

ARTICLE VI

OFF-STREET PARKING AND LOADING REQUIREMENTS

SECTION 6.00 OFF-STREET PARKING REQUIREMENTS

In all districts, there shall be provided at the time any building, structure, or use is established, enlarged, or increased in capacity, off-street parking spaces for motor vehicles with the requirements herein specified. Such off-street parking spaces shall be maintained and shall not be encroached upon by structures or other uses so long as the principal building, structure or use remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

SECTION 6.01 PARKING PLANS

Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation shall be submitted to the Planning Commission or designated appointee for review at the time of application for a zoning compliance permit for the erection or enlargement of a building.

SECTION 6.02 LOCATION OF OFF-STREET PARKING AREAS

Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet thereof except that this distance shall not exceed one hundred-fifty (150) feet for single family and two family dwellings. The distance specified shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.

SECTION 6.03 PARKING IN RESIDENTIAL DISTRICTS

Parking of motor vehicles in residential districts shall be limited to passenger vehicles, and not more than one commercial vehicle of the light-delivery type, not to exceed three-fourths (3/4) tons shall be permitted per dwelling unit. The parking of any other type of commercial vehicle, except for those parked on school or church property, is prohibited in a residential zone.

SECTION 6.04 OFF-STREET PARKING AREA DESIGN

1. Each off-street parking space for automobiles shall be not less than two hundred (200) square feet in area, exclusive of access drives and aisles, and shall be of usable shape and condition.
2. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius is necessary, it will be of such an arc as to reasonably allow unobstructed flow of vehicles.

3. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of the parking space. The minimum width of such aisles shall be:
 - A. For ninety (90) degrees or perpendicular parking, aisle shall not be less than twenty-four (24) feet in width.
 - B. For sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet.
 - C. For forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
 - D. For parallel parking, the aisle shall not be less than twelve (12) feet in width.
 - E. All off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence or compact planting strip exists as a parking barrier along the property line.
 - F. All off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of materials which will have a dust free surface resistant to erosion.
 - G. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot or institutional premises.
 - H. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution by a wall, fence, or compact planting not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.
 - I. All off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking area of one or two-family dwellings.

SECTION 6.05 COLLECTIVE PARKING

Requirements for the provision of parking facilities with respect to two or more property uses of the same or different types may be satisfied if the permanent allocation of the requisite number of spaces designated is not less than the sum of individual requirements.

SECTION 6.06 DETERMINING PARKING REQUIREMENTS

For the purpose of determining off-street parking requirements the following units of measurement shall apply:

1. Floor areas: In cases where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that such floor area need not include any area used for parking within the principal building and need not include any area used for incidental service, storage, installation systems, and similar uses.
2. Places of Assemble: In stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities each eighteen (18) inches of such seating facilities shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assemble area, requirements shall be computed separately for seating and floor area added together.
3. Fractions: When units of a measurement determining the number of required parking spaces result in requirements 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.

SECTION 6.07 TABLE OF OFF-STREET PARKING REQUIREMENTS

The minimum required off-street parking spaces shall be set forth in the following table of off-street parking spaces. Where a use is not specifically mentioned, the parking requirements of a similar or related use shall apply.

<u>USE</u>	<u>PARKING SPACE REQUIREMENT</u>
Automobile or Machinery	One (1) space for each two hundred (200) square feet of showroom floor area plus two (2) spaces for each service bay plus one (1) space for each employee.
Bank, Business and	One (1) space for each two hundred Professional Offices (200) square feet of gross floor area.
Barber shops and Beauty	One (1) space for each two hundred Parlors (200) square feet of gross floor area.
Bowling Alleys	Seven (7) spaces for each alley.
Churches, Auditoriums, Sports Arenas, Theaters, Dance Halls, Assembly Halls Other than Schools	One (1) space for each four (4) seats or two hundred (200) square feet of floor area, whichever is greater.
Dwelling Unit	Two (2) spaces for each dwelling unit.
Funeral Homes and Mortuaries	Four (4) spaces for each fifty (50) square feet of floor area plus one (1) space for each fleet vehicle.

Furniture, Appliance store, Equipment, and Furniture Repair Shops	One (1) space for each four hundred Household (400) square feet of floor area.
Hospitals	One (1) space for each bed excluding bassinets plus one (1) space for each two (2) employees.
Hotels, Motels, Lodging	One (1) space for each living unit Houses, Boarding Homes plus one (1) space for each two employees.
Automobile Service Stations	One (1) space for each eight hundred (800) square feet of floor space plus one (1) space for each four (4) employees.
Manufacturing, Fabricating, Plants, Research and Testing Laboratories	One (1) space for each two (2) Processing and Bottling employees on maximum shift.
Medical and Dental Clinics	One (1) space for each two hundred (200) square feet of floor area plus one (1) space for each employee.
Restaurants, Beer Parlors,	One (1) space for each two (2) Taverns and Night Clubs patrons of maximum seating capacity plus one (1) space for each two (2) employees.
Self-Service Laundry or Dry Cleaning Stores	One (1) space for each two (2) washing and/or dry cleaning machines.
Nursery, Elementary, and Junior High Schools, Public or private	One (1) space for each employee normally engaged in or about the building and grounds plus one (1) space for each (30) students enrolled.
Senior High Schools and Institutions of Higher Learning, Private or Public	One (1) space for each employee in or about the building or grounds plus (1) space for each four (4) students.
Supermarket, Self-Service	One (1) space for each four hundred Food and Discount Stores (400) square feet of floor area plus one (1) space for each two (2) employees.
Wholesale Establishments, Warehouses, and Mini-Warehouses or Self-Storage Units.	One (1) space for each four hundred (400) square feet of floor area plus one (1) space for each two (2) employees.

SECTION 6.08 EXCEPTIONS TO OFF-STREET PARKING REQUIREMENTS

The parking requirements for all uses proposed on a lot shall be cumulative, unless the Rollin Township Planning Commission shall find that the parking requirements of a particular land use occur at different hours from those of other continuous land uses, such that particular land use parking areas can be advantageously used during non-conflicting hours by the other continuous land uses, in which event the required parking for such particular land use may be reduced by the Rollin Township Planning Commission to a minimum of the greatest number of spaces required for any of such continuous land uses.

SECTION 6.09 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

In connection with every building, structure, or use hereafter except single and two-family dwelling unit structure, which customarily receive and distribute material or merchandise by vehicle, there shall be provided on the same lot with such buildings, off-street loading and unloading space.

1. Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior circulation shall be submitted to the Planning Commission or its designated appointee at the time of application for zoning compliance permit.
2. Off-Street Loading Area Design:
 - A. Each off-street loading and unloading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length and not less than fifteen (15) feet in height clearance.
 - B. Any loading-unloading space shall not be closer than fifty (50) feet to any other lot located in any residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence, or compact planting not less than six (6) feet in height.
 - C. All off-street loading and unloading facilities that make it necessary to back out directly onto a public road shall be prohibited.
3. Off-Street Loading Area Space Requirements:
 - A. In the case of mixed uses on one lot or parcel the total requirements of off-street loading-unloading facilities shall be the sum of the various uses computed separately.
 - B. All retail sales facilities having over five thousand (5000) square feet of gross floor area shall be provided with at least one (1) off-street loading-unloading space, and for every additional twenty thousand (20,000)

square feet of gross floor space, or fraction thereof, one additional loading-unloading space.

- C. All industrial and wholesale commercial land uses shall provide one (1) loading space for each ten thousand (10,000) square feet of floor space, with a minimum of not less than two (2) loading spaces.