

Section 16.1 Scope

In all Zoning Districts, off-street parking facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided as herein prescribed. Such space shall be maintained and shall not be encroached upon so long as said main building or structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

Section 16.2 Parking Lot Requirements

- A. All parking facilities required in this Article shall be hard-surfaced with a pavement having an asphalt or concrete binder, shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be completely constructed prior to a Certificate of Occupancy being issued. No surface water from such parking area shall be permitted to drain onto adjoining property unless a watershed easement has been obtained.
- B. The construction of any parking lot shall be in accordance with the requirements of the provisions of this Ordinance and such construction shall be completed and approved by the Building Inspector before actual use of the property as a parking lot and before a Certificate of Occupancy is issued. Plans for the development of any parking lot must be submitted to the Building Inspector, prepared at a scale of not less than one (1) inch equals fifty (50) feet and indicating existing and proposed grades, drainage, pipe sizes, parking of all dimensions, type of curbing, drive and aisle dimensions, lighting, adjacent main buildings, sidewalks, landscaping, surfacing and base materials to be used and the layout of the proposed parking lot. The plans are to be prepared in a presentable form by person or persons competent in such work.
- C. All illumination for or on all such parking lots shall be deflected away from adjacent residential areas and roadways and shall be installed in such a manner as to allow the reduction of the amount of light on other than normal parking hours each day. The source of illumination in all parking lots abutting a residential area shall not be more than twenty (20) feet above the parking lot surface.
- D. When a required nonresidential parking lot or parking area is situated on a parcel which adjoins a residential District or a residential use, the respective side or rear yard setback in which said parking is located shall be a minimum of thirty (30) feet of which the fifteen (15) feet nearest the respective property line is developed as a greenbelt; extending from the

front yard setback to the rear yard setback in the case of side yard parking adjoining the residential use, or the width of the rear of the lot in the case of rear yard parking adjoining the residential use.

- E. Adequate ingress and egress to the parking lot, by means of limited and clearly defined drives, shall be provided for all vehicles.
- F. Wheel stops shall be provided and so located as to prevent any vehicle from projecting over the lot or setback lines.
- G. In all Zoning Districts, there shall be provided, before any building or structure is occupied or is enlarged or increased in capacity, off-street parking spaces for motor vehicles as identified in Table 16.1 (These standards can be modified during site plan review).
- H. Off-street parking facilities shall be located as hereafter specified; when a distance is specified, it shall be the walking distance measured from the nearest point of the parking facility to the nearest normal entrance to the building or use that such facility is required to serve. Specifically:
 - 1. For all residential buildings and for all nonresidential buildings and uses in Residential zoning districts, required parking shall be provided on the lot with the building or use it is required to serve.
 - 2. For all commercial and all nonresidential buildings and uses in Commercial and Industrial zoning districts, required parking shall be provided within three hundred (300) feet of the building or use it is required to serve.

TABLE 16.1 - REQUIRED NUMBER OF PARKING SPACES - FLORENCE TOWNSHIP

Use	Required Number of Parking Spaces	Per Each Unit of Measure as Follows
Animal Hospital and Kennels	1	Per every Four hundred (400) square feet of usable floor area, PLUS
	1	Per every two (2) employees
Auditorium, Theaters, and Assembly Halls	1	Per every three (3) seats, based on maximum seating capacity in the main place of assembly therein, PLUS
	1	Per every two (2) employees
Auto Repair Shops, Bump Shops, Service Garages	2	Per every one (1) service stall, PLUS
	1	Per every eight hundred (800) sq. ft. of usable floor space, PLUS
	1	Per every one (1) employee
Auto salesrooms, Wholesale Stores, Machinery Sales, Showrooms of a Plumber, Electrician or other similar trade	1	Per every one thousand (500) sq. ft. of usable floor area, PLUS
	1	Per every one (1) employee
Banks and Post Offices	1	Per every two hundred (200) sq. ft. of usable floor area, PLUS
	1	Per every one (1) employee
Barber Shop	2	Per every barber
Beauty Parlor	2	Per every beauty shop employee
Bowling Alleys	8	Per every bowling lane, PLUS
		The number of spaces as required for accessory uses such as restaurant, bar establishments
Business and Professional Offices	1	Per every two hundred (200) sq. ft. of gross floor area
Carry-out, Drive-in Restaurant	1	Per every two hundred (200) sq. ft. of gross floor area, PLUS
	1	Per every two (2) employees, with a minimum total of eight (8) parking spaces
Child Care Center, Day Care Centers, Nursery Schools	1	Per every four hundred (400) sq. ft., PLUS
	1	Per every one (1) employee
Churches	1	Per every three (3) seats or six (6) feet of pews, based on maximum seating capacity in the main unit of worship.
Dance Halls, Exhibit Halls, Pool Halls, and Billiard Parlors, and Assembly Halls without fixed seats	1	Per every two (2) persons allowed within the maximum occupancy load as established by local, County, or State fire, health or building codes, OR;
	1	Per every one hundred (100) sq. ft. of usable Floor area (whichever is greater)
Drive-in Bank	3	Per every one (1) teller window
Drive-in Establishments (See also "Fast-food, Drive-in Restaurant")	1	Per every fifty (50) square feet of gross floor area, PLUS
	1	Per every three (3) employees, with a minimum total of forty (20) parking spaces
Drive-in Theater	1	Per outdoor speaking facility, PLUS
	1	Per every two (2) employees
Elementary Schools, Junior High Schools, Trade Schools	1	Per every teacher, employee and administrator, in addition to the requirements of the auditorium or assembly hall. IF no auditorium or assembly hall exists, THEN one (1) space per classroom is required in addition to that for each teacher, employee or administrator in the school.

Use	Required Number of Parking Spaces	Per Each Unit of Measure as Follows
Establishments (other than Drive-in Restaurants) for sale and consumption on the premises of beverages, food or refreshments (i.e. standard restaurants).	1	Per every three (3) persons allowed within the maximum capacity load as established by local, State or County fire, health or building codes, PLUS
	1	Per every three (3) employees, or one hundred (100) sq. ft. of gross floor area
Fast-food, Drive-in Restaurants	1	Per every one hundred twenty-five (125) sq. ft. of gross floor area, PLUS
	1	Per every two employees, with a minimum total of twenty (20) parking spaces.
Filling Station, Automobile Service Station	2	Per every service stall, PLUS
	1	Per every employee, PLUS
	1	Per every service vehicle
Furniture and Appliance, Household Equipment Repair Shops, Hardware Stores, and Similar Stores	1	Per every eight hundred (800) sq. ft. of usable Floor area, PLUS
	1	Per every two (2) employees

Use	Required Number of Parking Spaces	Per Each Unit of Measure as Follows
Golf Course open to the public	5	Per every Hole, PLUS
	1	Per every employee, PLUS
		The number of spaces as required for accessory uses, such as restaurant, bar establishments
High Schools	1	Per every teacher, employee and administrator, in addition to the requirements of the auditorium or assembly hall. If no auditorium or assembly hall exists, then one (1) space per classroom is required in addition to that for each teacher, employee or administrator in the school, PLUS
	1	Per every ten (10) students
Hospitals	1	Per every two (2) beds, PLUS
	1	Per every Staff doctor, PLUS
	1	Per every two (2) employee, PLUS
	1	Per every one thousand (1,000) sq. ft. of usable floor space
Industrial Establishments, including Manufacturing, Research and Testing Laboratories, Creameries, Bottling Works, Printing, Plumbing, or Electrical Workshops	1	Per every one and one-half (1 1/2) employees computed on the basis of the greatest number of persons employed at any one period during the day or night, OR;
	1	Per every five hundred fifty (550) sq. ft. of usable floor area (whichever is greater).
Laundromat, Coin-operated Dry Cleaning Establishment	1	Per every two (2) washing machines, OR;
	1	Per every one (1) dry cleaning machine
Libraries and Museums	1	Per every five hundred (500) square feet, PLUS
	1	Per every one (1) employee
Medical Clinic or Dental Clinic	3	Per every staff or visiting doctors, PLUS
	1	Per every one (1) employee
Miniature or Par 3 Golf Course	2	Hole, PLUS
	1	Per every one (1) employee
Mobile Home Site	2	Per every one (1) mobile home site
Mortuary establishments, Funeral Homes and Undertaking Parlor	1	Per every fifty (50) sq. ft. of floor area in the parlor area

Use	Required Number of Parking Spaces	Per Each Unit of Measure as Follows
Hotels and Motels	1	Per every one (1) guest bedroom, PLUS
	1	Per every one (1) employee, PLUS
		The number of spaces as required for accessory uses such as restaurant, bar establishments
Motor Vehicle Wash Establishment (self-service)	2	Per every one (1) wash stall
Motor Vehicle Wash Establishment (other than self-service)	3	OR the total from calculating the maximum capacity, as computed by dividing the linear dimension of the mechanical wash/dry operation by twenty (20) feet, PLUS
	1	Per every one (1) employee
Multiple-family Dwelling	2	Per dwelling unit
Open Air Business uses including Mobile Home Sales and Used Car Sales Lot	1	Per every eight hundred (800) sq. ft. of gross lot area used for open air sales or display, PLUS
		The number of spaces as required for any structure utilized for retail sales computed in accordance with the requirements for retail stores (See "Retail Stores, except as otherwise provided herein")
Personal service establishment, not otherwise provided for herein	1	Per every three hundred (300) sq. ft. of usable floor area, PLUS
	1	Per every two (2) employees
Private clubs, fraternities, dormitories	1	Per every three (3) members or lodges allowed within the maximum occupancy load as established by local, State or County fire, health building code
Private tennis club, swim club, golf club	1	Per every four (4) member families or individual members or similar use, PLUS
		The number of spaces as required for accessory Uses
Retail Stores, except as otherwise provided herein	1	Per every one hundred fifty (150) sq. ft. of gross floor area, PLUS
		The number of space as required for accessory Uses
Roadside stands	6	Per every one (1) establishment

Use	Required Number of Parking Spaces	Per Each Unit of Measure as Follows
Sanitariums, Convents, Home for the Aged, Convalescent Homes, Nursing Homes, and Children's Homes	1	Per every four (4) beds, PLUS
	1	Per every staff doctor, PLUS
	1	Per every two (2) employees
Single or two-family dwelling	2	Per every dwelling unit
Stadiums and Sports Arenas	1	Per every four (4) seats, or eight (8) feet of Benches (whichever is greater)
Warehouse and storage buildings	1	Per every two (2) employees computed on the basis of the greatest number of persons employed at any one period during the day or night, or fifteen hundred (1,500) sq. ft. of gross floor space (whichever is greater)

Section 16.3 Size of Parking Space

The dimension of off-street parking spaces shall be in accordance with the following minimum dimensions:

TABLE 16.2 - SIZE OF PARKING SPACE - FLORENCE TOWNSHIP

Parking Pattern	Maneuvering Aisle Width	Parking Space Width	Parking Space Depth
0° (Parallel Parking)	12 ft.	9 ft.	23 ft.
30° to 53°	13 ft.	9 ft.	20 ft.
54° to 74°	18 ft.	9 ft.	21 ft.
75° to 90°	25 ft.	9 ft.	21 ft.

Section 16.4 Off-Street Loading Spaces

For every building or addition to an existing building hereafter erected to be occupied by storage, display of goods, retail store or block of stores, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other similar uses requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same lot with such building or addition 1) an area or means adequate for maneuvering and ingress and egress for delivery vehicles; and 2) off-street loading spaces in relation to floor areas as follows:

1. Up to twenty thousand (20,000) square feet - one (1) space;
2. Twenty thousand (20,000) or more but less than fifty thousand (50,000) square feet - two (2) spaces;
3. One (1) additional space for each additional fifty thousand (50,000) square feet or fraction thereof.

Section 16.4 Handicapped Parking

Handicapped parking shall be provided in accordance with ADA and State of Michigan regulations.

