

Article 7

Off-Street Parking

Township of Alabaster Rural Zoning Ordinance

Adopted November 2006

and Amended in 2013

by the

Alabaster Township Board of Trustees

Article 7: Off-Street Parking

Section 701. Application of Off-Street Parking Requirements

Parking areas shall not be located in any required residential front yard or required residential side yard except in the case of a dwelling with a driveway leading to a garage or parking area. For these cases, the driveway may be used for parking.

Where parking areas are adjacent to uses less intense than the area of concern, the Planning Commission may require in its site plan review fencing and/or screening of the parking area. This is particularly the case where parking is adjacent to a residential district.

Any time a primary building or structure is erected, enlarged, or changed in use, the zoning administrator shall examine the need for off-street parking. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of certificate of occupancy. Off-street parking shall not be permitted in the required front or side yard setback. For other than residential use, off-street parking shall be either on the same lot or within three hundred feet (300') of the building it is intended to serve, as measured from the nearest point of the building to the nearest point of the off-street parking lot. Any area once required to meet minimum off-street parking shall not be changed to any other use unless or until equal facilities are provided elsewhere within three hundred feet (300'). The Zoning Board of Appeals may grant a variance to the application of these requirements upon a showing of reasonableness related to property or use conditions.

The Planning Commission may require in its site plan review bumper blocks or curbing in the parking area.

Section 702. Handicap Parking Requirements

An applicant is required to meet the provisions for parking for handicapped person vehicles in conformance with the requirements of the State of Michigan then in effect.

Section 703. Size of Parking Space and Circulation Areas

Each parking space (also known as "parking stall") shall have a minimum width of ten feet (10') and a minimum length of twenty feet (20'). Required handicap parking space shall have dimensions as required by the State of Michigan.

Parking lots shall have circulation lanes of at least twenty-four feet (24') in width when perpendicular parking is constructed. The Zoning Board of Appeals may approve circulation lanes of less than twenty-four feet (24') if angle parking is to be provided. There shall be a clearance of at least five feet (5') from the building to any parking space or stall.

MINIMUM PARKING REQUIREMENTS

Each Parking Space

10 feet in width
20 feet in length

Each Parking Lot

Nearest building 5 feet
Nearest property line 10 feet
Circulation area: 24 feet in width

Section 704. Required Number of Parking Spaces by Use Classification

The following schedule defines the minimum number of off-street parking spaces required for the land use classifications cited in the following schedule. The Zoning Board of Appeals may classify a use not described herein by classifying it as the same as a similar use that is listed.

MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR SPECIFIC LAND USES

<u>Land Use Classification</u>	<u>Number of Parking Spaces</u>
A. Residential Land Uses	
1. Single Family Dwellings	2 .
2. Two-Family Dwellings	2 for each unit.
3. Multiple-Family Dwellings	2 for each unit.
B. Institutional Land Uses	
1. Religious Land Uses	1 for each 3 seats, or each 6 feet of pews in the main worship area. 1 for each 40 square feet of gross area of classroom or assembly hall.
2. Hospitals	1 for each bed, plus 1 for each employee on the largest shift.
3. Nursing Homes	1 for each 2 beds, plus 1 for each employee on the largest shift.
4. Elementary/Junior High Schools	1 for each teacher, employee and administrator, plus 2 visitor spaces.
5. Senior High Schools	1 for each teacher, employee and administrator, and 1 for each 5 students.

- 6. Clubs and Social Organizations 1 for each 3 members
- 7. Stadiums, Theaters, & Auditoriums 1 for each 3 seats.

C. Business and Commercial Land Uses

- 1. Retail Commercial or Shopping Center 1 for each 150 square feet of gross floor area.
- 2. Beauty or Barber Shop 2 spaces for each barber or beauty chair.
- 3. Bowling Alleys 5 for each bowling lane.
- 4. Dance Halls, Skating Rinks, and Assembly Halls without fixed seats. 1 for each two 2 persons allowed by local, county or state fire, health or building law.
- 5. Restaurants 1 for each 2 seats.
- 6. Furniture, Appliance, Household Equipment, Repair Shops, Plumbing and Electrical Establishments, Shoe Repair and similar uses. 1 for each 150 square feet of gross floor area.
- 7. Gas and Service Stations 1 at each pump if retail, plus 1 for each rack, stall or pit.
- 8. Mortuary Establishments 1 for each 30 square feet of assembly room or parlor.
- 9. Motel, Hotel or Commercial Lodging (Includes Bed & Breakfast Inns) 1.5 for each unit, plus 1 for each employee.
- 10. Vehicle Dealerships and Service Centers 1 for each 400 gross square feet of retail floor space and 1 for each auto service stall.
- 11. Retail Stores Not Otherwise Specified 1 for each 150 square feet of gross floor area.
- 12. Banks and Financial Institutions 1 for each 200 square feet of gross floor area.
- 13. Business or Professional Offices 1 for each 100 square feet of gross floor space.

D. Manufacturing and Industrial Land Use:

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| 1. Manufacturing, Industrial or Research Establishments | 1 space for each employee on the shift with the most employees or 1 space for every 1,700 gross square feet of floor space, whichever is greatest, plus 5 spaces for visitors. |
| 2. Wholesale Establishments | 1 space for each employee on the shift with the most employees or 1 space for every 1,700 gross square feet of floor space, whichever is greatest, plus 5 spaces for visitors. |

Section 705. Required Off-Street Loading Spaces

Loading spaces required under this section shall be at least fifty feet (50') long and twelve feet (12') wide. Every lot used for business or manufacturing purposes and having a building or buildings with a total floor area of at least ten thousand (10,000) square feet shall be provided with at least one off-street loading space. An additional off-street loading space shall be required for each additional twenty thousand (20,000) square feet of floor area.

Section 706. Parking Lot Lighting

The Planning Commission may determine parking lot lighting requirements and restrictions. See Light and Glare Control in Article 3.

Section 707. Trash Storage

If a dumpster or other trash storage is located in, or adjacent to, a parking or drive area, then such storage must be in the rear or side yard area and shall be enclosed by an obscuring fence. Temporary placement of a trash dumpster during construction is exempted from the fence requirement.