

CHAPTER 4

General Off-Street Parking and Loading

SECTION 401. SUPPLEMENTARY OFF-STREET PARKING REGULATIONS.

(1) INTENT. This Section is intended to balance the need to avoid clogging of streets by parked cars .with the need to avoid wasteful use of land. It also seeks to prevent adverse environmental impacts of large paved areas.

(2) TABLE OF OFF-STREET PARKING REQUIREMENTS.

(a) CALCULATIONS. The following TABLE OF OFF-STREET PARKING REQUIREMENTS is used to compute the required number of off-street parking spaces for a parcel. Add the requirements for each activity existing on, or proposed for, the parcel.

(b) MIXED USES. In the case of mixed uses, each of which occupies at least twenty percent (20%) of the floor area of a building, the total off-street parking requirement for the building shall be reduced to ninety percent (90%) of the sum of parking spaces required for the individual uses computed separately.

(c) JOINT PROVISION OF OFF-STREET PARKING. Where two or more abutting parcels in any Commercial Zoning District provide paved vehicular access between hard surfaced parking areas, allowing travel from one parcel to another without use of a public street, the total number of off-street parking spaces required for each parcel may be reduced by ten percent (10%) in addition to reductions allowed by other provisions of this Section.

- (d) REDUCTIONS FOR FURTHER PUBLIC BENEFITS. In any Commercial or Industrial Zoning District, uses on parcels fronting on County Primary Roads or State Highways, and meeting any three (3) of the following conditions, may reduce the number of parking spaces required by ten percent (10%) in addition to reductions allowed by other provisions of this section.
- (1) The parcel has no driveway openings onto the major road.
 - (2) No freestanding signs are located in the required front yard setback area for the building.
 - (3) The principal building is set back at least one hundred (100) feet from the major road right of way.
 - (4) A portion of the parcel equivalent to at least thirty five percent (35%) of the total area devoted to parking, including driveways and aisles, is left unpaved and undeveloped except for landscape plantings.
 - (5) Sidewalks are provided along the full length of the major road frontage of the parcel, with curb cuts to provide barrier-free non-motorized travel.
- (3) ADDITIONS. Additional parking shall be provided in proportion to any increase in floor area, change in use or expansion of a building's use capacity.
- (a) USES NOT LISTED. Requirements for a use not mentioned shall be the same as for that use which is most similar to the use not listed as determined by the Zoning Administrator.
 - (b) EXCLUSIVE USE FOR PARKING. It shall be unlawful to use any off-street parking areas required by this Ordinance for any purpose other than the parking of licensed vehicles.
- (4) SITE DEVELOPMENT AND CONSTRUCTION REQUIREMENTS
- (a) HANDICAPPED SPACES. Any off-street parking area larger than twenty five (25) spaces must include one handicapped parking space, meeting the size requirements outlined below, for each one hundred (100) spaces in the parking area, or fraction thereof. Such spaces shall be located as close as possible to the principal barrier-free entrance to the building and clearly signed for use only by handicapped persons. Curb cuts, ramps, or other necessary devices shall be provided to overcome all barriers to access between these parking spaces and the building entrance.

- (b) DRAINAGE. Storm water collection, drainage and retention structures meeting all requirements of the Saginaw County Road Commission and the Saginaw County Drain Commissioner shall be installed for all off-street parking areas.
 - (c) HARD SURFACE. Where the TABLE OF OFF-STREET PARKING REQUIREMENTS requires off-street parking areas to be hard-surfaced, they shall comply with either of the following.
 - (1) Six (6) inches of concrete; or,
 - (2) Two (2) inches of asphalt surface laid over a six (6) inch base of compacted crushed stone.
- (5) SIZE OF SPACES.
- (a) STANDARD. Parking spaces constructed to meet the requirements of this Ordinance shall be nine (9) feet wide by twenty (20) feet long.
 - (b) HANDICAPPED. Spaces designated for use by handicapped persons shall be twelve (12) feet wide by twenty (20) feet long.
 - (c) OTHER. Parking spaces for certain vehicles, such as large trucks or cars with boat trailers, must conform to dimensions as noted in the TABLE OF OFF-STREET PARKING REQUIREMENTS.
- (6) DRIVEWAYS AND AISLES. Adequate ingress and egress to the parking areas shall be provided by means of clearly marked and limited driveways and aisles. Driveways and aisles for any off-street parking area built to accommodate over twenty (20) vehicles shall comply with the following requirements.
- (a) AISLE WIDTH. Aisles in off-street parking areas shall be at least twenty (20) feet wide.

- (b) DRIVEWAY CONFIGURATION. Each driveway shall be a minimum of fifteen (15) feet and a maximum of twenty (20) feet in width per direction. Lanes for entering and exiting traffic shall be clearly marked on the pavement. The driveway shall include on-site stacking area, which does not function as an access aisle for parking spaces, equivalent to five percent (5%) of the total number of spaces in the parking area. The driveway shall intersect the abutting street at a ninety (90) degree angle.
- (c) DRIVEWAY SPACING. Each parcel shall have no more than one driveway entrance and exit opening to an abutting public thoroughfare for each three hundred (300) feet of frontage, or fraction. Where more than one driveway is allowed, the driveways shall be located at least one hundred fifty (150) feet apart. No driveway shall be located within thirty (30) feet of a neighboring property line or within fifty (50) feet of a street intersection.
- (d) DECELERATION LANE. Where the speed limit posted for a public thoroughfare is in excess of thirty (30) miles per hour, driveways opening onto said thoroughfare must be served by a right turn deceleration lane at least two hundred (200) feet long in advance of the driveway.
- (7) LIGHTING. Off-street parking provided for multiple family housing, or for any business, industrial or institutional use shall be provided with sufficient lighting to allow safety for users at any time. Lighting fixtures shall comply with height and setback requirements for accessory structures for the applicable Zoning District and shall be so arranged that light is not directed at adjacent properties or public thoroughfares.
- (8) SETBACKS. Parking and loading areas shall conform to a twenty (20) foot front yard setback from any street and to side yard setback requirements for accessory buildings. Further, off-street parking areas shall be no closer than five (5) feet to any principal building. Bumper guards or curbs shall be installed to prevent yard encroachment.
- (9) SCREENING FOR RESIDENTIAL AREAS. Where a required parking area of more than ten (10) spaces adjoins a parcel zoned for residential use, the parking area shall be screened by a solid masonry wall or uniformly treated wood fence not less than five (5) feet high, or by a maintained evergreen planting strip. The planting strip shall provide a solid visual barrier at least five feet high and may include a berm.

- (10) PERMIT. No parking lot shall be constructed unless and until a Building Permit for it has been issued.

SECTION 402. SUPPLEMENTARY OFF-STREET LOADING REGULATIONS.

- (1) INTENT. This Section is intended to provide adequate access for commercial vehicles to major generators of truck traffic and also to minimize traffic interference caused by trucks parked for loading or unloading.
- (2) DIMENSIONS OF LOADING SPACES. Each loading space must be at least ten (10) feet wide and twenty-five (25) feet long. If roofed, it must have at least fifteen (15) feet of vertical clearance. Where it is expected that semi-trucks will be making deliveries on a daily basis, or that semi-trailers will be parked in the space for more than one hour at any time, the loading space must be at least sixty (60) feet long.
- (3) HARD SURFACE. Loading spaces must be paved with a surface providing the equivalent load strength of nine (9) inches of concrete.
- (4) LOCATION OF LOADING SPACES. Loading spaces must be located within or immediately adjacent to the building to be served and so arranged that queuing or maneuvering of trucks using the space does not take place on a public street.
- (5) SPACES REQUIRED PER PARCEL. It is presumed that structures which will generate truck traffic will be provided with enough loading area to efficiently serve the building. However, to insure long range usefulness of structures, the following provisions are required.
- (a) MULTI-FAMILY RESIDENTIAL. In buildings where the principal entrances to dwelling units are from a common hallway, one off-street loading space shall be provided for each one hundred (100) dwelling units. Said loading space shall have barrier free access to the ground level common hallway and to an elevator, if one is present.
- (b) RETAIL. Buildings used for retail sales or eating and drinking establishments shall include one off-street loading space for every six thousand (6000) square feet of public area, or fraction thereof.

- (c) OFFICE. Each office building taller than two stories shall include one off-street loading space.
 - (d) WHOLESALE OR WAREHOUSE. Each building for such uses shall have at least one (1) off-street loading space for every fifty thousand (50,000) square feet, or fraction thereof.
 - (e) INDUSTRIAL. Each industrial building shall have one (1) off-street loading space for every twenty thousand (20,000) square feet or fraction thereof.
- (6) SOLID WASTE COLLECTION FACILITIES. The following rules are intended to prevent unhealthful or unsightly conditions regarding solid waste handling facilities. These rules apply to any solid waste container large enough to require a mechanical device to empty it.
- (a) ENCLOSURE. Each such container must be located in an enclosure which is screened on at least three (3) sides by a solid wood or metal fence or masonry wall at least as high as the container. The fourth side of said enclosure may be left open if the container has a lid which is kept locked except when waste is being deposited or removed.
 - (b) PAVING. Said enclosure and an approach area for trucks shall be paved with reinforced concrete not less than nine (9) inches thick.
 - (c) SITING. Said enclosure and container shall be so situated that trucks collecting waste from the container shall not conflict with the orderly flow of traffic onto or through the parcel or any parking spaces thereon. Said enclosure or container shall be located so that trucks collecting waste will not block any portion of a public street or alley.