

VILLAGE OF CARO ZONING ORDINANCE

**ARTICLE 21 OFF-STREET PARKING AND
LOADING/UNLOADING**

Section 2100 OFF-STREET PARKING REQUIREMENTS:

There shall be provided in all districts, at the time of erection or enlargement of any main 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, and may be provided by the Village, as hereinafter prescribed:

1. Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard nor within a minimum side yard set-back unless otherwise provided in this Ordinance.
2. 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, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots of parcels intended for use as parking by the applicant.
3. Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of Section 1802. ACCESSORY BUILDINGS of this Ordinance.
4. Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal facilities are provided elsewhere.
5. Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
6. In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Board of Appeals may grant an exception.
7. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited.

8. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission considers is similar in type.
9. 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 (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
10. For the purpose of computing the number of parking spaces required, the definition of USABLE FLOOR AREA in ARTICLE 2, DEFINITIONS, Section 201 shall govern.
11. The minimum number of off-street parking spaces by type of use, including applicable accessory uses shall be determined in accordance with the following schedule:

	USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
a.	RESIDENTIAL	
	(1) Residential, One-Family and Two-Family.	Two (2) for each dwelling unit.
	(2) Residential, Multiple-Family.	Two (2) for each dwelling unit.
	(3) Housing for the elderly	One (1) for each two (2) units, and one (1) for each employee. Should units revert to general occupancy, then two (2) spaces per unit shall be provided.
	(4) Mobile Home Park	Two (2) for each mobile home site and one (1) for each employee of the mobile home park.
b.	INSTITUTIONAL	
	(1) Churches or temples	One (1) for each three (3) seats or six (6) feet of pews in the main unit of worship.
	(2) Hospitals	One (1) for each one (1) bed.
	(3) Homes for the aged and convalescent homes.	One (1) for each six (6) beds, plus one (1) for each staff member.
	(4) Elementary and junior high schools.	One (1) for each one (1) teacher, employee or administrator, in addition to the requirements of the auditorium. One (1) space per two class rooms if there is no required auditorium parking

	USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
	(5) Senior High Schools	One (1) for each one (1) teacher, employee, or administrator and one (1) for each ten (10) students, in addition to the requirements of the auditorium.
	(6) Private clubs or lodge halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local county, or state fire, building or health codes.
	(7) Private golf clubs, swimming pool clubs, tennis clubs, or other similar or bar.	One (1) for each two (2) member families or individuals plus spaces required for each accessory use, such as a restaurant.
	(8) Golf courses open to the general public except miniature or "par-3" courses.	Six (6) for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar.
	(9) Stadium, sports arena, or similar place of out door assembly.	One (1) for each three (3) seats or six (6) feet of benches.
	(10) Theaters and auditoriums.	One (1) for each three (seats) plus one (1) for each two (2) employees.
	(11) Nursery school, day nurseries or child care centers.	One (1) for each staff member per state license plus one (1) for every three (3) children.
	(12) Par 3 Golf Course	Four (4) for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar.
	(13) Miniature Golf Courses	Two (2) for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar.
c.	BUSINESS AND COMMERCIAL	
	(1) Auto wash (self-service or coin operated).	Four (4) spaces or stacking spaces for each washing stall in addition to the stall itself.
	(2) Beauty parlor or barber shop.	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 ½) spaces for each additional chair.

	USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
	(3) Bowling alleys.	Five (5) for each (1) bowling lane plus accessory uses.
	(4) Dance halls, or billiard parlors, roller or skating rinks, exhibition halls, and assembly halls without fixed assets.	One (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes.
	(5) Establishment for sale and consumption on the premises of beverages, food or refreshments.	One (1) for each seventy-five (75) square feet of usable floor space or one (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes, whichever is greater.
	(6) Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair, and other similar uses.	One (1) for each eight hundred (800) square feet of usable floor area. (For that floor area used in repair, assembly or other processes, one (1) additional space shall be provided for each two (2) persons employed therein.)
	(7) Gasoline service stations.	Two (2) for each lubrication stall or rack, and one (1) for each gasoline pump.
	(8) Laundromats and coin operated dry cleaners.	One (1) for each two (2) washing and/or dry-cleaning machines.
	(9) Mortuary establishments.	One (1) for each fifty (50) square feet of parlor area floor space.
	(10) Motel, hotel, or other commercial lodging establishments.	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee.
	(11) Motor vehicle sales and service establishments.	One (1) for each two hundred (200) square feet of usable floor space of sales room and two (2) for each one (1) auto service stall in the service room.
	(12) Retail stores.	One (1) for each one hundred and fifty (150) square feet of useable floor space except as otherwise specified herein.
d.	OFFICES	
	(1) Banks	One (1) for each one hundred (100) square feet of usable floor space and six (6) stacking spaces per drive-thru window.

	USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
	(2) Business offices or professional offices except as indicated in the following item (3).	One (1) for each two hundred (200) square feet of usable floor space.
	(3) Professional offices of doctors, dentists or similar professions.	One (1) for each fifty (50) square feet of useable floor area in waiting rooms, and one (1) for each examining room, dental chair or similar use area.
e.	INDUSTRIAL	
	(1) Industrial or research establishment, and related accessory offices.	Five (5) plus one (1) for every one and one-half (1 ½) employees in the largest working shift. Space on site shall also be provided for all construction workers during periods of plant construction.
	(2) Warehouses and wholesale establishments and related accessory offices.	Five (5) plus one (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of useable floor space, whichever is greater.

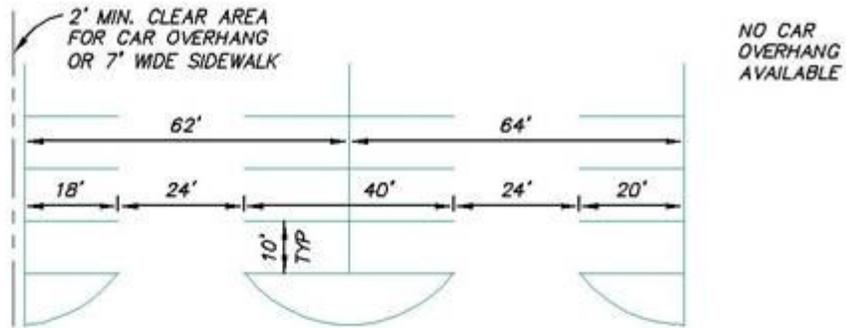
Section 2101 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

Whenever an off-street parking area for a use other than a single-family or two family dwelling unit is constructed or expanded (including paving an unpaved parking lot) such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

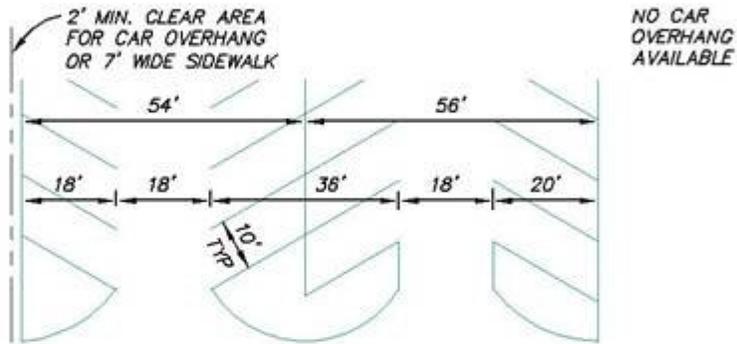
1. No parking lot shall be constructed unless and until a permit therefore is issued by the zoning administrator. Applications for a permit shall be submitted to the zoning administrator in such form as may be determined by the village council. The zoning administrator shall determine whether the application requires site plan review (see 2. below) or zoning administrator (see 3. below). If the application requires only zoning administrator approval, it shall be accompanied with two (2) sets of site plans for the development and construction of the parking lot showing that the provisions of this section will be fully complied with. If the application requires site plan approval it shall be submitted with a site plan application as required by Section 24.
2. A parking lot construction or expansion project shall require site plan review in the following instances:
 - a. The parking lot is expanded by at least 20% in area.

- b. The property is zoned any district except RA-1, RA-2 or RB and is adjacent to property that is zoned either RA-1, RA-2 or RB.
 - c. The parking lot construction or expansion project requires the demolition or removal of a building or structure greater than 50 square feet in area.
 - d. If the parking lot is being developed as part of a project requiring site plan review, these drawings will be incorporated into the site plan required under Article 24.
3. A project which involves the repair or resurface of an existing parking lot shall be reviewed and approved by the zoning administrator and shall not require site plan review, provided:
- a. None of Section 2101.2 above applies.
 - b. The applicant adequately demonstrates that the project will not increase runoff.
 - c. The applicant adequately demonstrates that the project will not negatively impact the village's storm sewer system.
 - d. The zoning administrator reserves the right to have the plans reviewed by the village engineer in instances where A. through C. above are questionable or he feels it is in the interest of public health, safety and welfare to do so.
4. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:
- a. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
 - b. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
 - c. All maneuvering lane widths shall permit one-way traffic movement, except that the 90° pattern may permit two-way movement.
 - d. 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 from adjacent property located in any single-family residential district, and shall also be at least twenty-five (25) feet from the intersection of right of way lines on a corner lot.
 - e. The off-street parking area shall be provided with a continuous and obscuring wall not less than four feet six inches (4' – 6") in height measured from the surface of the parking area. This wall shall be provided on all sides where the next zoning district is designated as a residential district.

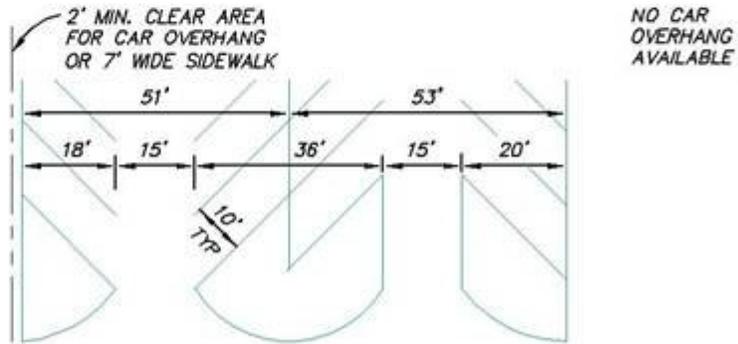
- f. When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with grass, deciduous shrubs, evergreen material and ornamental trees. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- g. The entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be paved with a concrete or bituminous surface in accordance with specifications approved by the Village Engineer.
- h. 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.
- i. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.
- j. In all cases where a wall extends to an alley which is a means of ingress and egress to an off-street parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
- k. The Planning Commission or Zoning Administrator, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances no good purpose would be served by compliance with the requirements of this section.



90° PARKING



60° PARKING



45° PARKING

FILE: Text has precedence over illustration



PREPARED BY
ROWE INCORPORATED
 128 N. Saginaw St. Lapeer, MI (810)-664-9411

DATE: FEB 2004

FILE:

VILLAGE OF CARO
 SECTION 8 - FIGURE 2

Section 2102 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 rights-of-way. Such space shall be provided as follows:

1. Within the office and commercial districts, loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the instance of OS-1 Districts loading space shall be provided in the ratio of five (5) square feet per front foot of building. Where an alley exists, setback and loading requirements may be computed from the center of said alley.
2. Within an I District, all spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphalt of Portland cement binder so as to provide a permanent, durable and dustless surface. All spaces in I-1 and I-2 Districts shall be provided in the following ratio of spaces to floor area:

GROSS FLOOR AREA (IN SQUARE FEET)	LOADING AND UNLOADING SPACE REQUIRED
0 — 1,400	None
1,401 — 20,000	One (1) space
20,001 — 100,000	One (1) space plus one (1) space for each twenty thousand (20,000) square feet in excess of twenty thousand and one (20,001) square feet.
100,001 and over	Five (5) spaces

3. All loading and unloading in an Office, Commercial or Industrial District shall be provided off-street in the rear yard or interior side yard, and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in said exterior side yard when the setback is equal to at least fifty (50) feet.