

TOWNSHIP OF FOREST
ZONING ORDINANCE

ARTICLE 5: Parking and Loading Requirements

Section 5.01 - General Parking Requirements

In all zoning districts, off-street parking facilities for the storage and parking of motor vehicles shall be provided as required below. The parking spaces shall be maintained and shall not be reduced so long as the main building or structure remains, unless an equivalent number of parking spaces are provided elsewhere.

A. Area for Parking Space

Parking spaces shall be 10'x20' except as modified based on angle spaces in Section 5.03F for uses other than single family and duplex residences.

B. Location of Parking Space

The parking facilities shall be located on the same lot or within five hundred (500) feet of the permitted uses requiring the parking.

C. Seating

As used in this Article for parking requirements, a seat shall mean either an individual chair or each twenty- four (24) inches of seating facilities.

D. Similar Uses and Requirements

In the case of a use not specifically mentioned, the requirements of off-street parking for a use which is similar shall apply. The determination of what is a similar use shall be made by the Planning Commission in the case of uses requiring site plan approval and by the Zoning Administrator in all other cases. When a similar use is unclear, the Township Zoning Board of Appeals shall be responsible for establishing the parking requirements.

E. Existing Off-Street Parking

Off-street parking existing at the effective date of this Ordinance which serves an existing building or use shall not be reduced in size to less than that required under the terms of this Ordinance.

F. Fractional requirements

When units or measurements determining the number of required parking spaces result in a requirement of a fractional space, any fraction up to, and including one half (1/2) be disregarded and fractions over one half (1/2) require one (1) parking space.

G. Location of parking space for one and two family dwellings

The off-street parking facilities required for one (1) and two (2) family dwellings shall be located on the same lot as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage. Parking in addition to the minimum required may be located off site.

H. Protective screening

Protective screening will be provided for parking lots as required under the provisions of Article 13 of this Ordinance.

I. Collective provisions

Nothing in this section shall be construed to prevent collective provisions of off-street parking facilities for two (2) or more buildings or principle uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table under Section 5.02 of this Ordinance. Uses accessory to the principle use shall also meet the parking requirements under Section 5.02 of this Ordinance.

J. Joint use

Parking spaces already provided to meet off-street parking requirements for one use and lying within five hundred (500) feet of another use with demonstrably offsetting hours of operation may be used to meet not more than fifty (50) percent of the off-street parking requirements of the other use, with Planning Commission approval as part of site plan review.

K. Required spaces reserved for parking

Required parking spaces shall be reserved for parking only and shall not be used for storage, outdoor sales or other uses.

L. Usable floor area

Calculations of usable floor area, for the purpose of determining parking requirements shall follow the definition of "useable floor area" in Article 17 of this Ordinance.

M. Changes in use

For changes in use which increase the number of required parking spaces, the additional parking spaces shall be provided.

N. Parking for events

For infrequent events held at places of assembly (including but not limited to churches, clubs, and lodges) which generate a higher parking demand than normal, parking may be provided in a temporary, unimproved overflow parking area on site. Parking for such events shall not be on the street.

O. Overlapping shifts

When a business's shifts overlap, adequate parking for both shifts will be provided.

P. Modifications of Parking Requirements

The Planning Commission may reduce the number of parking spaces required under this Article if during site plan review they determine that unique circumstances make application of the ordinance requirements inconsistent with the intent of this ordinance or public health, safety or welfare.

Section 5.02 - Table of Parking Requirements

The amount of required off-street parking space for new uses of land, buildings, or additions shall be determined in accordance with the following table. The space required shall be stated in the application for a zoning permit and shall be irrevocably reserved for such use.

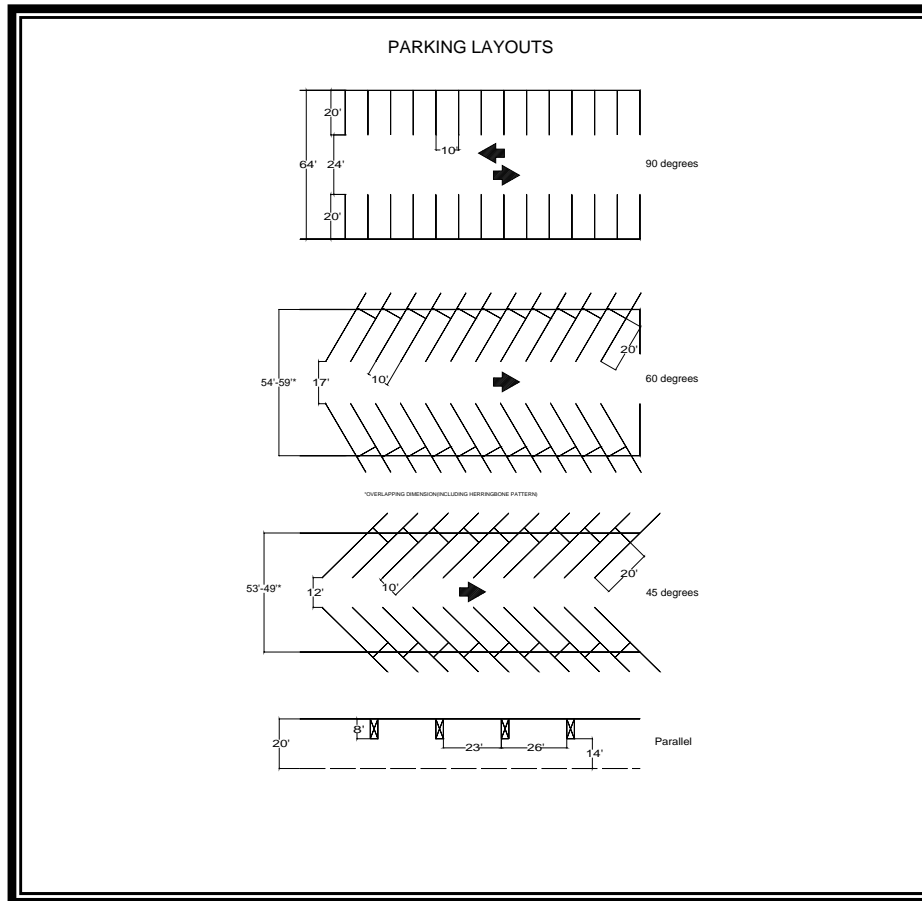
| Use | Required No. of Parking Spaces | Per Each Unity of Measure as Follows: |
|---|--------------------------------|--|
| 1. Auditoriums, Assembly Halls, Theaters, Churches, Private Clubs, Lodge Halls, Schools | 1 | Two seats based upon maximum seating capacity in the main place of assembly therein, plus one space for every two employees. |
| 2. Banks, Business or Professional Offices, Libraries, Museums | 1 | Two hundred (200) square feet of usable floor area. |
| 3. Barber Shops, Beauty Parlors | 3 | Each barber or beauty operator |
| 4. Bowling Alleys, Golf Courses | 5 | Each bowling lane or each hole on a golf course. |
| 5. Furniture, appliances, and household equipment repair shops, showroom of a plumber, decorator, electrician or similar trade, clothing and shoe repair, laundry, motor vehicle salesroom, hardware stores, wholesale stores and machinery sales | 1 | Six hundred (600) square feet of usable floor area, plus one space for each two employees |
| 6. Hotels, tourist homes, motels, hospitals, convalescent homes | 1 | Each guest bedroom and each two employees. |
| 7. Industrial Establishments and Warehouses | 1 | Each employee computed on the basis of the greatest number of persons employed at any one period during the day. |
| 8. Residential | 2 | Each dwelling unit. |
| 9. Restaurant or establishments in which is conducted the sale and consumption on the premises of beverages, food, or refreshments | 1 | Each two seats, plus one space for each two employees. Minimum of forty (40) spaces for drive-in restaurants. |
| 10. Service garages, auto salesrooms, auto repair, collision or bumping shops, car wash establishments | 1 | Two hundred (200) square feet of usable floor area, plus one space for each auto service space. |
| 11. Retail establishments and businesses, except as otherwise specified above. | 1 | One hundred (100) square feet of usable floor space. |

Section 5.03 - Off Street Parking Construction and Operation

The construction of any parking lot shall be in accordance with the requirements of the Building Code and the provisions of this Ordinance. Any person desiring to establish or change a parking area other than for a single family or duplex residence on a individual lot, shall submit a site plan to the Zoning Administrator for approval showing the location, design, size, shape, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrances, exits and any other features of the parking lot. The Zoning Administrator shall review all changes in use through the zoning permit process to determine if changes in parking are required. The Planning Commission shall be responsible for approving any changes in parking for uses requiring site plan review. Non-conforming parking lots shall be brought into compliance with the requirements of this ordinance whenever there is a change in use that requires additional parking, when the property owner expands or modifies the parking lot, or when the parking lot has been dormant for over a year.

- A. All such parking lots shall have a pavement cross section meeting the recommendations of the Township Engineer and shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area. No surface water from such parking area shall be permitted to drain onto adjoining property except through a public drain.
- B. All parking areas shall be illuminated. All illumination for or on such parking lots shall be deflected away from adjacent residential areas and streets shall be installed in such a manner as to allow the reduction of the amount of light in other than normal parking hours each day. All lighting shall conform to the requirements of Section 6.07.
- C. Side yards shall be maintained for a space of not less than six (6) feet between the side lots of adjoining residential lots and the parking area. The depth of the front yard or setback line from the street as established for houses in any block in any given residential area shall be continued and made applicable to parking space in such residential area and it shall be unlawful to use the space between such setback line and the sidewalk for the parking of motor vehicles.
- D. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for vehicles.
- E. Parking space and access aisle dimensions shall comply with the minimum requirements (see Figure 5-1). Parking spaces shall be marked.
- F. Off-street parking lots shall be so arranged and marked with adequate drives and aisles for safe and convenient maneuvering giving access to parking spaces in conformance with the standards outlined (see Figure 5-1).
- G. Curbing, bumper blocks or wheel stops shall be incorporated into parking spaces around the perimeter of the parking lot.
- H. In the C-2 Zoning District, there shall be dedicated to the Township an easement to be regulated by the Township Board, upon the advice and recommendation of the Township Planning Commission, providing for vehicle access to adjacent parking lots to minimize the need for driveways to each land use area and thereby decreasing hazards to vehicular traffic. The advice and recommendation of the Township Planning Commission shall cover the design and layout of the entire parking area, including roadways, and be based on documented findings of safe ingress and egress from the public right-of-way and maneuvering within said parking area, and such other requirements as deemed necessary to provide a safe and healthy environment for the general public.

Figure 5-1



- I. In no case shall a parking space be permitted which would necessitate the backing of a motor vehicle into a street or over a public walk.
- J. Parking spaces for handicapped citizens shall meet Michigan Barrier Free code requirements
- K. Site plans will show areas designated for storage of snow after plowing.
- L. The proposed width of entrances and exits will be reviewed to determine adequacy, but also to prevent excessively wide entrances and exits.

Section 5.04 - Off-Street Parking Requirements For Single Family and Duplex Residences

Driveways and parking spaces for single family and duplex residences must comply with side yard setback requirements.

Section 5.05 - Off-Street Loading and Unloading Area Requirements

Off-street loading and unloading spaces for specified land uses shall be reviewed at the time of site plan review and shall be provided in accordance with the following requirements.

- A. Retail Uses: All retail sales facilities will provide one (1) loading/unloading space. All retail sales facilities exceeding 10,000 square feet in floor area shall provide two (2) loading spaces plus one (1) loading space for each additional 30,000 square feet of floor area over 10,000 square feet.

- B. Industrial Uses: All industrial land uses shall provide one (1) loading/unloading space for each 10,000 square feet of floor area, with a minimum of not less than two (2) loading spaces.
- C. The Planning Commission may reduce the number of loading/unloading spaces required by this Article if during site plan review they determine that unique circumstances make application of the ordinance requirements inconsistent with the intent of this ordinance or public health, safety or welfare.
- D. All such loading and unloading areas shall have a cross section meeting the recommendations of the Township Engineer and shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area. No surface water from such loading area shall be permitted to drain onto adjoining property except through a public drain.
- E. Screening of loading and unloading areas shall comply with the landscaping requirements in Article 13 of this ordinance.
- F. Such loading and unloading space, unless adequately provided for within a building, shall be an area at least 10 feet by 30 feet, with minimum 14 foot height clearance.