

ARTICLE 4.00

OFF-STREET PARKING AND LOADING REQUIREMENTS

Section 4.01 -- OFF-STREET PARKING REQUIREMENTS

A. Scope of Off-Street Parking Requirements

Compliance with the off-street parking regulations shall be required as follows:

1. General Applicability

For all buildings and uses established after the effective date of this Ordinance, off-street parking shall be provided as required in this Section prior to issuance of a Certificate of Occupancy. 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 requirements at the time of issuance of the building permit shall be required.

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 Ordinance for the new use, regardless of any variance which may have been in effect prior to change of 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.

3. Existing Parking Facilities

Off-street parking facilities in existence on the effective date of this Ordinance shall not thereafter 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 Ordinance.

An area designated as required off-street parking shall not be changed to any other use unless equal facilities are provided elsewhere in accordance with the provisions of this Ordinance.

4. Additional Off-Street Parking

Nothing in this Ordinance shall be deemed to prevent voluntary establishment of off-street parking facilities to serve an existing use of land or buildings, or to prevent provision of additional parking facilities beyond what is required by the Ordinance, provided all such parking is in conformance with the regulations herein.

5. Review Procedures

Compliance with the requirements in this Article shall be subject to site plan review and approval as specified in Section 27.02.

B. General Requirements

In all zoning districts. off-street vehicle parking facilities shall be provided and maintained as herein prescribed

1. Location

- a. Proximity to Building or Use Being Served.
Off-street parking for multiple-family and non-residential uses shall be located on the same lot or parcel as the building or use being served or within three hundred (300) feet of the building it is intended to serve (measured from the nearest point of the building or use to the nearest point of the parking), except as otherwise permitted for collective use of off-street parking.
- b. Within Yards.
Off-street parking in commercial, office, multiple-family, and industrial districts may only be located in a side or rear yard or non-required front yard, provided that all landscaping requirements in Article 5.00 are complied with, and provided further that off-street parking shall not be permitted within twenty (20) feet of a single-family residential or agricultural district boundary, nor within ten (10) feet of any road right-of-way line.

2. Residential Parking

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.

Commercial and recreational vehicle parking in residential districts shall comply with the standards in Section 4.01, sub-section E.

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 said 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 control as the lot occupied by said building or use.

4. Access to Parking

Each off-street parking space shall open directly onto a clearly-defined aisle or driveway of sufficient width and design as to provide safe and efficient access to or from a public street or alley in a manner that will least interfere with the smooth flow of traffic. Parking designed for backing directly onto a street or road is prohibited. Access to off-street parking which serves a non-residential use shall not be permitted across land that is zoned or used for residential purposes.

5. Collective Use of Off-Street Parking

Off-street parking for separate buildings or uses may be provided collectively subject to the following:

- a. The total number of spaces provided collectively shall not be less than the sum of spaces required for each separate use, unless the operating hours of the buildings or uses do not overlap, in which case the Planning Commission may reduce the total number of spaces to a number deemed reasonable based on the characteristics of the buildings or uses.
- b. Each use served by collective off-street parking shall have direct access to the parking without crossing streets.
- 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 which provide for continued use and maintenance of the parking shall be submitted to the Township for approval.

6. Storage and Repair Prohibited

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles are prohibited in required off-street parking lots or areas. Emergency service required to start vehicles shall be permitted.

7. Duration

Except when land is used as permitted storage space in direct connection with a legitimate business, a twenty-four (24) hour time limit for parking in non-residential off-street parking areas shall prevail 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.

8. Parking Structures

Parking structures shall be permitted subject to the following standards:

- a. Any parking structure shall comply with the required setbacks for the district in which it is located.
- b. Parking structures shall be designed as integral elements of the overall site plan, taking into account the relationship to the principal building and other structures on the site.
- c. The facade of the parking structure shall be compatible in design, color, and type of material to the principal building(s) on the site.
- d. Landscaping shall be placed around the parking structure in accordance with an approved landscape plan. Any such landscaping shall be compatible with the overall landscape plan for the entire site.

C. Minimum Number of Spaces Required

The following standards shall be used in determining the required number of parking spaces:

1. Definition of Floor Area

For the purposes of determining required number of parking spaces, "floor area" shall be measured in accordance with the definitions in Article 1.00.

2. Units of Measurement

a. Fractional Spaces

When calculations for determining the required number of parking spaces results in a fractional space, any fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as one space.

b. Employee Parking

Parking spaces required for employees shall be based on the maximum number of employees on the premises at any one time.

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 and/or Building Official.

4. Parking During Construction

Temporary off-street parking shall be provided for workers during construction a rate of one (1) space per employee. Gravel surfacing may be permitted for such temporary parking.

5. Parking for the Physically Handicapped

Each parking lot that serves a building, except single- and two-family dwelling units, shall have a number of level parking spaces, identified by an above-grade sign which indicates the spaces are reserved for physically handicapped persons. Parking for the handicapped shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended, the adopted Township Building Code, and the Federal Americans with Disabilities Act. Each barrier-free parking space shall have no more than a nominal three percent (3%) grade and shall be not less than twelve (12) feet in width or not less than eight (8) feet in width and be adjacent to an access aisle not less than five (5) feet in width. The number of barrier-free spaces required is as follows:

<u>Total Parking in Lot</u>	<u>Required Number of Barrier-Free Spaces</u>
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	8
301 to 400	12
Over 400	12 plus 2 for every 250 or fraction thereof over 400

7. Use of Loading Space

Required loading space shall not be counted or used for required parking.

8. Minimum Number of Spaces for Each Use

The amount of required off-street parking shall be determined in accordance with the schedule which follows. Where more than one standard is provided for a particular use, the standard that provides the most parking shall be used. The Planning Commission may modify the numerical requirements for off-street parking, based on evidence that another standard would be more reasonable, because of the level of current or future employment and/or level of current or future customer traffic.

SCHEDULE OF OFF-STREET PARKING

<u>Land Use</u>	<u>Required No. of Parking Spaces</u>	<u>Per Each Unit of Measure as Follows</u>
RESIDENTIAL USES		
Single and Two-Family Up to 3 bedrooms	2	Dwelling unit
4 or more bedrooms	3	Dwelling unit
Multiple-Family Housing and Attached Single Family Housing	1.0	Efficiency unit, PLUS
	1.5	1 bedroom unit, PLUS
	2.0	2 bedroom unit, PLUS
	3.0	3 or more bedroom unit

In addition, multiple-family and attached single family developments shall be required to provide supplemental guest off-street parking equal to at least twenty percent (20%) of the spaces required by the above standards.

Senior Apartments

Use same standards as for multiple-family housing.

Housing for Elderly:	0.5	Dwelling unit, PLUS
Elderly Housing Complex, Congregate Housing, Dependent Housing Facilities	1	Employee on day shift

Should units revert to general occupancy, the requirements for multiple-family housing shall be complied with.

Mobile Home Park

Parking should be provided in accordance with Michigan Mobile Home Commission Rules and Michigan Public Act 419 of 1976, as amended.

INSTITUTIONAL OR PUBLIC USES

Churches, Temples, and Places of Worship	1	3 seats, or
	1	6 lineal ft. of pews in the main hall, PLUS land area shall be available for future development of additional spaces, equal to 10% of the specified parking requirement (to accommodate growth)
Child Care Centers	1	Teacher, administrator, or other employee, PLUS
	1	400 sq. ft. of usable floor area

In addition, sufficient area shall be set aside for dropping-off and picking-up children in a safe manner that will not result in traffic disruption.

Fraternities, Dormitories	1	2 persons who may legally occupy the premises at one time,
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SCHEDULE OF OFF-STREET PARKING

<u>Land Use</u>	<u>Required No. of Parking Spaces</u>	<u>Per Each Unit of Measure as Follows</u> based on the occupancy load established by local codes
Hospitals	2.7	Bed
Homes for the Aged, Convalescent Homes, and Children's Homes	1	3 beds
Medical Center	6	Bed
Museum, Library, Cultural Center, or Similar Facility	1	300 sq. ft. of usable floor space, PLUS Employee
Post Office	1	200 sq. ft. of usable floor space, PLUS Employee
Public Utility Use	1	Employee
Schools, Elementary and Junior High	1.5	Classroom and other room used by students and/or faculty

In addition, additional spaces shall be provided as required for any auditorium or public meeting space. If no auditorium or public meeting space exists, then 1 space per classroom shall be provided in addition to required spaces for teachers, administrators, and other employees.

School, Senior High	1	Classroom and other room used by students and/or faculty, PLUS
	1	4 students who may legally occupy the school at one time, based on the occupancy load established by local codes

In addition, additional spaces shall be provided as required for any auditorium, stadium, or other public meeting spaces.

Stadiums, Sports Arenas	1	3 seats, OR
	1	6 lineal feet of benches, whichever is greater, PLUS Employee
Theaters and Auditoriums with Fixed Seating	1	3 seats, PLUS Employee
Theater and Auditoriums without Fixed Seating	1	3 persons who may be legally admitted at one time based on the occupancy load established by local code, PLUS Employee

BUSINESS AND COMMERCIAL USES

Animal Hospitals and Commercial Kennels	1	200 sq. ft. of usable floor area, PLUS Employee
Antiques Mall	1	350 sq. ft. of usable floor area
Auto and Vehicle Repair or Service Facilities, Bump Shop	1	Employee, PLUS
	2	Service or repair bay, PLUS

SCHEDULE OF OFF-STREET PARKING

<u>Land Use</u>	<u>Required No. of Parking Spaces</u>	<u>Per Each Unit of Measure as Follows</u>
	1	800 sq. ft. of usable floor area
Auto or Vehicle Service/Filling Station	1.5	Vehicle capable of being fueled at one (1) time, PLUS
	2	Service or repair bay, PLUS
	1	Employee
<i>In addition, off-street parking shall be provided for convenience stores and other uses operated in conjunction with an auto service station, based on the standards set forth herein.</i>		
Auto Wash, Automatic	1	Employee, PLUS
	15 stacking spaces	Automatic wash operation
Auto Wash, Self Service	3 stacking spaces	Washing stall in addition to the stall itself, PLUS
	2 drying spaces	Washing stall
Banks, Financial institutions	1	200 sq. ft. of usable floor area
<i>In addition, financial institutions with drive-in windows shall provide 6 stacking spaces for each window.</i>		
Beauty or Barber Shops	3	Beauty or barber chair for the first two chairs, PLUS
	1.5	Each additional chair
Dining Halls, Exhibition Halls, Pool Halls, Billiard Halls, Assembly Halls without Fixed Seats	1	2 persons who may be legally admitted at one time based on the occupancy load established by local codes, PLUS
	1	Employee, OR
	1	100 sq. ft. of usable floor area, whichever is greater
Furniture and Appliance Sales	1	600 sq. ft. of usable floor area
Hotel, Motel, or Other Lodging	1	Occupancy unit, PLUS
	1	Employee
<i>In addition, spaces shall be provided as required for restaurants, bars, assembly rooms, and other affiliated uses.</i>		
Ice Cream Parlors	1	75 sq. ft. of gross floor area, with a minimum of 8 spaces
Laundromats and Coin-Operated Cleaners	1	2 washing and/or dry-cleaning dry machines
Lumber Yard	2.5	Employee
<i>In addition, additional spaces shall be provided as required for enclosed retail space.</i>		
Mini-Warehouses, Self-Storage Establishments	1	10 storage units, equally distributed throughout the storage area, PLUS
	1	Manager's or caretakers quarters, PLUS
	1	50 storage units located at the project office
Mortuaries, Funeral Homes	1	50 sq. ft. of floor area in the parlor area

SCHEDULE OF OFF-STREET PARKING

<u>Land Use</u>	<u>Required No. of Parking Spaces</u>	<u>Per Each Unit of Measure as Follows</u>
Motel, Hotels, Tourist Homes, Bed-in-Breakfast Establishments	1	Guest room, PLUS
	1	Employee
<i>In addition, additional spaces shall be provided as required for restaurant facilities, meeting rooms, and similar uses.</i>		
Motor Vehicle Sales	1	200 sq. ft. of usable floor area exclusive of service areas, PLUS
	1	Auto service stall in the service area, PLUS
	1	Employee
<i>All parking required above shall be exclusive from parking for vehicles being offered for sale.</i>		
Open Air Business	1	200 sq. ft. of land area being used for display
<i>In addition, spaces all be provided as required for retail sales within a building.</i>		
Service Establishments Not Otherwise Specified, including Household Equipment Repair Shops	1	300 sq. ft. of usable floor area, PLUS
	1	Employee
Radio or Television Station or Studio	1	Employee
Restaurants, Bar/Lounge	1	50 sq. ft. of usable floor area
<i>Parking for that portion used principally for dining shall be based on the requirements for "Restaurants, Standard".</i>		
Restaurants, Carry-Out	10	Service or counter station, OR
	1	30 sq. ft. of usable floor area in customer waiting areas, PLUS
	1	Employee
Restaurants, Fast-Food Drive-In, Drive-Through	1	50 sq. ft. of eating area, PLUS
	1	Employee, PLUS
	10 stacking spaces	Drive-through window
Restaurants, Standard	1	50 sq. ft. of usable floor area, OR 2 persons who may be legally admitted at one time based on the capacity load established by local codes
	1	
Shopping Centers	1	225 sq. ft. of leasable floor area for centers having less than 400,000 sq. ft. of floor area, OR
	1	200 sq. ft. of gross leasable floor area for centers having between 400,000 and 600,000 sq. ft. of floor area, OR
	1	175 sq. ft. of gross leasable floor area for centers having more than 600,000 sq. ft. of floor area
<i>The parking requirements for restaurants located in a shopping center shall be computed separately and added to the parking requirements for the other uses.</i>		
Supermarkets, Convenience Stores	1	180 sq. ft. of usable floor area

SCHEDULE OF OFF-STREET PARKING

<u>Land Use</u>	<u>Required No. of Parking Spaces</u>	<u>Per Each Unit of Measure as Follows</u>
Wholesale Sales Stores, Machinery Sales, Showroom of a Plumber, Electrician, or Similar Trade	1	500 sq. ft. of usable floor area, PLUS Employee
Retail Stores Not Otherwise Specified	1	150 sq. ft. of usable floor area

OFFICE USES

Business and Professional Offices, except as Otherwise Specified	1	200 sq. ft. of usable floor area
Professional Offices, and Clinics of Doctors, Dentists, and Similar Medical Professions	1	125 sq. ft. of usable floor area
Real Estate Offices	1	125 sq. ft. of usable floor area

INDUSTRIAL USES

Contractor or Construction Use	1	Employee, PLUS
	1	Each piece of equipment stored on the site
Manufacturing Establishments, or Establishments for Industrial Production, Processing, Assembly, Compounding, Preparation, Cleaning, Servicing, Testing, Repair, plus Accessory Business Offices and Storage Facilities	1	750 sq. ft. of gross floor area
Wholesale and Warehouse Establishments	1	1,500 sq. ft. of gross floor area, PLUS required spaces for any office or sales area

RECREATION USES

Arcades	1	Machine, PLUS
	1	Employee
Archery Facilities	2	Target
Softball, Baseball Fields	25	Playing Field
BMX Course	50	Course
Bowling Establishments	5	Lane

Additional spaces shall be provided as required for restaurants, bars, and other affiliated uses.

Dance Halls, Health Spas, Pools or Billiard Parlors, Skating Rinks, Exhibition Halls, Assembly Halls without Fixed Seats, and Similar	1	2 persons who may be legally admitted at one time based on the occupancy load established by local codes, PLUS
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SCHEDULE OF OFF-STREET PARKING

<u>Land Use</u>	<u>Required No. of Parking Spaces</u>	<u>Per Each Unit of Measure as Follows</u>
Indoor Recreation Uses	1	Employee
Football and Soccer Fields, other than Stadiums	30	Field
Golf Course, Public or Private	6 1	Golf hole, PLUS Employee
<i>Additional spaces shall be provided for clubhouse, restaurant, pro shop, or other affiliated facilities.</i>		
Golf Course, Miniature or Par 3	3 1	Golf hole, PLUS Employee
<i>Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities.</i>		
Golf Driving Range	1	Tee
Private Clubs and Lodges	1 1	2 persons who may be legally admitted at one time based on the occupancy load established by local codes, PLUS Employee
Stadium, Sports Arena, or Similar	1	3 seats, OR
Assembly Space	1	6 lineal feet of benches
Swimming Pool Clubs	1 1	2 member families or individual member, PLUS Employee
Swimming Pools	1 1	4 persons who may be legally admitted at one time based on the occupancy load established by local code, PLUS Employee
Tennis Clubs, and Court-Type Recreation Uses	1 1	Person permitted based on the capacity of the courts, PLUS Employee
<i>Additional spaces shall be provided as required for restaurants, bars, pro shops, and other affiliated facilities.</i>		

D. Layout and Construction

Off-street parking facilities containing four (4) or more spaces shall be designed, constructed, and maintained in accordance with the following requirements:

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 Official 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 Official before a Certificate of Occupancy can be issued for the parking lot and for the building or use the parking is intended to serve.

Plans shall be prepared at a scale of not less than fifty (50) feet equal to one (1) inch. Plans shall indicate existing and proposed grades, drainage, water mains and sewers, surfacing and

Parking and Loading

base materials, and the proposed parking layout. The plans shall conform to the construction and design standards established by the Township Engineer.

In the event that required parking cannot be completed because of cold or inclement weather, a temporary Certificate of Occupancy may be issued by the Building Official provided the applicant first deposits a performance guarantee in accordance with Section 2.18.

2. Dimensions

Off-street parking shall be designed in conformance with the following standards and diagram:

<u>Parking Angle</u>	<u>Maneuvering Aisle Width</u>	<u>Parking Stall Width</u>	<u>Stall Depth to Wall</u>	<u>Total Width of Two Stalls of Parking Plus Maneuvering Aisle (Wall to Wall)</u>
0 degrees (parallel)	12.0	24.0	8.0	28.0 (one-way)
	24.0	24.0	8.0	40.0 (two-way)
Up to 45 degrees	12.0	8.5	16.6	45.5 (one-way)
46 to 60 degrees	16.0	8.5	18.2	52.5 (one-way)
61 to 75 degrees	20.0	8.5	18.5	57.0 (two-way)
76 to 90 degrees	24.0	9.0	18.5	61.0 (two-way)

Driveways providing access to residential, commercial or industrial uses shall comply with the standards in Section 2.10.

3. Ingress and Egress

All spaces shall be provided with adequate access by means of clearly defined maneuvering lanes and driveways. Spaces backing directly onto a street shall be prohibited. 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.

4. Surfacing and Drainage

Grading, surfacing and drainage plans shall be subject to review and approval by the Building Official and/or Township Engineer. All off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material. However, the Planning Commission may permit a gravel surface for heavy machinery storage areas, provided the applicant or property owner provides sufficient evidence that a paved surface could not support the heavy machinery without being damaged and dust control is provided to the satisfaction of the Township.

Off-street parking areas, access lanes, and driveways shall be graded and drained so as to dispose of surface waters. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.

5. Curbs, Wheel Chocks

A curb of at least six (6) inches in height shall be installed to prevent motor vehicles from being driven or parked so that any part of the vehicle extends within two (2) feet of abutting landscaped areas, sidewalks, streets, buildings, or adjoining property. In lieu of a curb, wheel chocks may be provided to prevent vehicles from extending over grass areas, setback lines, or lot lines.

6. 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 in Section 2.12. Parking lot entrances shall be illuminated.

7. Buildings

No building or structure shall be permitted on an off-street parking lot, except for a maintenance building attendant shelter, which shall not be more than fifty (50) square feet in area and not more than fifteen (15) feet in height.

Graphic

8. Signs

Accessory directional signs shall be permitted in parking areas in accordance with Article 7.00.

9. Screening and Landscaping

All off-street parking areas, except those serving single and two-family residences, shall be screened and landscaped in accordance with the provisions set forth in Article 5.00.

10. Maintenance

All parking areas shall be maintained free of dust, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related appurtenances shall be maintained in good condition.

E. Commercial and Recreational Vehicle Parking in Residential Districts

1. Commercial Vehicle Parking

One (1) commercial vehicle owned and operated by a resident of the premises with a rated capacity of less than one (1) ton, or one (1) piece of commercial equipment may be parked on a each lot located in a residential district, provided that the vehicle or piece of equipment is not a utility truck, such as a wrecker, septic tank pumper, or a truck that carries flammable or toxic materials.

The parking or storage of vehicles with a rated capacity of over one (1) ton may be permitted where such vehicles are used in conjunction with a bonafide agricultural operation on a farm that is five (5) acres or greater in size.

The parking of no more than one (1) commercial vehicle with a rated capacity of over one (1) ton, or one (1) piece of commercial equipment may be permitted on a residential parcel subject to the following conditions and review and approval by the Planning Commission: **(revised 2/3/04)**

- a. The parcel of land must be at least five (5) acres in size and shall not be part of a recorded plat or other single or multiple-family residential development.
- b. The parcel of land shall have a minimum width of at least three hundred thirty (330) feet.
- c. The commercial vehicle or equipment must be owned and operated by a resident of the premises.
- d. The vehicle or equipment shall be fully screened when parked. Such screening may be provided by parking the vehicle in a garage, or by parking the vehicle in a rear yard which provides complete screening from adjacent properties. Screening of vehicles or equipment located outdoors may be accomplished with existing or new landscaping, topographic barriers, or through construction of screening walls or fences.
- e. Approval to park a commercial vehicle or equipment shall not constitute approval to park additional trailers, parts, or other equipment or materials associated with the operation of the commercial vehicle or equipment.
- f. In considering whether to permit parking of a commercial vehicle or equipment on a site, the Planning Commission shall consider the potential off-site impacts, including: the impact from additional dust, odors, fumes, and noise generated by the vehicle or equipment; the disruption from additional vehicular traffic at various times during the day; and, possible safety hazards related to operation of a commercial vehicle or equipment on public or private residential roads.

2. Recreational Vehicle Parking

Recreational vehicles as defined in Article 1.00, including campers and other recreational equipment, may be parked or stored by the owner on residentially-used property subject to the following requirements. Unless otherwise noted, the requirements in this sub-section apply to recreational vehicles that are parked or stored for a period of more than forty-eight (48) hours. **(revised 1/9/96)**

a. Connection to Utilities

Recreational vehicles parked or stored shall not be connected to electricity, water, gas, or sanitary sewer facilities.

b. Use as Living Quarters

At no time shall recreational vehicles parked or stored in residential districts be used for living or housekeeping purposes.

c. Location

Recreational vehicles that are not parked or stored in a building may be parked or stored on a lot provided that the vehicles are located no closer to the front of the lot than any portion of the principal structure and no closer than ten (10) feet of a side or rear property line. If any portion of a recreational vehicle is parked or stored within a required setback, or if more than two (2) vehicles are parked or stored, then the vehicle(s) shall be screened from adjoining property in accordance with Section 5.02(E). Vehicles shall be stored in a location where they are readily accessible and capable of being moved. **(revised 2/3/98)**

d. Lot Coverage

Recreational vehicles may occupy no more than twenty percent (20%) of the required rear yard.

e. Temporary Parking

Notwithstanding the above provisions concerning "Location", recreational vehicles may be parked elsewhere on the premises prior to or after a trip for loading or unloading purposes for a period of not more than 48 hours prior to and 48 hours after use of the vehicle within a seven (7) day period.

f. Condition

Parked or stored recreational vehicles must be kept in good repair. Vehicles capable of being moved from place to place under their own power must be maintained in good running condition. All such vehicles must be properly registered in the name of the occupant of the dwelling unit.

g. Storage of Mobile Homes

The parking or storage of an unoccupied mobile home as defined in Article 1.00, being designed as a permanent structure for residential occupancy, is prohibited, except as may be permitted in the Mobile Home Park District.

h. Waiver of Regulations

The provisions concerning connection to utilities, use as living quarters, and location may be waived for a period of up to two weeks to permit repair of the occupant's or owner's equipment or to permit the parking of a recreational vehicle of a guest. Permits for any such waiver shall be obtained from the Building Official. No more than two (2) permits shall be issued for each activity (repair, storage of guest vehicle) per calendar year.

i. Multiple Family Complexes and Mobile Home Parks

The Planning Commission may require that a screened storage area be provided on the site of a multiple family complex or mobile home park for parking and storage of recreational vehicles.

Section 4.02 -- LOADING SPACE REQUIREMENTS

A. Scope of Loading Space Requirements

Compliance with the loading space regulations set forth herein shall be required in order to avoid interference with the public use of streets, alleys, parking areas, driveways, sidewalks, and other public areas.

1. General Applicability

On the same premises with every building, or part thereof, erected and occupied for manufacturing, storage, warehousing, display and sale of goods, including department stores, wholesale stores, markets, hotels, hospitals, mortuaries, laundries, dry cleaning establishments, and other uses involving the receipt or distribution of materials, merchandise, or vehicles, there shall be provided and maintained adequate space for loading and unloading as required in this section.

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 Ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.

B. General Requirements

1. Location

Required loading space shall be located to the rear of the building being served such that it is screened from view from adjoining roads. Loading/unloading operations shall not interfere with traffic on public streets or off-street parking.

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 fifteen (15) feet.

3. Surfacing and Drainage

Loading areas shall be hard-surfaced with concrete or plant-mixed bituminous material. Loading areas shall be graded and drained so as to dispose of surface waters. Surface water shall not be 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 Building Official and/or Township Engineer.

4. Storage and Repair Prohibited

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicle's is prohibited in required loading space.

5. Use of Loading Space

Required loading space shall not be counted or used for required parking.

6. Central Loading

Central loading facilities may be substituted for individual loading spaces serving businesses on separate lots provided that all of the following conditions are fulfilled:

- a. Each business served shall have direct access to the central loading area without crossing streets or alleys.
- b. Total loading space provided shall meet the minimum requirements specified herein, in consideration of total floor area of all businesses served by the central loading space.

- c. No building served shall be more than three hundred (300) feet from the central loading area.

7. Minimum Loading Space

The amount of required loading space shall be determined in accordance with the schedule that follows. The Planning Commission may modify these requirements upon making the determination that another standard would be more appropriate because of the number or type of deliveries experienced by a particular business or use.

SCHEDULE OF LOADING SPACE REQUIREMENTS

<u>Gross Floor Area</u>	<u>Number of Loading Spaces</u>
0 - 4,999 sq. ft.	See note 1
5,000 - 19,000 sq. ft.	1 space
20,000 - 99,999 sq. ft.	1 space, plus 1 space for each 20,000 sq. ft. in excess of 20,000 sq. ft.
100,000 - 499,999 sq. ft.	5 spaces, plus 1 space for each 50,000 sq. ft. in excess of 100,000 sq.ft.
500,000 sq. ft. and over	13 spaces, plus 1 space for each 80,000 sq. ft. in excess of 500,000 sq. ft.

FOOTNOTE TO SCHEDULE OF LOADING SPACE REQUIREMENTS

1. Establishments containing less than 5,000 square feet 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.