

ARTICLE 15
PARKING

5

Sec. 15-01 Off-Street Parking Requirements

(a) **Intent and Scope of Application.** Compliance with the off-street parking regulations set forth herein shall be required as follows:

10

(1) **General Applicability.** For all buildings and uses established after the effective date of this Article, off-street parking shall be provided as required in this Section prior to issuance of a permit under *Section 23-04*. However, where a building permit has been issued prior to the effective date of the Ordinance and construction has been diligently carried on, compliance with the parking requirement, at the time of issuance of the building permit, shall be required.

15

(2) **Change in Use or Intensity.** Whenever use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Article for the new use. 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, additional off-street parking shall be provided for such increase in intensity of use.

20

(3) **Existing Parking Facilities.** Off-street parking facilities in existence on the effective date of this Ordinance, in connection with the operation of any existing building or use, shall not be reduced below, or if already less than, shall not be further reduced below the requirements for the use being served as set forth in this Article. Any area designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere in accordance with the provisions of this Article.

25

(4) **Additional Off-Street Parking.** Nothing in this Article shall be deemed to prevent voluntary establishment of off-street parking facilities to serve an existing use of land or buildings, provided all such parking is in conformance with the regulations set forth herein, provided the amount of parking does not exceed the limits set under *Subsection (d)(6)*.

30

35

5 (5) **Review and Permit Requirements.** In the event that new off-street parking is proposed as part of a development requiring site plan review, the proposed parking shall be shown on the site plan submitted to the Planning Commission for review. In the event that proposed off-street parking is not part of a development requiring site plan review, the applicant shall submit a sketch plan to the Township Planner for review and approval. The site plan shall indicate the location of the proposed parking in relation to other uses on the site and on adjoining sites, the proposed means of ingress and egress, the number and dimensions of parking spaces, and the method of surfacing.

10 (b) **General Requirements.** In all zoning districts, off-street vehicle parking facilities shall be provided and maintained as herein prescribed:

15 (1) **Location**

20 a. **Proximity to Building or Use Being Served.** Required off-street parking shall be located either on the same zoning lot, or within three hundred (300) feet of the building or use it is intended to serve, measured from the nearest point of the building or use to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.

25 b. **Within Yards.** Off-street parking spaces shall be located in accordance with the parking lot setback standards of the zoning district, provided that all landscaping and berm requirements in *Section 14-02* are complied with.

30 (2) **Residential Parking**

35 a. For all Single Family Residential Districts except R-4 and R-5, residential parking shall consist of an enclosed attached garage providing two (2) or more parking spaces, for each dwelling on the property, and shall be served by a paved driveway from said garage to the access road or alley.

b. Off-street parking spaces in Single Family Residential Districts shall consist of a parking strip, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve. No

parking shall be permitted on a regular basis on lawns or other unpaved areas on residential lots, with the exception of approved gravel parking areas.

5 c. No person shall park any motor vehicle between the building and a
public right-of-way or easement of access, except on a parking strip,
parking bay, driveway, attached garage, or combination thereof; and
further, that any such parking in the front yard shall not exceed twenty
10 percent (20%) of the area between the building and right-of-way or
easement. The provisions of **Section 13-01** of this Ordinance shall
apply. Carports are specifically prohibited.

15 (3) **Control of Off-Site Parking.** It shall be unlawful to park or store any
motor vehicle on private property without the expressed or implied
consent of the owner, holder, occupant, lessee, agent, or trustee of the
private property. Where required parking is permitted on land other than
on the same lot as the building or use being served, the land on which the
parking is located shall be under the same ownership or recorded
20 agreements for shared parking shall be provided.

25 (4) **Access to Parking.** Each off-street parking space shall open directly onto
an aisle or driveway of sufficient width and design to provide safe and
efficient access to or from a public road or alley in a manner that will least
interfere with the smooth flow of traffic.

30 (5) **Collective Use of Off-Street Parking.** Off-street parking space for
separate buildings or uses may be provided collectively subject to the
following:

35 a. The total number of spaces provided shall not be less than the number
which would be required if the spaces were provided separately.
However, the Planning Commission may reduce the total number of
spaces provided collectively by up to twenty-five percent (25%) upon
making the determination that the parking demands of the uses being
served will not be at the same time of day or same day of the week or
for a use that has a shared driveway with an adjacent use or a service
drive connection with an adjacent use.

b. Each use served by collective off-street parking shall have direct access to the parking without crossing roads.

5 c. The collective off-street parking shall not be located farther than five hundred (500) feet from the building or use being served.

d. Written easements that provide for continued use and maintenance of the parking shall be submitted to the Township for approval.

10 e. A change in use that does not comply with the above standards will be required to provide the required parking.

(6) **Storage and Repair Prohibited.** The use of required parking and loading areas for refuse storage stations/dumpsters, storage or display of merchandise, sale of motor vehicles, storage of inoperable vehicles, or for vehicle or machinery repair or maintenance is expressly prohibited. The use of semi-trailers for storage purposes on the premises for five (5) or more consecutive days is prohibited. Emergency service required to start vehicles shall be permitted.

15
20
25 (7) **Duration.** Except when land is used as permitted storage space in direct connection with a legitimate business, there shall be a twenty-four (24) hour time limit for parking in non-residential off-street parking areas, provided that it shall be unlawful to permit the storage of wrecked, inoperable, or junked vehicles in any parking area in any district for any period of time.

(c) **Schedule of Off-Street Parking Requirements.** The amount of required off-street parking space shall be determined in accordance with the following schedule.

30

Table 15-01.1	
Schedule of Off-Street Parking Requirements	
Use	Number of Minimum Parking Spaces per Unit of Measure
Residential Uses	
Congregate Care & Dependent Care (Convalescent/ Nursing Home Units)	One (1) space per each four (4) beds or two (2) rooms, whichever is less, plus one (1) space for each employee during peak shift
Manufactured Home Parks	Two (2) spaces for each manufactured home site, plus one (1) visitor space for every three (3) sites which shall be located convenient to the area served, in addition to one (1) parking space for each three hundred (300) sq. ft. of building area for accessory buildings, such as clubhouses & offices

CHARTER TOWNSHIP OF BRIGHTON ZONING ORDINANCE

Table 15-01.1 Schedule of Off-Street Parking Requirements	
Use	Number of Minimum Parking Spaces per Unit of Measure
Multiple-Family Dwelling Units	Two (2) spaces for each dwelling unit, plus 1 per three hundred (300) sq. ft. of floor area in community buildings, and 1 per 5 units designated for visitor parking
Single Family Dwelling Units	Two (2) spaces per each dwelling unit
Senior Independent Housing	One & one-half (1.5) spaces per unit
Senior "Interim Care" & "Intermediate Care" Units	One (1) space per each room or two (2) beds, whichever is less, plus one (1) space per each employee expected during the peak shift
<p>Note: In addition, multiple family & attached single family developments shall be required to provide supplemental guest off-street parking equal to at least twenty percent (20%) of the space required by the above requirements. Should senior developments revert to general occupancy, the requirements for multiple family housing shall be met.</p>	
Institutional or Public Uses	
Churches, Temples, Places of Worship	One (1) space for each three (3) seats or six (6) lineal feet of pews in the main unit of worship
Group Day Care Homes, Adult Foster Care Group Homes, & Children's Homes	One (1) space per four clients plus one (1) space per each employee plus designated drop-off spaces
Hospitals	One (1) space for every two (2) beds plus one (1) for each five (5) outpatients plus one (1) additional space for each employee
Municipal Office Buildings	One (1) space per two hundred fifty (250) sq. ft. gross floor area
Museum, Library, Post Office, Cultural Center, or Similar Facility	One (1) space for each three hundred (300) sq. ft. of floor space, plus one (1) space per employee
Public Utility Use	One (1) space per every employee on the maximum shift
Schools, Primary	One (1) space for each teacher, employee, or administrator in addition to the requirements of the auditorium or other public meeting spaces
Schools, Secondary	One (1) space for each teacher, employee, or administrator, plus one (1) space for each ten (10) students, in addition to the requirements of the auditorium or other public meeting spaces
Theaters, & Auditoriums, & Community Centers	One (1) space for each three (3) persons who may be legally admitted at one time according to the occupancy load established by local, county & state codes, plus one (1) space per one (1) employee
Retail Uses	
Bookstores	One (1) space per two hundred (200) sq. ft. useable floor area
Furniture & Appliance Sales, Household Equipment, Repair Shops, Showrooms of a Plumber, Decorator, Electrician, or Similar Trade, or Similar Uses	One (1) space for each eight hundred (800) sq. ft. of usable floor area plus one (1) space for each employee
General Retail Business/Supermarkets	One (1) space for every two hundred (200) sq. ft. of usable floor area, plus one (1) space for each employee
Home Improvement Centers	One (1) space per two hundred fifty (250) sq. ft. useable floor area
New & Used Automobile Dealerships	One (1) space for each two hundred (200) sq. ft. of usable floor area exclusive of service areas, plus one (1) space for each auto service stall in the service area, plus one (1) space for each employee. Vehicles on display pods shall not be included in parking requirements
Outdoor Commercial Display & Sales	One (1) space for each five hundred (500) sq. ft. of land area being used for display, plus one (1) space for each employee
Boat, Recreational Vehicle & Motorcycle Dealerships	One (1) space per eight hundred (800) sq. ft. useable floor area, plus 2 spaces per each vehicle sales service bay
Shopping Centers with Multiple Tenants	One (1) space for each 250 sq. ft. of useable floor area

CHARTER TOWNSHIP OF BRIGHTON ZONING ORDINANCE

Table 15-01.1	
Schedule of Off-Street Parking Requirements	
Use	Number of Minimum Parking Spaces per Unit of Measure
Service Uses	
Automotive Repair Shops	One (1) space for each employee plus three (3) stacking spaces for each service or repair bay
Automobile Wash, Automatic	One (1) space for each two (2) employees, plus stacking equal in number to sixteen (16) spaces for each wash lane
Automobile Wash, Self-Service	Five (5) stacking spaces for each washing stall in addition to the stall itself, plus 2 drying spaces for each washing stall
Banks & Financial Institutions	One (1) space for every two hundred (200) sq. ft. of usable floor area, plus one (1) space for each employee. For those financial institutions with drive-up windows or remote tellers, there shall be provided six (6) stacking spaces for the first window, plus three (3) spaces for each additional window
Bars, Lounges, Taverns, Nightclubs (Majority of Sales Consist of Alcoholic Beverages)	One (1) space per seventy (70) sq. ft. useable floor area or one-half (0.5) space per seat, whichever is greater, plus any spaces required for any banquet or meeting rooms
Beauty or Barber Shops	Three (3) spaces per each beauty or barber chair plus three (3) spaces per chairs used for other services such as nail care & shoe shines
Child Care Centers, Nursery Schools, Day Nurseries	At least one (1) drop off/pick-up parking space shall be provided for each five (5) children for whom care is provided, with a minimum of three (3) drop off/ pick-up parking spaces, plus one (1) parking space per employee (defined as the maximum number of staff on duty at a time).
Pick-up windows such as pharmacies, but not including drive through restaurants	All establishments providing a drive-through pick-up window require four (4) stacking spaces.
Dry Cleaners	One (1) space per five hundred (500) sq. ft. useable floor area
Laundromats & Coin-Operated Dry Cleaners	One (1) space for each two (2) washing &/or dry-cleaning machines
Mini or Self Storage Warehouse	Minimum of six (6) spaces
Mortuaries, Funeral Homes	One (1) space for each fifty (50) sq. ft. of useable floor area plus one (1) for each employee
Motel, Hotel or other Commercial Lodging Establishments	One (1) space per guest room, plus one (1) space per one hundred (100) sq. ft. of lounge, restaurant, conference or banquet rooms or exhibit space
Personal Service Establishments Not Otherwise Specified	One (1) space per three hundred (300) sq. ft. of usable floor area, plus one (1) space per employee
Restaurants, Fast-Food, including drive-through	One (1) space per seventy-five (75) sq. ft. of eating area, plus one (1) space for each employee. Eight stacking spaces shall be required for drive-through lane
Restaurants, Full-Service	One (1) space per two (2) seats, plus one (1) space for each employee
Restaurants, Take Out	Six (6) spaces per service or counter station, plus one (1) space for each employee
Service Stations	Two (2) spaces for each service or repair bay, plus one (1) space for each employee. In addition, convenience stores operated in conjunction with an auto service station shall provide one (1) space for every two hundred fifty (250) sq. ft. of store area
Video Rental Establishments	One (1) space per one hundred (100) sq. ft. useable floor area, with a minimum of eight (8) spaces provided
Office Uses	
Business & Professional Offices, except as Otherwise Specified	One (1) for each two hundred (200) sq. ft. of usable floor area

Table 15-01.1 Schedule of Off-Street Parking Requirements	
Use	Number of Minimum Parking Spaces per Unit of Measure
Professional Offices of Doctors, Dentists, & Similar Medical Professions	One (1) space for each one hundred fifty (150) sq. ft. of usable floor area with a minimum of four (4) spaces, plus one (1) space for each employee
Industrial Uses	
Manufacturing Establishments, or Establishments for Industrial Production, Processing, Assembly, Compounding, Preparation, Cleaning, Servicing, Testing, Repair, plus Accessory Business Offices & Storage Facilities	Five (5) spaces plus one (1) space per employee on the largest working shift, but with a minimum of one (1) space per five hundred (500) sq. ft. of gross floor area.
Wholesale & Warehouse Establishments	Five (5) spaces plus one (1) space for every one (1) employee in the largest working shift, or one (1) space for every one thousand seven hundred (1,700) sq. ft. of usable floor area, whichever is greater
Recreation Uses	
Athletic Fields	Twenty-five (25) spaces per field
Batting Cages	Two (2) spaces per cage
Bowling Alleys	Five (5) spaces per bowling lane, plus one (1) for each employee & additional spaces as may be required for restaurants, bars, or other affiliated uses
Commercial Outdoor Recreation Centers	One (1) space per two hundred (200) sq. ft. gross floor area
Dance Halls, Health Spas, Pool or Billiard Parlors, Skating Rinks, Exhibition Halls, & Assembly Hall without Fixed Seats	One (1) space for each two (2) persons allowed by the maximum occupancy load as established by local, county, or state fire, building, or health codes
Golf Courses, Public or Private	Six (6) spaces for each golf hole, plus one (1) for each employee, plus parking spaces as may be required for clubhouse, restaurant, pro shop, or other affiliated facilities
Ice/Roller Skating Rink	One (1) space per one hundred fifty (150) sq. ft. gross floor area
Marina	One (1) space for each boat berth, not to include area required for winter boat storage, plus additional spaces as may be required for other uses such as clubhouse
"Miniature" or "Par 3" Golf	Three (3) spaces for each hole, plus one (1) space for each employee
Private Clubs & Lodges	One (1) space for each two (2) persons who may be legally admitted at one time according to the occupancy load established by local, county, & state fire, building, or health codes, plus one (1) space per employee
Stadium, Sports Arena, or Similar Place of Assembly	One (1) space for each three (3) seats or six (6) lineal ft. of benches
Theater, Cinema	One (1) space per each four (4) seats, plus four (4) spaces per screen or stage
Video Arcades	Two (2) spaces per machine, plus one (1) space for each employee

(d) **Standards for Parking Space Requirements.** The following standards shall be used in determining the required number of parking spaces:

- 5 (1) **Definition of Floor Area.** For the purposes of computing the number of parking spaces required, "usable floor area" shall be measured in accordance with the definition of floor area, usable provided in **Section 25-04.**

(2) **Units of Measurement**

5 a. **Fractional Spaces.** 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 b. **Employee Parking.** Parking spaces required for employees shall be based on the maximum number of employees on the premises at any one (1) time.

15 c. **Bench Seating.** In calculating bench seating for places of assembly, each twenty-four (24) inches of benches, pews or other such seating, shall be counted as one (1) seat.

d. **Stacking Space.** Each required drive-through stacking space shall be twenty (20) feet long and nine (9) feet wide.

20 (3) **Uses Not Cited.** For those uses not specifically mentioned, the requirements for off-street parking for a similar use shall apply, subject to review by the Planning Commission.

25 (4) **Accessible Parking.** Parking for the disabled shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended, and the adopted Township Building Code. For uses where there may be a higher number of persons with disabilities, such as medical uses or senior housing, the Planning Commission may require a larger proportion of the parking spaces be barrier-free.

30 (5) **Parking Deferment.** A smaller amount of parking may be approved by a finding by the Planning Commission that the required amount of parking is excessive, provided that the area to meet the full parking requirement is retained as open space. The site plan shall note the area where parking is being deferred with a dotted parking lot layout. If within a two (2) year period following issuance of a certificate of occupancy the Township Planner determines based on observed use that the deferred parking is needed, then the parking shall be constructed by the applicant within six
35 (6) months of being informed in writing by the Township Planner. The

Planning Commission may require posting of a performance guarantee to cover the estimated construction cost of the deferred parking with a refund in two (2) years if a cash deposit was made and the additional parking is not found to be necessary.

5

(6) **Limits on Excessive Parking.** In order to minimize excessive areas of pavement which reduces aesthetic standards and contribute to high rates of stormwater runoff, exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.

10

(7) **Garages.** Garages for dwellings shall be calculated as parking spaces on a one-to-one basis.

15

(e) **Layout and Construction.** Off-street parking facilities shall be designed, constructed, and maintained in accordance with the following requirements.

20

(1) **Review and Approval Requirements.** Plans for the construction of any parking lot in conjunction with a new development shall be submitted for review and approval according to the normal site plan review procedures. Plans for expansion of an existing parking lot that is not associated with other new development shall be submitted to the Building Inspector for review and approval prior to the start of construction. Upon completion of construction, the parking lot must be inspected and approved by the Building Inspector before a Certificate of Occupancy can be issued for the parking lot and for the building or use the parking is intended to serve.

25

(2) **Dimensions.** Off-street parking shall be designed in conformance with the dimensions in Table 15-01.2.

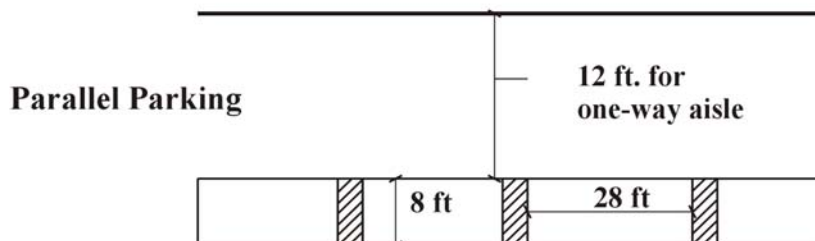
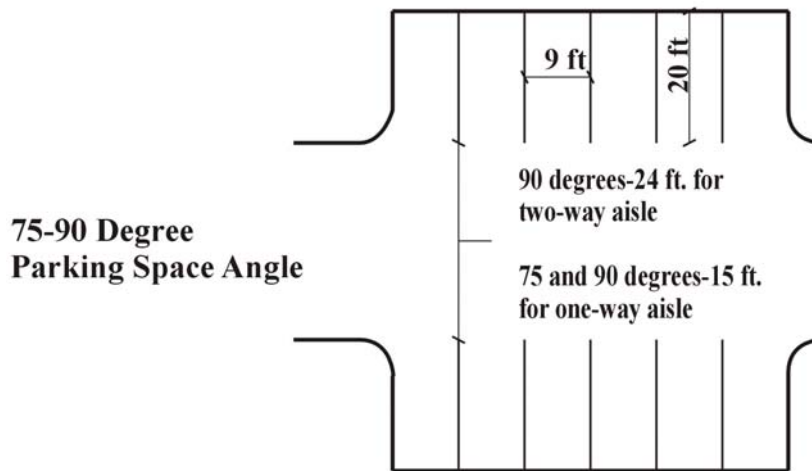
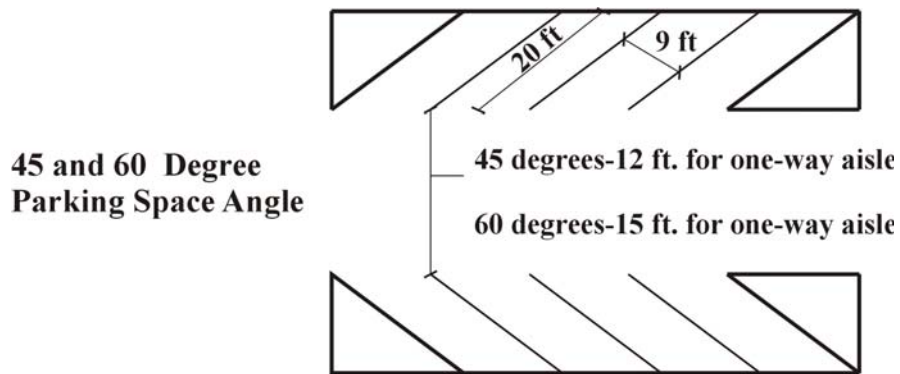
30

35

40

Table 15-01.2 Off-Street Parking Standards			
Parking Angle	Stall Width	Stall Depth ¹	Aisle Width
0°(parallel)	8 ft	28 ft	12 ft ²
45°	9 ft	20 ft	12 ft ²
60°	9 ft	20 ft	15 ft ²
75°	9 ft	20 ft	15 ft ²
90°	9 ft	20 ft	24 ft ²

Footnotes:
¹ If parking lot is designed with a 6-inch curb, deduct 1.5 feet for angled parking & 2 feet for 90° parking.
² All maneuvering lane widths shall permit one-way traffic movement, except that the ninety (90) degree pattern may permit two-way movement.



(3) **Ingress and Egress**

- 5
- a. All spaces shall be provided with adequate access by means of clearly defined maneuvering lanes or driveways.
- b. Spaces located to cause backing directly onto a road shall be prohibited.
- 10
- c. Entrances and exits from off-street parking lots shall be located at least twenty-five (25) feet from the nearest point of any property zoned for single-family residential use. Ingress and egress to a parking lot lying in an area zoned for other than single-family residential use shall not be across land zoned for single family residential use.
- 15
- d. For multiple family developments with more than thirty two (32) dwelling units, parking lots shall be separate from the main collector road circulating traffic through the site. The site's collector road shall be constructed to the standards of *Section 16-04* and have no parking spaces that back directly onto the road.
- 20

(4) **Surfacing and Drainage**

- 25
- a. **Surfacing.** All off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete, asphalt, or plant-mixed bituminous material. Alternative surfaces will be considered upon review and recommendation by the Township Engineer and approval by the Township Planning Commission. Grading, surfacing, and drainage plans shall be subject to review by the Township Engineer. Requirements for concrete or asphalt may be modified by the Planning Commission upon making the determination that the surfacing would not be feasible or practical because of inadequate drainage in the area or if the property owner provides sufficient evidence that a paved surface could not support the heavy machinery without being damaged.
- 30
- 35
- b. **Drainage.** 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. Drainage catch basins shall not be located within parking spaces, with the exception of curb boxes.
- 40

- 5 (5) **Curbing.** Off-street parking shall be provided with concrete curbs, where necessary to protect landscaped areas, sidewalks, buildings, or adjacent property from vehicles that might otherwise extend beyond the edge of the parking lot. Sidewalks abutting parking spaces shall be seven (7) feet wide. Plantings shall be set back sufficient distance from curbs to allow for bumper overhang.
- 10 (6) **Striping.** To facilitate movement and to help maintain an orderly parking arrangement, all parking spaces shall be clearly striped with paint. Except for parallel parking spaces, each stall shall be delineated with four (4) inch wide double yellow lines twenty-four (24) inches apart. The width of the parking stall may be computed from the centers of the double striping.
- 15 (7) **Lighting.** All parking areas, driveways, and walkways shall be illuminated to ensure the security of property and the safety of persons using such areas, in accordance with the requirements set forth in **Section 14-03**.
- 20 (8) **Screening.** All off-street parking areas, except those serving single family residences, shall be screened from adjoining residential property. Such screening shall consist of a continuous obscuring wall or landscaped screen in accordance with **Section 14-02**, subject to approval by the Planning Commission.
- 25 (9) **Landscaping.** Landscaping requirements contained in **Section 14-02** must be met.
- 30 (10) **Maintenance.** All parking areas shall be maintained free of dust, trash, and debris by the property owner. Surfacing, curbing, lighting fixtures, signs, and related facilities shall be maintained in good condition.
- 35 (11) **Snow Plowing.** All parking areas shall be maintained in a safe condition by the property owner free of snow and ice. The parking lot design shall provide a location for snow storage that does not encroach into required parking spaces.

(12) **Grading**

- 5 a. All driveways within all Residential Districts shall not exceed a grade differentiation of ten percent (10%) for a distance of twenty-five (25) feet, in the direction of the lot or parcel interior, from the point of intersection with any roadway.
- 10 b. All driveways, parking lots, and loading-unloading areas in all other districts shall not be less than one percent (1%) and not exceed a grade differentiation of five percent (5%).

(Ord. #246, 12/25/09), (Ord. #231, 12/27/05)

15 **Sec. 15-02 Off-Street Loading and Unloading**

15 (a) **Intent and Scope of Application.** Compliance with the loading space regulations set forth herein shall be required in order to avoid interference with the public use of roads, alleys, parking areas, driveways, sidewalks, and other public areas.

20 (1) **General Applicability.** For all buildings and structures established after the effective date of this Article, loading space shall be provided as required in this Section.

25 (2) **Change in Use or Intensity.** Whenever use of a building, structure, or lot is changed, loading space shall be provided as required by this Article for the new use.

30 (b) **General Requirements**

35 (1) **Location.** Required loading space shall be located in the rear yard of the same zoning lot as the use being served so that it is screened from view from adjoining roads. Where shared access is provided for more than one site, the loading and unloading area may be permitted in the non-required side yard. Loading space or access thereto shall not be located where loading/unloading operations will interfere with traffic on public roads or off-street parking.

40 (2) **Size.** Unless otherwise specified, each required loading space shall be a minimum of ten (10) feet in width and fifty (50) feet in length, with a vertical clearance of fourteen (14) feet. The Planning Commission may

modify size requirements for certain uses if smaller delivery vehicles or larger semi-trucks are expected.

5 (3) **Surfacing and Drainage.** Loading spaces shall be hard-surfaced with concrete, asphalt, or a plant-mixed bituminous material. Surface requirements may be modified by the Planning Commission upon making the determination that the surfacing would not be feasible or practical because of inadequate drainage in the area. Loading areas shall be graded and drained so as to dispose of surface waters. Surface water shall not be 10 permitted to drain onto adjoining property, unless in accordance with an approved drainage plan. Grading, surfacing, and drainage plans shall be subject to review and approval by the Township Engineer.

15 (4) **Storage and Repair Prohibited.** The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.

20 (5) **Use of Loading Space.** Required loading space shall not be counted or used for required parking.

25 (c) **Required Loading Spaces.** The amount of required loading space shall be determined in accordance with Table 15-02. The Planning Commission may modify these requirements upon making the determination that another requirement would be more appropriate because of the number or type of deliveries experienced by a particular business or use.

Table 15-02 Schedule of Loading Space Requirements	
Gross Floor Area	Number of Loading and Unloading Space Required
Commercial Uses	
0 - 2,999 sq ft	See Note
3,000 - 19,999 sq ft	1
20,000 sq ft or more	1 additional space for every 40,000 sq ft or fraction thereof
Industrial Uses	
0 - 2,999 sq ft	See Note
3,000 - 19,999 sq ft	1
20,000 - 39,999 sq ft	2
40,000 sq ft or more	1 additional space for every 40,000 sq ft or fraction thereof
Note: Establishments containing less than 3,000 sq ft of gross floor area shall be provided with adequate off-street loading space that is accessible by motor vehicle, but which does not interfere with pedestrian or vehicular traffic. The size of any such loading	

space shall be based on the types of delivery vehicles typically utilized by the establishment, provided that in industrial districts sufficient land area must be available to provide a 10 ft. by 50 ft. space in the event that the use of the property changes.

Sec. 15-03 Recreational Vehicle Parking and Storage

5

(a) Standards in Residential Districts

10

(1) Except as otherwise permitted in this Section, recreational vehicles and equipment greater than one hundred and four (104) inches in width or thirty-seven (37) feet in length shall not be parked or stored on any lot or parcel or on the road in any Residential District.

15

(2) Recreational vehicles and equipment one hundred and four (104) inches in width or thirty-seven (37) feet in length or less shall be parked and stored in the side or rear yards. Definitions for yards and lot lines are found in *Article 25*. In the case of a parcel which fronts on a lake, recreational vehicles and equipment of the size above may be permitted within the front yard but outside of all easements, right-of-ways, and utility easements.

20

(3) For the purposes of loading and unloading, recreational vehicles, and equipment may be parked anywhere in a driveway or parking area on a residential premises for a period not to exceed three (3) days.

25

(4) Such equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

30

(5) Recreational vehicles and equipment shall not be parked or stored on any public right-of-way or easement.

35

(6) Recreational vehicles and equipment may not be stored or parked in residential districts for the purpose of making major repairs, refurbishing, or reconstruction of the recreational vehicle or equipment.

(7) Recreational vehicles must have a current or prior year license plate and registered to an occupant of the dwelling unit on the parcel on which it is stored.

5 (b) **Non-Residential Districts.** The storage of recreational vehicles and equipment in Non-Residential Districts when it is not associated with the business of the property, shall provide proper screening so that it is not visible from the road and abutting residential areas.

10 (Ord. #237, 7/24/07)

Sec. 15-04 Repair of Vehicles

15 The parking, carrying out of repair, restoration and maintenance procedures or projects on vehicles in any Residential District, when such work is not conducted entirely within the interior of the vehicle, shall be subject to the following limitations:

20 (a) All vehicles parked or being worked on outside shall be on an improved driveway surface, licensed, and operable.

(b) Procedures exceeding forty-eight (48) hours in duration or which require the vehicle to be inoperable in excess of forty-eight (48) hours shall be conducted within an enclosed building.

25 (c) Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.

Sec. 15-05 Parking of Commercial Vehicles

30 Parking of commercial vehicles over two (2) tons shall be prohibited in all Residential Districts; except this restriction shall not apply to essential public service vehicles. Parking and storage of larger vehicles for farming or lumbering operations is permitted in the R-C Districts if the Township Planner determines
35 the vehicle is used exclusively for uses or activities permitted in the district.

It shall be unlawful for the owner, tenant, or lessee of any lot to permit the open storage or outdoor parking of semi-tractor (WB-50 or larger) trucks and/or semi-trailers, bulldozers, earth carriers, cranes, or any other similar equipment or

machinery, unless the storage or display of such vehicles is an approved use or unless the vehicles are temporarily parked while in use for approved construction on such lot.