

120.300 SUPPLEMENTARY REGULATIONS

120.310 Off-Street Parking of Motor Vehicles.

A. Intent:

The intent of Ordinance 270 to regulate parking of functioning and licensed motor vehicles, including any towed unpowered vehicles, that are utilized on a consistent and regular basis for everyday operations. The provisions noted herein will improve safety, traffic circulation, and aesthetics within the Township by regulating the location and quality of parking areas in all zoning districts.

B. Provision and Maintenance:

Every property owner shall provide and continually maintain an adequate number of off-street parking spaces and the necessary loading and unloading facilities required by Ordinance 270, in each district for all the occupants, employees, and patrons of said property.

C. Agricultural and Single-Family Residential Districts:

1. Allowance.

Parking of licensed vehicles in the Agricultural or Residential Zones, except those used for farming or recreational purposes, shall be limited to passenger vehicles, and not more than one commercial vehicle of the light delivery type not to exceed one-ton rated load carrying capacity and is not a utility truck, such as a wrecker, septic tank pumper, or a truck that carries flammable or toxic materials.

2. Parking Location.

- a. Off-street parking spaces for licensed vehicles shall consist of a paved or gravel driveway or parking strip, garage, or combination thereof, and shall be located on the premises they are intended to serve.
- b. No parking space or driveway may be closer than five feet from any property line.

- c. Parking within the front yard shall only be located on a designated driveway no greater than 22 feet in width, that is the principal access from the public or private road to a garage, accessory structure, or entryway to a dwelling or other permitted use. An additional 200 square feet of parking may be provided in the front or side yard.
- d. Parking is only permitted in the rear yard if it is on a designated driveway no greater than 22 feet in width providing ingress/egress to an accessory building.
- e. Parking is prohibited in the front and side yard required setbacks and the rear yard unless noted herein. No parking shall be permitted on a regular basis on lawns or other unpaved areas, except for designated gravel parking areas noted above.

3. Recreational Vehicles.

- a. For the purposes of Ordinance 270, a recreational vehicle means any self-propelled or towed vehicle intended primarily for recreational purposes and shall include, but not be limited to motor homes, travel trailers, tent trailers, collapsible trailers, expandible trailers, pick-up coach campers, utility trailers, vehicle transporting trailers, camping trailers, boat trailers, snowmobiles, trail bikes or cycles, boats of any kind, all-terrain vehicles, and golf carts.
- b. Other than in enclosed buildings, recreational vehicles and any trailer attachments may be parked within a designated parking area defined in 120.310.C.2 herein between May and October. After such time, the recreational vehicle shall be stored on the property per the requirements of General Ordinance 111: Vehicle Storage and Repair.
- c. In the event the foregoing recreational vehicle parking regulations create a special hardship beyond the control of a particular resident, the Ordinance Enforcement Officer may grant permission to an applicant to continue to park in the designated areas for a period no longer than 14 days.

- d. Recreational vehicles shall not be connected to water, gas, or sanitary sewer facilities.
- e. Recreational vehicles shall not be used for any on-site commercial or business purpose or commercial activities.

4. Utility Trailers.

- a. Other than in enclosed buildings, utility trailers may be parked within a designated parking area defined in 120.310.C.2 herein.
- b. Utility trailers not utilized on a consistent and regular basis shall be stored on the property per the requirements of General Ordinance 111: Vehicle Storage and Repair.
- c. Utility trailers shall not be used for any on-site commercial or business purpose or commercial activities unless in compliance with Section 120.340: Home Occupations.

5. Vehicle Storage.

See General Ordinance 110: Vehicle Storage and Repair for storage of vehicles, utility trailers, and recreational equipment.

6. Sales.

Not more than one motor, unpowered, or recreational vehicle as defined herein may be sold, if (a) it is in operating condition, (b) it has all its main component parts attached, (c) it is for sale by the owner or occupant of the premises, and (d) it is posted with a for sale sign. The provision shall be limited to allowing the outdoor storage of one such vehicle per lot or parcel at any one time and not more than two vehicles are to be sold from said lot or parcel in any one year, and provided that the vehicle is displayed in the front or side yard but out of the public or private road right-of-way and provided that the outdoor storage of any such vehicle is not more than thirty (30) days.

7. Multiple-Family or Nonresidential Use.

Any multiple-family or nonresidential use within an Agricultural or Single-Family Residential District shall follow the requirements of 120.310.D herein.

D. Multiple-Family, Commercial, and Industrial Districts.

1. Overnight Parking.

The overnight parking of semi-trucks and/or semi-trailers in commercial or industrial districts shall be permitted only when incidental and accessory to the principal use being conducted on the premises.

2. Vehicles with Business Name or Logo.

Vehicles, trucks, trailers, or similar equipment with a business name or logo shall not be parked near the road right-of-way to be utilized as additional signage for the business or use. Such vehicles shall be parked behind the building where the business is located if parking spaces are available. If rear parking is not available, the vehicle, truck, or trailer shall be parked in designated spaces near the building.

3. Off-Street Parking and Site Circulation Design Requirements.

a. Location.

Off-street parking shall be located on the same lot or parcel as the building or use being served.

i. Front Yard. No parking space or drive aisle shall be closer than 10 feet to the front yard property line or road right-of-way line if the front yard property line is the centerline of the street.

ii. Side and Rear Yards. No parking space or drive aisle shall be closer than five feet to the side or rear yard property lines.

b. Access to Parking.

Parking designed for backing directly onto a street or road is prohibited. All vehicles shall enter and exit the lot or parcel using forward movement from and to the abutting street or road.

c. Impervious Surface.

All off-street parking facilities shall be constructed of materials which will have an impervious surface, such as asphalt or concrete, that is resistant to erosion. The use of other impermeable material like a paved surface such as brick pavers or stone may be approved by the Planning Commission through the site plan review process.

d. Striping.

Off-street parking areas of three (3) or more spaces shall include clearly visible lines to indicate parking space limits.

e. Curbs and/or Vehicle Stops.

All off-street parking lots shall include curbs or similar devices at least five (5) inches in height to prevent vehicle overhang on or into public rights-of-way, sidewalks, walkways, or landscaped areas.

f. Accessible Spaces.

Barrier free parking spaces and accessible loading aisles shall be provided, designed, and constructed in accordance with the Americans with Disabilities Act (ADA) of 1990, using the most recent design standards.

g. Lighting.

Any lighting in connection with off-street parking shall be fully cut-off fixtures arranged to reflect light away from adjacent streets and any residentially zoned or used properties.

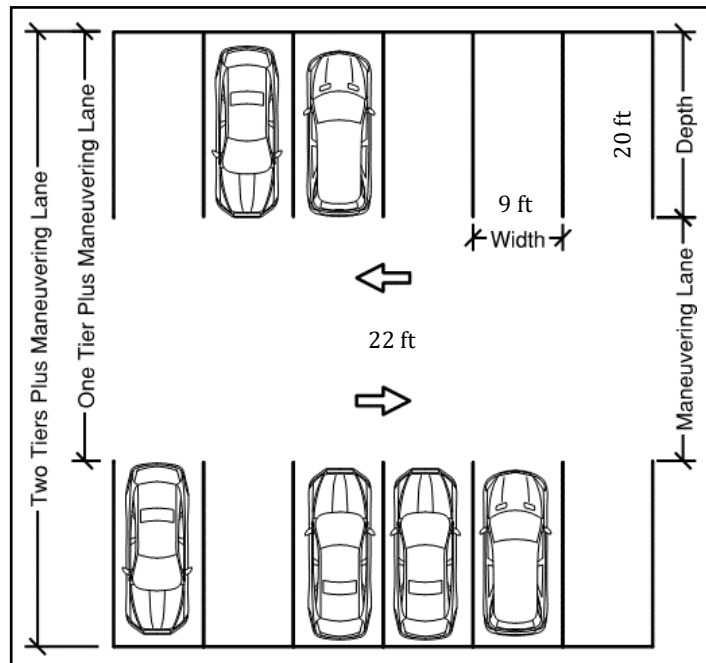
h. Screening.

Off -street parking for nonresidential uses shall be effectively screened on any side which adjoins or faces a residentially zoned or used property. The screening provisions of 120.350 shall regulate.

i. Parking Space and Drive Aisle Dimensions.

Each automobile parking space shall not be less than 180 square feet nor less than nine (9) feet in width exclusive of the maneuvering drive aisle. For parallel parking the space shall be nine (9) feet wide and 23 feet deep exclusive of the maneuvering drive aisle. Maneuvering drive aisles adjacent to parking spaces shall be 22 feet wide for two-way traffic and 18 feet wide for one-way traffic. The Planning Commission may approve smaller drive aisles for angled parking other than those designed at 75 to 90 degrees.

Parking Layout Graphics (not drawn to scale)



j. Circulation Aisle.

Internal circulations aisles that are not adjacent to parking spaces but are for the general vehicular circulation of the public shall be 22 feet wide for two-way traffic and 18 feet wide for one-way traffic.

k. Landscape Islands.

Landscape islands shall be provided after every 180 feet of continuous parking spaces to reduce the impacts of extensive asphalt or concrete.

l. Pedestrian Circulation.

The parking lot layout shall accommodate direct and continuous pedestrian circulation, clearly divided from vehicular areas. Pedestrian crosswalks shall be clearly marked by textured paving or pavement striping and integrated into the overall site design.

m. Stormwater Runoff.

All stormwater runoff created from a parking area shall be completely retained on the property it serves unless easements are provided for a shared stormwater system.

4. Required Spaces.

a. Units of Measurement.

i. Floor area shall be measured in accordance with the definitions in 120.14. If the usable floor area of a building is not known at the time of review based on submitted floor plans, 75 percent of the gross floor area shall be used to determine required parking.

ii. Employee parking spaces shall be based on the maximum number of employees on the premises at any one time during the largest typical daily work shift.

iii. Places of assembly that utilize benches, pews, or similar seating, each 24 inches of such seating shall be counted as one seat.

b. Table of Parking Requirements.

The minimum amount of required off-street parking shall be determined in accordance with the following table:

Land Use	Minimum Parking Required
Residential:	
Single-Family Detached and Two-Family/Duplex	2 spaces per dwelling unit
Single-Family Attached	2 spaces per dwelling unit
Multiple-Family	In accordance with requirements provided in the R-4 and R-5 Districts
Designated 55+ Senior Apartments	1 space per dwelling unit
Congregate Housing, Adult Foster Care Facility	0.5 spaces per bedroom
Mobile or Manufactured Home Park	Per State regulations
Institutional:	
Childcare Center, Pre-School, Nursery School	1 space per 6 children, based on licensed capacity
Hospital	1 space per 5 beds
Nursing Home, Home for the Aged	1 space for each employee on the largest daily work shift, plus 1 space for every 5 beds
Municipal Building or Facility (post office, museum, library, etc.)	1 space per 300 sq. ft. usable floor area
Place of Assembly (theater, auditorium, religious institution, etc.)	1 space for each three seats, plus 1 space for each employee on the largest daily work shift
Private Elementary or Middle School	1 space per classroom and administrative office
Private Senior High School	1 space per classroom and administrative office, plus 1 space per 10 students
Vocational and Technical Schools, Post- Secondary Educational Facilities	1 space per 100 square feet of classroom space, plus one per 300 square feet of administrative offices
Entertainment and Recreation:	
Bowling	2 spaces per lane
Field Sports (e.g., baseball, football)	35 spaces per field
Court-Based Recreation (tennis, pickleball, etc.)	3 spaces per court
Arcade	0.5 spaces per machine

Land Use	Minimum Parking Required
Clubs and Lodges	0.5 spaces per occupant, based on the maximum occupancy load
Indoor Recreation (fitness centers, athletic clubs, health clubs, pool or billiard halls, skating rinks, etc.)	0.5 spaces per occupant, based on the maximum occupancy load
Golf Course	4 spaces per hole
Golf Course (miniature and par 3)	3 per hole
Golf Driving Range	1.5 spaces per tee
Swimming Pools or Swim Clubs	0.25 spaces per occupant, based on the maximum occupancy load
Business and Commercial:	
Automobile Body Shop	2 spaces per repair bay, or if no individual bays, one space for every 400 sq. ft. of usable floor area
Automobile Service and Repair	2 spaces per service bay
Automobile Sales or Rental – Indoor Showroom	1 space for each employee on the largest daily work shift, plus 1 space for every 400 square feet of usable floor area in the showroom
Automobile Sales or Rental – Outdoor Display	1 space for each employee on the largest daily work shift, plus 1 space per 1,000 sq. ft. of outdoor display area
Gas Station / Filling Station	1 space at each fueling location and 1 space for each 200 square feet of usable floor area for any adjoining convenience store
Car Wash (automatic)	1 space for each employee on the largest daily work shift
Car Wash (self-serve)	See drive thru stacking space requirements
General Retail Sales	1 space per 150 sq. ft. usable floor area
Banks and Financial Institutions	1 space per 200 sq. ft. usable floor area
Beauty and/or Barber Shops and Nail Salons	2.0 spaces per chair
Commercial Places of Assembly (wedding venues, banquet facilities, conference centers)	1 space for each 200 sq. ft. usable floor area, plus 1 space for each employee on the largest daily work shift
Convenience Stores	1 space per 200 sq. ft. usable floor area
Home Improvement Stores, Lumber Yards, Machinery Equipment Sales, Construction Showroom	1 space per 500 sq. ft. usable floor area

Land Use	Minimum Parking Required
Hotel, Motel, or Other Lodging	1 space per room/suite, plus 1 space for each employee on the largest daily work shift
Laundromats	0.5 spaces per machine
Mortuaries Funeral Homes	1 space per 100 sq. ft. usable floor area in parlor areas, viewing rooms, chapels, or other assembly areas
Mini Warehouse and Self-Storage Units	5 spaces at site office
Open Air Business	1 space per 200 sq. ft. sales area
Restaurants:	
Drive-In (no onsite seating)	1 space per drive in stall, plus 1 space for each employee on the largest daily work shift
Sit Down (with or without drive thru)	1 space for every 3 seats, plus 1 space for each employee on the largest daily work shift
Bar/Lounge	1 space for every 2 seats, plus 1 space for each employee on the largest daily work shift
Shopping Centers (mixed use developments)	1 space per 250 sq. ft. of gross leasable area
Supermarkets	1 space per 200 sq. ft. of usable floor area
Wholesale Sales Stores, Furniture Sales, Showroom of a Plumber, Electrician or Similar Trade	1 space per 300 sq. ft. of usable floor area
Service Establishments (not otherwise specified)	1 space per 200 sq. ft. of usable floor area
Office:	
Banks, Credit Unions	1 space per 200 sq. ft. of usable floor area
Business and Professional Offices, except as otherwise specified	1 space per 250 sq. ft. usable floor area
Medical, Dental, Rehabilitation (or similar professions)	1 space per 200 sq. ft. usable floor area
Veterinary Clinic	1 space per 250 sq. ft. usable floor area
Industrial:	
Contractor or Construction Uses	1 space per employee based on largest daily work shift
General Industrial or Manufacturing Uses	1 space per 750 sq. ft. gross floor area

Land Use	Minimum Parking Required
Research and Development	1 space for every 500 sq. ft. gross floor area
Wholesales and Warehousing Establishments	1 space per 1,500 sq. ft. gross floor area

c. Maximum Number of Spaces.

To minimize excessive areas of pavement which contribute to high rates of stormwater runoff, parking lots shall not exceed 120 percent of the minimum parking space requirements except as may be approved by the Planning Commission.

d. Fractional Spaces.

When calculations for determining the required number of parking spaces result in a fractional space, any fraction of less than one-half may be disregarded, and a fraction of one-half or more shall be included as one space.

e. Uses not Mentioned.

For those uses not specifically mentioned, the requirement for off-street parking shall be based on uses similar in parking demand as determined by the Zoning Administrator who may defer the decision to the Planning Commission.

f. Shared Parking.

For uses on separate but adjacent properties who have entered into a shared parking agreement, the number of total parking spaces determined for each individual use shall be reduced by 20 percent. Evidence of a legally binding shared parking agreement recorded with the Kalamazoo County Register of Deeds must be provided to the Zoning Administrator.

g. Deferred Parking.

The Planning Commission may allow deferred construction of a portion of the required number of parking spaces for any nonresidential use if the following conditions can be satisfied:

- i. The property owner can demonstrate to the satisfaction of the Planning Commission that the required number of parking spaces is excessive for the nature of their business or operational needs.
- ii. The site plan shall be designed to show all required parking spaces, including those proposed as deferred so that they may be constructed in the future, if required.
- iii. The area intended for the deferred parking shall be retained as open space on the site.
- iv. Stormwater management requirements shall be based on the full amount of required parking to ensure adequate capacity if the construction of the deferred parking is deemed necessary.
- v. The owner shall provide a written agreement to construct the deferred parking within six months of a written notice from the Zoning Administrator based on observed need, or to give at least thirty (30) days prior notice to the Zoning Administrator if the deferred parking area is to be constructed.

5. Drive Thru Stacking Spaces.

A minimum of four 9-foot by 20-foot stacking spaces for food service establishments and a minimum of three 9-foot by 20-foot stacking spaces for all other drive-through establishments shall be provided.

Stacking spaces shall be measured from each individual point of service (order pedestal, window, etc.). A one-way bypass drive aisle at least 11 feet in width shall be provided adjacent to any stacking spaces.

Stacking spaces shall be designed and located so as not to block or impede pedestrian and/or vehicle circulation on the site or on any adjacent sidewalk or street. Stacking spaces shall not be considered parking spaces.

6. Loading and unloading.

Space for all necessary loading and unloading operations for any commercial, industrial, or other use must be provided in addition to the required off-street parking space. All loading and unloading operations must be carried out entirely within the side or rear yard of the lot or parcel on a paved surface. Loading spaces shall be 10 feet in width and 50 feet in length, with a vertical clearance of 15 feet and shall not interfere with onsite pedestrian or vehicular movement.

The storage or sale of merchandise or any other materials, storage of inoperable vehicles, or vehicles under repair is prohibited in the loading space.

7. Bicycle Parking.

A minimum of two bicycle parking spaces shall be required for every nonresidential use. Bicycle parking facilities shall allow a cyclist to safely secure a bicycle from incidental damage or theft, while not hindering access for pedestrians or other vehicles. Bicycle parking facilities shall be in highly visible and accessible areas. Bicycle parking facilities shall be located at least three feet from adjacent walls, poles, landscaping, street furniture, drive aisles, and primary pedestrian routes and at least six feet from vehicle parking spaces.

8. Prohibited Uses in Off-Street Parking Areas.

- a. The storage of merchandise.
- b. The storage of inoperable or unlicensed vehicles unless located at any service station, garage, paint shop, body shop legally authorized under the Cooper Charter Township Zoning Ordinance and registered with the State of Michigan pursuant to 1974 PA 300, as amended, and is awaiting repairs or delivery to owners, and is locked, and currently and validly licensed for operation upon the public streets and is not a public nuisance.

- c. The sale of merchandise or of motor or recreational vehicles unless located at an outdoor business or dealership and is legally authorized under the Cooper Charter Township Zoning Ordinance.
- d. The repair of motor or recreational vehicles, except emergency services to start or remove inoperable vehicles.

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