

Section 1800: Parking Requirements

There shall be provided in all districts at the time of erection, alteration or enlargement of any principal building or structure, automobile off-street parking space, with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

1. Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve. Such distance shall be measured in a straight line from the nearest point on the parking area to the nearest point of the building, structure or use it is intended to serve. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
2. In addition to other applicable standards of this Ordinance in general and this Article in particular, within residential districts the following additional standards shall apply.
 - a. Residential off-street parking spaces shall consist of a parking bay, strip, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve.
 - b. In single-family residential districts, the parking of vehicles in a required front yard is prohibited, except in a driveway and no driveway located in a required front yard shall occupy more than fifty (50) percent of the required front yard.
 - c. The parking or storage of junk vehicles as defined by this ordinance shall not be permitted in a residential district.
 - d. Off-street parking shall not be placed within ten (10) feet of any wall of a dwelling structure which contains openings involving living areas, and no closer than five (5) feet to any wall that does not contain such openings. Units which have garages may be permitted parking on garage aprons.
 - e. No off-street parking, maneuvering lanes, service drives or loading areas shall be located closer than ten (10) feet from any street right-of-way.
3. In all districts, any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
4. In all districts, off-street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building, structure or use.

5. Joint Use of Parking Space

- a. The joint use of parking facilities by two (2) or more uses may be granted by the Planning Commission whenever such use is practical and satisfactory to each of the uses intended to be served and when all requirements for location, design and construction can be satisfied.
 - b. In computing capacities of any joint use, the total space requirements is the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced below the sum total of the individual space requirements.
 - c. A copy of an agreement between joint users shall be filed with the application for a building permit and recorded with the Registrar of Deeds of St. Clair County. The agreement shall include a guarantee for continued use of the parking facility for each party to the joint use
6. The storage of trucks, merchandise and equipment, the display of motor vehicles for sale, or the repair of vehicles is prohibited.
 7. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission determines to be similar in type.
 8. 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 ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one (1) parking space.
 9. For the purpose of computing the number of parking spaces required, Section 210, DEFINITIONS, Usable Floor Area, shall govern.
 10. Off-street parking may be permitted in a side or rear yard unless otherwise provided in this Ordinance.
 11. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

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RESIDENTIAL

- a. *Housing for the elderly.* One (1) for each three (3) units and one for each employee; should units revert to general occupancy, then one (1) and one-half (1½) units.
- b. *Residential, One-Family.* Two (2) for each dwelling unit.
- c. *Multiple-Family.* Two (2) for each dwelling unit containing one (1) bedroom. Two and one-half (2½) for each dwelling unit containing two (2) bedrooms. Three (3) for each dwelling unit containing three (3) bedrooms.
- d. *Mobile Home Park.* Two (2) for each mobile home pad and one (1) for every three (3) mobile homes to accommodate visitor parking.
- e. *Family Day Care Home.* Two (2) plus one (1) for each non-resident employee.
- f. *Group Day Care Home* Two (2) plus one (1) for each employee. In addition, a designated drop-off area is required.
- g. *Residential Dwellings when located Above the first floor of a Principal Permitted Use* One (1) for each dwelling unit.

INSTITUTIONAL

- a. *Places of Worship.* One (1) for each three (3) seats or five (5) feet of pew in the main area of worship plus space for accessory uses.
- b. *Hospitals/Health Care Centers.* Two (2) for each one (1) bed.
- c. *Convalescent homes and nursing homes.* One (1) for every four (4) persons in residence.
- d. *Elementary or Junior high schools.* One (1) for each one (1) teacher, employee, or administrator plus the requirements for an auditorium or stadium. In addition, five (5) spaces shall be provided for visitor parking.
- e. *High Schools.* One (1) for each employee or administrator, and one (1) for each five (5) students, plus the requirements for an auditorium or stadium. In addition, ten (10) spaces shall be provided for visitor parking.
- f. *Private clubs, or lodges.* One per one hundred (100) square feet of usable floor area
- g. *Private golf clubs, swim clubs tennis clubs, or other similar uses.* One (1) for every two (2) member families or individuals plus space for accessory uses.

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- h. *Golf courses open to the general public except miniature courses.* Four (4) for each golf hole and one (1) for each employee, plus spaces required for each accessory use such as restaurant or bar.
- i. *Stadium or sports arenas or similar outdoor place of assembly.* One (1) for each three (3) seats or six (6) feet of benches.
- j. *Theaters and auditoriums.* One (1) for each three (3) seats plus one (1) for each employee.
- k. *Library, museum or post office.* One (1) for each one hundred fifty (150) square feet of usable floor space.
- l. *Nursery Schools\Day Care Centers.* Two (2) plus one (1) for each care giver or teacher, plus off-street loading space for children entering and leaving the facility.

COMMERCIAL

- a. *Auto service stations (full service).* Two (2) for each lubrication stall, rack or pit; and one (1) for each gasoline pump stand; and one (1) for each vehicle used as part of the equipment of the gasoline service station. In addition, parking for accessory uses, such as mini-markets must be provided.
- b. *Auto service stations (self serve).* One and one-half (1½) spaces for each fueling station. In addition, one (1) parking space shall be provided for each fifty (50) square feet of usable floor area in the cashier's and office areas. In no instance shall such a facility provide less than three (3) parking spaces. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel. In addition, parking for accessory uses, such as mini-markets must be provided.
- c. *Auto Wash (automatic).* One (1) for each one (1) employee.
- d. *Auto wash (self washing or coin operated).* Three (3) for each stall in addition to the stall itself.
- e. *Beauty parlor, barber shop, or salon.* Two (2) spaces for each of the first two (2) chairs, and one and one-half (1½) spaces for each additional chair.
- f. *Bowling alleys.* Five (5) for each bowling lane plus parking for accessory uses such as restaurants or bars.
- g. *Carry-out restaurants (with no eating on premises).* One (1) for each employee and one (1) for each sixty (60) square feet of usable floor area with a minimum of four (4) spaces.

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- h. *Dance halls, roller rinks, exhibition halls and assembly halls without the maximum* One (1) for each three (3) persons allowed within occupancy load as established by the fire marshal.
- i. *Drive-in restaurant.* One (1) for each employee and one (1) for each twenty-five (25) square feet of usable floor area.
- j. *Drive through uses (unless otherwise specified)* Five stacking space for each drive-through lane.
- k. *Establishments for sale and consumption, or refreshment.* One (1) for each fifty (50) square feet of usable area of the premises, of beverages, food floor area.
- l. *Funeral home or mortuaries.* One (1) for each fifty (50) square feet of usable area of assembly room and parlors.
- m. *Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or other similar uses.* One (1) for each eight hundred (800) square feet of usable floor area. (For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein).
- n. *Golf driving range.* One (1) space for each driving tee plus three (3) spaces for employees.
- o. *Hardware Stores* One (1) for each three hundred (300) square feet of usable floor area.
- p. *Ice skating or roller rink.* One (1) for each seat or six (6) feet of benches, or one (1) for each one hundred and fifty (150) square feet of skating area, whichever is greater.
- q. *Laundromats and coin operated machines.* One (1) for each two (2) dry cleaners.
- r. *Miniature golf courses.* Two (2) spaces per hole plus three (3) additional spaces to accommodate employees.
- s. *Motel/hotel, bed and breakfast* One (1) for each rental unit, plus two (2) additional spaces for management and/or service personnel.
- t. *Motor vehicle sales establishments.* One (1) for each two hundred (200) square feet of usable floor area of sales room plus one (1) for each auto service stall in the service room if provided.
- u. *Pool hall or club.* One (1) for each three (3) persons allowed within the maximum occupancy load as established by the fire marshal.
- v. *Retail stores except as otherwise specified herein.* One (1) for each one hundred and fifty (150) square feet of usable floor area.

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- w. *Self storage rental.* One (1) space for each employee and one (1) space for each fifty (50) storage rental units.
- x. *Shopping center and super markets* One (1) for each one hundred (150) square feet of usable floor area for the first fifteen thousand (15,000) square feet. One (1) for each two hundred (200) square feet for the next fifteen thousand and one (15,001) to four hundred fifty thousand (450,000) square feet of usable floor area. One for each two hundred fifty (250) square feet for that area in excess of four hundred fifty thousand (450,000) square feet of usable floor area.
- y. *Amusement arcade.* One (1) for each one (1) game table and one (1) for each amusement device.
- z. *Athletic clubs, exercise establishments, health studios, sauna baths, martial arts* One (1) parking space for each three (3) persons allowed within the maximum occupancy load as studios and other similar uses. established by local, county or state fire, building or health codes plus one (1) space per employee. In those instances where memberships are provided for, not less than one (1) space per each five (5) memberships shall be provided plus one (1) space per employee.

OFFICES

- a. *Banks.* One (1) for each one hundred (100) square feet of usable floor area.
- b. *Banks (drive-through only).* One (1) for each employee.
- c. *Business offices or professional offices except as indicated the following item (d).* One (1) for each two hundred (200) square feet of usable floor area.
- d. *Professional offices or clinics of doctors, dentists or similar professions* One (1) for each one hundred (100) square feet of usable floor area.

INDUSTRIAL

- a. *Industrial or research establishments.* Five (5) plus one (1) space for every one and one half (1½) employees in the largest working shift or five (5) plus one (1) space for every 450 square feet of usable floor area, whichever is greater. Space on the site will also be provided for all construction workers during periods of plant construction.

- b. *Wholesale establishments.* *One (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater.*

Section 1810: Layout, Standards, Construction and Maintenance

Any permanent off-street parking facility, unless otherwise specified in this section, shall be laid out, constructed and maintained in accordance with the following standards and regulations:

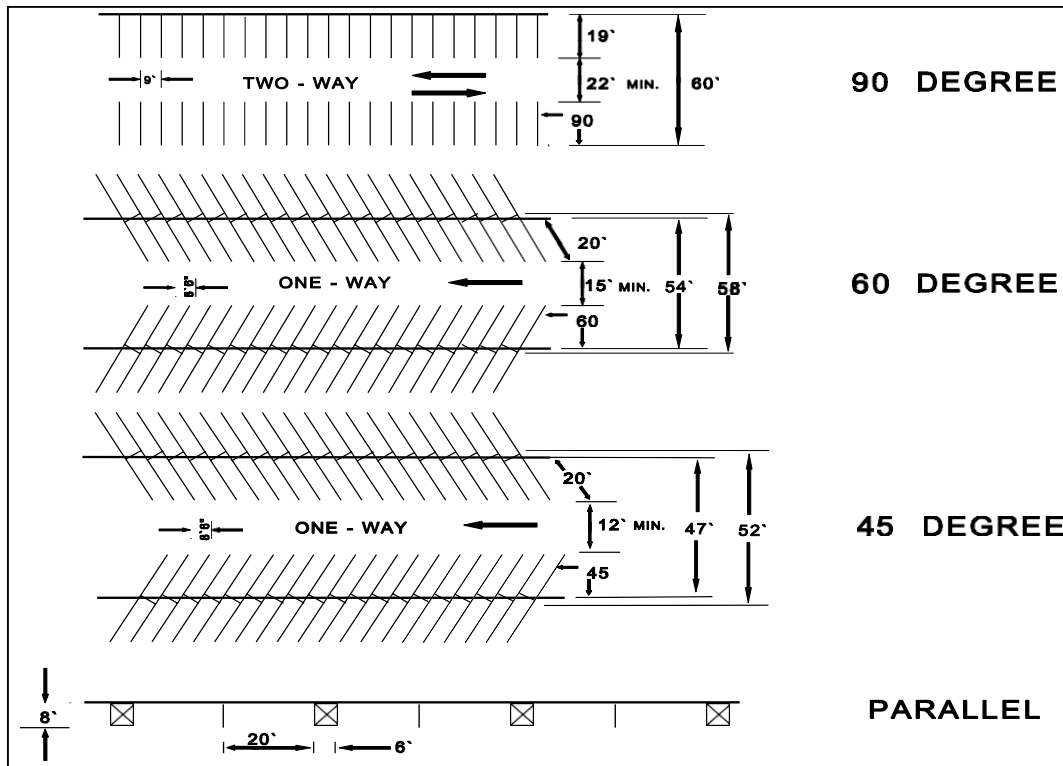
1. No parking lot shall be constructed without review and approval by the City Engineer and review by the Zoning Administrator or Planning Commission. Applications for a permit shall be submitted to the City in such form as may be determined by the Zoning Administrator and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this Article will be fully complied with.
2. Adequate ingress and egress to the parking lot shall be provided. The City Engineer shall have full power to regulate and determine the places of ingress and egress so that traffic on the streets and highways of the City shall be controlled, regulated and coordinated and to require the installation and maintenance of suitable barriers to insure the safety of pedestrians passing any such parking lot, in order to provide for the greatest possible public safety and welfare. Such necessary directional signs and controls as are required by the City shall be established and maintained by the owner or lessee of the parking lot.
3. Except for one-family or two-family uses, no building, structure or land shall be erected or used for parking or driveway purposes for three (3) or more required parking spaces unless a parking plan therefore has been approved by the Building Inspector.
4. All parking spaces shall be clearly striped with lines at least four (4) inches in width.
5. Except for parallel parking, where parking abuts a private sidewalk or other on-site pavement at least five (5) feet in width, two (2) feet may be credited toward the total required parking space length.
6. All parking lots shall have access from a clearly limited and defined driveway not less than fifteen (15) feet wide for a one-way and twenty-two (22) feet wide for two-way traffic.
7. Plans for the layout of parking facilities shall be in accord with the following minimum requirements:

Parking Pattern	Aisle	Parking Space	Parking Space	Total Width of One Tier of	Total Width of Two Tiers of
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Pattern	Width *	Length	Width	Spaces + Aisle	Spaces + Aisle
0° (parallel)	12 ft.	23 ft.	8 ft.	20 ft.	28 ft.
30° to 53°	12 ft.	20 ft.	8.5 ft.	32 ft.	52 ft.
54° to 74°	15 ft.	20 ft.	8.5 ft.	36 ft.	58 ft.
75° to 90°	20 ft.	20 ft.	9 ft.	40 ft.	60 ft.

* *The required aisle width may be reduced by not more than four (4) feet provided that the width of each parking space shall be increased by a dimension not less than the reduction of the aisle width for that portion of the parking area so reduced.*

8. The required number, size and spacing of handicapped parking spaces shall be determined by State rules and regulations.
9. Parallel parking spaces shall be twenty (20) feet in length with a six (6) foot maneuvering space for each two (2) parking spaces.
10. All parking spaces shall have access from an aisle on the site. Backing directly onto a site should be prohibited.
11. Vehicular access to a parking lot shall not be across any zoning district that would not permit the principal use or parking lot.
12. The Planning Commission may require the posting of such traffic control signs as deemed necessary to promote vehicular and pedestrian safety.
13. Bumper stops, curbing or wheel blocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, fence or buffer strips or upon any building adjacent to the parking lot.



14. All required parking spaces, drives and aisles shall be hard-surfaced with concrete curbing, except for such seasonal and transient uses as City parks, golf courses, carnivals, stadiums and sports arenas and like uses. Driveways for residential uses shall be constructed of asphalt paving, concrete, or ornamental pavers.
15. All interior and abutting streets shall have rights-of-way of a sufficient width to accommodate the vehicular traffic generated by the uses permitted in the district or adequate provision shall be made at the time of the approval of the parking plan for such sufficient width of rights-of-way. The right-of-way provided to satisfy this condition shall conform to the right-of-way standards as provided by the City.
16. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty-five (25) feet distant from adjacent property located in any single-family residential district.
17. Off-street parking areas shall be drained so as 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.
18. Where access to the off-street parking facility is onto an unpaved street, provisions shall be made for paving one-half (1/2) of the street abutting the length of the property in accordance

with the standards set by the City. Such provisions shall consist of a cash deposit or letter of credit in an amount equal to the estimated accessible cost of said improvement in accordance with the standard policy of the City of Marysville. Said money or letter of credit shall be returned after three (3) years if the improvement is not carried out.

19. Maneuvering lanes serving angle parking shall permit one-way traffic movements only; lanes serving right angle parking may permit two-way movement. The mixing of one-way and two-way movements within a lot shall be permitted only in exceptional instances and with the approval of the Planning Commission.
20. Dead-end off-street parking aisles are discouraged, especially in connection with business uses. Such aisles should be no more than eight (8) spaces deep and should in any case, be used only when there is no reasonable alternative. If more than eight (8) spaces deep, the layout shall provide a means for vehicles to turn around if all spaces are occupied.
21. Except for single-family and two-family residential uses, adequate lighting shall be provided throughout the hours when the parking area is in operation. All lighting shall be in conformance with Section 1655, Exterior Lighting.
22. The Planning Commission may require the joining of parking lots in adjacent parcels in order to reduce the number of curb cuts onto a public street and to facilitate movement between sites.
23. Parking lot trees shall be provided in accord with Section 1620, Landscaping.
24. Walls and Berms shall be provided in accord with Section 1625, Walls and Berms.

Section 1820: Off-Street Loading and Unloading

On the same premises with every building, structure or part thereof, 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 in order to avoid undue interference with public use of dedicated streets or alleys. Such space shall be provided as follows:

1. Unless otherwise indicated, all spaces shall be laid out in the dimensions of at least ten feet by fifty feet (10 x 50), with a clearance of at least fourteen (14) feet in height.
2. Loading space may be enclosed.
3. Loading dock approaches shall be provided with a pavement having an asphaltic or cement binder so as to provide a permanent durable and dustless surface.

4. Access to a loading space shall be provided directly from a public street or alley and such space shall be so arranged as to provide sufficient off-street maneuvering space as well as adequate ingress to and from a street or alley.
5. Unless otherwise indicated, loading space is permitted in a rear yard only. In exceptional instances, loading space may be permitted in a side yard with approval of the Planning Commission, provided that such location is necessitated by the site conditions, the side yard is not a street yard and provided that the area is screened from view from any public street.
6. Loading space shall be distinct from and shall not interfere with parking aisles or spaces.
7. The Planning Commission may waive or modify loading requirements where unusual circumstances exist.
8. Within an RO, C-1, C-2 or C-3 District, off-street loading and unloading shall be provided according to the following provisions:
 - a. For office buildings of less than twenty thousand (20,000) square feet in gross floor area, at least one (1) loading space with minimum dimensions of nine feet by twenty feet (9 x 20), separate from off-street parking, shall be provided and may be located in any yard.
 - b. For office buildings greater than twenty thousand (20,000) square feet loading shall be provided at the ratio of one space for each forty thousand (40,000) square feet above twenty thousand (20,000) square feet.
 - c. For commercial uses, loading shall be provided at the ratio of ten (10) square feet per front foot of building.
 - e. For automobile service stations, required loading space may be located in any yard.
 - d. Where a public alley exists or is provided at the rear of buildings, the loading requirements may be computed from the center of said alley.
6. All spaces in an IRO, M-1 or M-2 District shall be provided in the following ratio of spaces to usable floor area:
 - a. For uses with a gross floor area of less than twenty thousand (20,000) square feet, one (1) loading space shall be provided.
 - b. For uses with a gross floor area from 20,000 to 100,000 square feet, one (1) loading space shall be provided plus one (1) space for each additional fifty thousand (50,000)

square feet.

- c. For uses with a gross floor area from one hundred thousand to five hundred thousand (100,000 to 500,000) square feet, three (3) loading spaces shall be provided plus one (1) space for each fifty thousand (50,000) square feet in excess of one hundred thousand and one (100,001) square feet.
7. Unless otherwise provided, within any zoning district, loading space shall be provided for uses other than single family or multiple family dwellings as follows:
 - a. Funeral homes and mortuaries shall provide one loading space for each five thousand (5,000) square feet of gross floor area plus one space for each additional ten thousand (10,000) square feet.
 - b. For hospitals and similar uses of less than ten thousand (10,000) square feet in gross floor area, at least one (1) loading space with minimum dimensions of nine feet by twenty feet (9 x 20), separate from off-street parking, shall be provided and may be located in any yard.
 - c. For hospitals and similar uses with a gross floor area of ten thousand (10,000) square feet or greater, one (1) loading space shall be provided plus one (1) space for each fifty thousand (50,000) square feet in excess of ten thousand (10,000) square feet.
 - d. For all other uses, one (1) space shall be provided per building or use. The Planning Commission shall determine the appropriate size of such space.