submission and approval of an amended site plan as required in Chapter 4.
- C. Shared Parking. Joint or collective provision of off-street parking for mixed uses in the same building or buildings or uses on two (2) or more properties shall not be less than the sum of the requirements for the participating individual uses computed separately. However, for buildings or uses where the peak parking demand does not overlap, the Zoning Administrator or Planning Commission may authorize a reduction of up to 50% in the collective number of off-street parking spaces required by Section 20.08.

SECTION 20.10 OFF-STREET TRUCK AND EQUIPMENT PARKING

- A. Unless otherwise permitted by this Ordinance, the storage or parking of more than one truck, semi-tractors and/or tractor trailer, manufactured home, bulldozer, earth carrier, drag line, crane, steam shovel and/or any other heavy equipment or machinery in any residential district is prohibited.
- B. Equipment necessary to be parked on a lot or parcel during construction shall be exempt from this restriction. This restriction shall not apply to pickup or panel trucks.
- C. In accordance with the Right to Farm Act (Act 93 of 1981), truck, tractor, and other related farm equipment parking in Agricultural and Rural Residential districts shall not be subject to the standards of this Section if in compliance with generally accepted agricultural and management practices (GAAMPs).

SECTION 20.11 OFF-STREET LOADING AND UNLOADING

- A. On the same premises with every building, structure, or part thereof erected and occupied for manufacturing, storage, warehousing, retailing, display, or other uses involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading, and unloading services adjacent to the opening used for loading and unloading. Loading and unloading space shall be provided according to the following Table 20.3:

Table 20.3 Required Loading/Unloading Spaces	
Gross Floor Area (sq. ft.)	Loading/Unloading Spaces Required
0 – 2,000	None
2,000 – 20,000	One space
20,000 – 100,000	One space plus one space for each 20,000 square feet in excess of 20,000 or one space for every overhead loading door, whichever is greater
100,000 – 500,000	Five spaces plus one space for each 40,000 square feet in excess of 100,000 or one space for every overhead loading door, whichever is greater

B. General Loading/Unloading requirements

1. Loading/unloading spaces shall not use any portion of any street, alley, service drive, or other space intended for general public/patron travel.
2. Loading/unloading spaces shall be a minimum of 12 feet in width, 55 feet in length and have a clearance of at least 14 feet in height.
3. If truck wells are to be used, a protective railing or wall shall be provided along the sides of the well.
4. Loading/unloading spaces or truck wells shall not be located within the required front yard.
5. Loading/unloading spaces facing a Residential District shall be screened from view by a wall and/or landscaping.
6. Required loading/unloading spaces shall not be included in calculations for parking spaces needed to meet general parking requirements.
7. The Planning Commission may waive the requirement for loading/unloading space upon demonstration by the applicant that the proposed use does not involve the receipt or distribution of vehicles, materials, or merchandise in a manner that would require such loading/unloading space.