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OFF-STREET PARKING REQUIREMENTS

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ARTICLE 21: OFF-STREET PARKING REQUIREMENTS

SECTION 21.01: PURPOSE

It is the purpose of this Article to control off-street parking, the loading and unloading of motor vehicles and to provide for adequate maintenance of all off-street parking facilities within designated zoning districts. The requirements specified are intended to accommodate the temporary, on-site storage of transient motor vehicles utilized by employees, patrons, or occupants of buildings or structures constructed or remodeled under the provisions and requirements of this Ordinance. Furthermore, it is the Township's belief that excessive parking and loading areas are inefficient uses of resources and increase the potential for stormwater drainage issues.

SECTION 21.02: PLAN REVIEW AND APPROVAL AUTHORITY

Required off-street parking and loading shall be shown as integral parts of plot plans and site plans, and are thus subject to the review authority and procedure as set forth in *Article 18, Site Plan Review, Sections 18.03, 18.04 and 18.05.*

SECTION 21.03: GENERAL PROVISIONS

- A. Property owners are entitled to reasonable access to their respective properties for optimal use in accordance with the individual requirements of the specific zoning district classification where located and in conformance with the minimum standards as set forth in this Ordinance. The best interests of the public health, safety, and welfare are served by requiring strict adherence to certain minimum standards based upon detailed engineering design criteria for all proposed off-street parking plans or activities. The Township encourages the petitioner to utilize innovative methods in the creation of plan documents and to thoroughly explore methods and alternative approaches, integrating the concepts of land use activities with transportation planning, in providing access to respective properties. The use of service drives, combined access points, and coordinated parking systems physically compatible with adjacent areas are therefore encouraged. It is the intent of this Ordinance that coordinated access systems be implemented for all types of proposed land uses and activities. Therefore, the site plan and traffic engineering standards shall dictate driveway location and spacing and not the specified lot width minimums. The following general provisions are applicable to proposed off-street parking plans submitted as integral elements of site plans required under *Article 18, Site Plan Review, Section 18.06: Required Information.*
1. All vehicular access drives, easements, and access points proposed along all highway and major traffic arteries shall be located in accordance with the *Charter Township of Marquette Comprehensive Development Plan and Article 19, Performance Requirements, Section 19.13 through 19.19, the Schedule of District Regulations and Minimum Performance Standards.* Complete plans and specifications shall be submitted to the Zoning Administrator for review at the time of application.
 2. The proposed off-street parking plan shall incorporate various design alternatives in accommodating the dictates of the physical site constraints and characteristics.

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SECTION 21.03: GENERAL PROVISIONS – (Cont.)

3. The proposed off-street parking plan shall be developed in accordance with the required minimum and maximum standards as to the number of parking spaces for specified types of land uses or activities within individual zoning district classifications. In the event of unusual circumstances, the petitioner shall substantiate any request for a variance from the suggested minimum standards so that the variance, if granted, will not result in a situation detrimental to the proposed land use or activity planned for the site.
4. The proposed off-street parking plan shall not adversely impact adjacent or surrounding areas. The control of potential nuisances, including noise, odor, smoke, dust, vibration, glare, fugitive sand or blowing and drifting snow shall be addressed on all site plans. The utilization of innovative design techniques, incorporating effective landscaping and screening within buffer strips, islands, or green belts, is encouraged.
5. The existing natural features of the site shall be protected and preserved in their original state insofar as practical and utilized to enhance the site wherever possible.
6. The proposed off-street parking plan shall reflect a proper relationship between vehicular storage areas and the land uses or activities which they are intended to service. Proposed plans for pedestrian access to common use areas through parking lots shall be designed with safety and circulation as a major priority.
7. Emergency vehicle ingress and egress as well as unrestricted circulation throughout the proposed site, as noted herein and in *Section 21.07, Emergency Vehicle Access*, shall be provided during the design phase and on the site plans. Fire and emergency vehicle lanes shall be clearly marked and identified on the plans and subsequently on the site utilizing acceptable signing procedures.
8. A compatible physical relationship shall be developed between the existing and adjacent land uses and activities, and the proposed plan for off-street parking. Physical improvements to the site, including, but not limited to, utilities, land balance, erosion control, grading, paving, and storm drainage shall be designed and constructed in compliance with the requirements of federal, state, county, or township's standards and specifications and shall be integrated with the adjacent areas to create an orderly and workable improvement.
9. A stormwater management plan shall be developed in accordance with the *Marquette County Drain Commission Rules, Regulations and Procedures for Internal and External Drainage* addressing on-site surface water runoff problems and their disposition. A general drainage scheme for the area shall also be developed to assure against any adverse effects to neighboring or downstream, off-site property owners. This provision may require stormwater retention or detention ponds where appropriate.
10. On-site traffic shall be controlled utilizing effective design techniques which may include signing, speed and directional controls, line painting, diverters, chatter ridges or speed bumps, and various methods of channelization which promote safety conscious design alternatives. Parking lot aisles shall not exceed 400 feet in length

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SECTION 21.03: GENERAL PROVISIONS – (Cont.)

before another intersecting aisle or driveway shall be provided. In determining this aisle length, all landscaped islands shall be included in the measurement. This maximum aisle length shall not apply to aisles where there is no opportunity for vehicles to drive through adjacent unoccupied parking spaces because the parking spaces are adjacent to features such as a building, side lot line, curbed sidewalk, or landscaping. Parking lot aisles and driveways shall intersect at 90° angles. This may be slightly less or greater than 90° angles when the Zoning Administrator or Planning Commission when under its jurisdiction determines that safe and efficient circulation for pedestrians and vehicles will still be provided.

11. Provision shall be made by the petitioner for continuing maintenance and upkeep of the proposed off-site parking and unloading facilities to assure an acceptable and continued land use or activity and to relieve the Township of any responsibility to maintain the proposed facility. Timely cleaning, sweeping, and flushing of the surface areas as well as continued care and maintenance of all landscaped areas, signs, lighting fixtures, and the like shall be provided by the owner on a regular basis. Snow plowing and the storage of snow on the site shall not obstruct clear view nor create visibility problems for drivers or pedestrians utilizing the facility or on adjacent or surrounding areas. Snow storage areas should generally be in distinct and separate locations from trees, shrubs and bufferyards. All site plans must show all locations of snow storage areas. If all snow is to be removed from the site, then a statement to such must be placed on the site plan by its petitioner. Snow shall be removed from the site by the owner in accordance with requirements set forth in this Ordinance or any other state, county, or local regulations which may apply.
12. No commercial repair work, servicing, or selling of any kind shall be conducted on any parking area except that which may be permitted under the provision of *Article 16, Detailed Use Regulations*, or within designated districts by the Zoning Administrator.
13. Where the owners of two (2) buildings, or uses, desire to utilize common off-street parking facilities, the Zoning Administrator or Planning Commission may grant approval if it is determined that all other necessary parking requirements as stipulated in this Ordinance have been met.
14. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be discarded and fractions over one-half (1/2) shall require one (1) parking space.
15. Off-street parking for other than residential uses shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the building entrance to the nearest point of the parking lot.
16. No parking area which exists at the time this ordinance becomes effective and complies with its provisions shall be relinquished or reduced to less than the minimum requirements established herein.

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SECTION 21.03: GENERAL PROVISIONS – (Cont.)

17. In the instance of dual function off-street parking spaces, where operating hours of buildings do not conflict, the Zoning Board of Appeals, after detailed review, may consider granting a variance to accommodate specific concerns.
18. For land uses not specifically indicated, the requirements for off-street parking facilities shall be in accordance with a use which the Zoning Board of Appeals considers as being similar in type.
19. Off-street parking does not include any spaces within a public road right-of-way.

SECTION 21.04: OFF-STREET PARKING REQUIREMENTS

A. GENERAL CRITERIA

The Off-Street Parking Requirements, as noted in Section 21.05, Table A: *Minimum ADA Parking Spaces*, Table B, *Use vs. Parking Nomograph*, are based upon the following criteria:

1. The number of required spaces per employee is based upon the maximum number of employees on the largest work shift.
2. The number of required spaces per square feet of **Gross Floor Area (GFA)**, is based upon the number of square feet of gross leasable area (GLA), and is defined as the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors expressed in square feet and measured from the centerline of joint partitions and from outside wall faces.
3. The number of required spaces per square foot of **Usable Floor Are (UFA)**, shall be defined as the GFA less the floor areas taken up by lobbies, enclosed machinery rooms on the roof, stairs and escalators, mechanical and electrical services, lifts, columns, toilet areas, ducts and risers.
4. Every off-street parking area available to the public shall have parking spaces reserved for the use of physically disabled persons as specified in Table XX: *Minimum ADA Parking Spaces* (as required by ASA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2(5)(a), published in the Federal Register, Volume 56, No. 144, dated July 26, 1991)
5. Except for residential uses, in no case shall any individual, non-related and separately operated use provide less than four (4) parking spaces.

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TABLE A: MINIMUM ADA PARKING SPACES	
TOTAL PARKING SPACES REQUIRED	MINIMUM NUMBER OF RESERVED SPACES
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	Two percent (2%) of the total number of spaces
1001 and over	Twenty (20), plus one (1) for each one hundred (100) spaces over one thousand (100)

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SECTION 21.05: TABLE B: USE VS PARKING NOMOGRAPH	
USE	Number of Parking Spaces Required Per Unit of Measure
Amusement Centers, Skating Rinks, Pools, Galleries	One (1) parking space per one-hundred (100) square feet of Useable Floor Area
Assembly Facilities without fixed seats, including but not limited to; Martial Arts Schools, Aerobic and Exercise Centers, and Similar Studios or Centers.	One (1) parking space per every twenty-five (25) square feet of Useable Floor Area
Automobile, Motorcycle, Truck, Bus, RV and Boat Sales	Four (4) parking spaces for the first one thousand (1,000) square feet of Useable Floor Area . Then one (1) parking space per three-hundred (300) square feet of Useable Floor Area in excess of one-thousand (1000) square feet, plus one (1) parking space per two-thousand (2000) square feet of outdoor display/sales area
Automotive repair or service facility	Five (5) parking spaces per one-thousand (1000) square feet of Gross Floor Area devoted to retail sales of automotive supplies or parts, plus one (1) parking spaces per service bay (a service bay shall not be considered a parking space)
Bar, Tavern, Nightclub, Cabaret, and other establishments for the sale of beer or intoxicating liquor for consumption on the premises	One (1) parking space for every three (3) persons based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity and Fire Marshal
Barber Shop / Beauty Shop / Hair Salon / Manicure Shop / Tanning Salon	Two and one-half (2.5) times the number of seats or service stations
Boarding Houses	One (1) parking space per two (2) guest rooms plus one (1) parking space for owner or manager
Bowling Alleys	Five (5) parking spaces per alley. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the bowling alley, such restaurants, bars, taverns, nightclubs, and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of Useable Floor Area for such uses located within or operated in conjunction with the bowling alley)
Broadcasting, Movie or Video producing or Recording studios	One (1) parking space per two-hundred (200) square feet of Gross Floor Area
Bus Passenger or Railroad Stations or Heliports	One (1) parking space per every fifty (50) square feet of Gross Floor Area
Car Washes	Stacking spaces per wash bay as required for a drive-through facility, plus three and one-half (3.5) parking spaces per one-thousand (1,000) square feet of Useable Floor Area devoted to office or retail sales

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Casinos, Hotels or buildings wherein gambling games are conducted	One (1) parking space for every two (2) employees on the busiest shift plus one (1) parking space per each three (3) persons based upon the maximum number of persons that can be accommodated at the same time in accordance with the Fire Marshal's maximum occupancy calculation
Commercial, Trade or Business Schools	Forty (40) parking spaces per each one-thousand (1,000) square feet of classrooms
Child Care Centers	One (1) parking space per employee plus three (3) additional parking spaces
Emergency Services (i.e. Police, Fire, EMS / Ambulance Garage)	One (1) parking space per vehicle plus one (1) parking space per on-duty employee
Financial Institutions / Banks	One (1) parking space per two-hundred (200) square feet of Gross Floor Area , plus parking spaces as required for each walk-up, drive-through, or freestanding bank machine (ATM)
Financial Institutions / Banks – Freestanding Bank Machines, Walk-up or Drive-through	One (1) parking space for each walk-up, drive-through or freestanding bank machine, plus stacking spaces as required for a drive-through facility for any drive-through or freestanding bank machine accessible from as automobile
Funeral Homes, Mortuaries and Crematoriums	One (1) parking space per every fifty (50) square feet of Useable Floor Area
Gasoline Stations and Public Garages, including Gasoline Stations with Convenience Stores	One (1) parking space per each employee, plus two (2) parking spaces for each service bay. If Convenience Store is include there will be One (1) parking space for every three-hundred (300) square feet of Useable Floor Area
Gun Clubs, Skeet, Target or Archery Ranges	One (1) parking space per employee, plus two (2) parking spaces per shooting position
Hardware / Paint / Home Improvement Store	Five (5) parking spaces per one-thousand (1,000) square feet of Gross Floor Area
Hospitals, Sanitariums, Rehabilitation Centers and Emergency Medical Care Service Centers	One (1) parking space per every four (4) patient beds, plus one and one-half (1.5) parking spaces per every two employees including staff Doctors.
Hotels and Motels	One (1) parking space per guest room, plus two (2) parking spaces at office or registration area. If in addition to guest rooms, there are other uses or accessory uses located within or operated in conjunction with the hotel or motel, such as ballrooms, meeting rooms, dining areas, retail stores, auditoriums, bars, restaurants, taverns, nightclubs, and the like, additional parking spaces, calculated based upon the parking requirements for each specific use, shall be provided (calculation shall be based upon the total square feet of Useable Floor Area for each additional use located within or operated in conjunction with the hotel or motel)
Laundromats	One (1) parking space per fifty (50) square feet of Useable Floor Area

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Libraries, Museums and Art Galleries	Ten (10) parking spaces, plus one (1) parking space per every three-hundred (300) square feet of Useable Floor Area over two-thousand (2000) square feet
Industrial: Assembly or Manufacturing	One (1) parking space for each one-thousand (1,000) square feet of Gross Floor Area devoted to such use. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in this Ordinance, parking required for such additional use shall also be provided
Industrial: Warehouse or Distribution	One (1) parking space for each three-thousand (3,000) square feet of Gross Floor Area . If, in addition, there is space devoted to office, retail or other uses specified elsewhere in this Ordinance, parking required for such additional use shall also be provided
Medical and Dental Clinics	Five (5) parking spaces per each doctor, including nurse practitioners, physicians assistants, and similar.
Nursing, Convalescent, Rest Homes, Residential Facilities for the Developmentally Disabled and other Health Homes and Institutions	One (1) parking space per every four (4) beds plus one and one-half (1.5) parking spaces per every three (3) employees of any description
Offices and Office Buildings	Three and one-half (3.5) parking spaces per one-thousand (1,000) square feet of Gross Floor Area
Publishing Establishments, Newspaper or Printing Shops	Two (2) parking spaces per one-thousand (1,000) square feet of Gross Floor Area , plus three and one-half (3.5) parking spaces per one-thousand (1000) square feet devoted to office or related retail activities
Refuse Dumps or Landfills	One (1) parking space per employee
Religious Uses – Churches or Temples	One quarter (.25) times the maximum seating capacity
Residential: Single Family and Duplex	Two (2) parking spaces per dwelling unit
Residential: Multifamily, including Apartment Houses, Town Houses and Condominiums	Two (2) parking spaces per dwelling unit plus an additional two (2) parking spaces for every three (3) dwelling units over seventy-five (75)
Restaurants: Family Restaurant, Family Restaurant with Lounge or Fast Food	One (1) space for each seventy-five (75) square feet of Useable Floor Area , including exterior seating area, plus one (1) for every two (2) employees on the largest working shift
Restaurants: Drive-In Restaurants	One (1) parking space per customer service unit, plus ten (10) parking spaces per one-thousand (1,000) square feet of Gross Floor Area (minimum of four (4) additional parking spaces required)
Restaurants: Drive-Through only (no seating)	One (1) parking space per employee (minimum of five (5) parking spaces required), plus stacking space as required by this ordinance

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Retail – Single Use Sites	<p><u>< 100,000 square feet</u> – Three and one-half (3.5) parking spaces per one-thousand (1,000) square feet of Gross Floor Area, provided that in no case shall any individual use provide less than a total of ten 5 (5) parking spaces</p> <p><u>100,000 square feet and Over</u> – Two and one half (2.5) parking spaces per one-thousand (1,000) square feet of Gross Floor Area</p>
Retail – Integrated Centers	<p><u>< 400,000 square feet</u> – If the total Gross Floor Area of an integrated center is less than 400,000 square feet, four (4) parking spaces per one thousand (1,000) square feet of Gross Floor Area shall be required</p> <p><u>400,000 – 600,000 square feet</u> – If the total Gross Floor Area of an integrated center is greater than 400,000 square feet, but less than 600,000 square feet, four and one-half (4.5) parking spaces per one thousand (1,000) square feet of Gross Floor Area shall be required</p>
Retail – Integrated Centers (cont.)	<p><u>> 600,000 square feet</u> – If the total Gross Floor Area of an integrated center is greater than 600,00 square feet, five (5) parking spaces per one thousand (1,000) square feet of Gross Floor Area shall be required</p> <p>Provided, however:</p> <ol style="list-style-type: none"> 1. In no case shall any integrated center provide less than five (5) parking spaces: and, 2. The following individual uses: grocery store, hardware / paint / home improvement store; theaters; bowling alley; bar; tavern; nightclub; cabarets; or other establishments for the sale of beer or intoxicating liquor for consumption on the premises, shall provide parking spaces as required for the individual use by this Section and such calculation shall be separate from the calculation of the Gross Floor Area calculation of the integrated center.
Schools: Nursery, Elementary and Junior High Schools	One (1) parking space per classroom and office or one (1) parking space per every ten (10) seats in an auditorium, whichever is greater
Schools: Senior High Schools	One (1) parking space per every ten (10) classroom seats, plus one (1) parking space per every two (2) staff members
Service or Repair Establishments	Three and one-half (3.5) parking spaces per every one-thousand (1,000) square feet of Gross Floor Area
Theatres, Auditoriums, Gymnasiums, Stadiums, Arenas, Convention Halls, and places of Assembly with Fixed Seats	One (1) parking space for every four seats, plus one (1) space per every two (2) employees on the largest working shift
Veterinary Hospitals, Animals Kennels and Pounds	One (1) parking space per every four-hundred (400) square feet of Gross Floor Area

ARTICLE 21 – OFF-STREET PARKING REQUIREMENTS

SECTION 21.06: DESIGN STANDARDS

A. PURPOSE AND INTENT

Landscaping of parking lots along with an alternative landscaping option provides a desirable and effective method to screen parking lots from adjacent areas and to break up the wide expanse of open paved areas. It also enhances community appearance, stabilizes property values, separates pedestrian and vehicular traffic and better defines parking areas and access aisles. Alternative landscaping locations, adjacent with existing and/or proposed buildings and along road right-of-way lines, are very desirable and are also encouraged. Careful design of landscaped areas also compliments on-site storm water management concerns. Whenever Off-Street Parking Requirements, as outlined in Section 21.05, Table B, Use vs Parking Nomograph, require the construction of off-street parking facilities, all improvements shall be designed, constructed and maintained in accordance with the following Design Standards and Regulations:

B. DESIGN STANDARDS AND REGULATIONS

- 1) Plans for all off-street parking lots providing spaces for more than five (5) vehicles shall be submitted as part of the site plan review process and shall be approved by the Planning Commission prior to construction.
- 2) A minimum access drive of twenty (20) feet in width, located appropriately to optimize development of the individual property shall be provided unless the access drive is shared with adjacent property. To limit the number of access points, shared access drives, service drives and parking lot connectors shall be utilized whenever possible. Driveway permits shall be obtained from the Michigan Department of Transportation, Marquette County Road Commission or the appropriate jurisdictional agency. Where a turning radius is necessary, it shall be of an arc that reasonably allows an unobstructed flow for all types of vehicles expected to utilize or patronize the facility.
- 3) Each off-street parking lot plan for vehicles shall be prepared in accordance with requirements set forth in Table XX-A, Parking Lot Design Standards.
- 4) Each space shall be clearly marked and reserved for off-street parking purposes.
- 5) Each individual off-street parking space for vehicles shall not be less than the width and the length of the parking space indicated in the following **Table C, Parking Lot Design Standards**. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. The minimum width of all aisles shall be in accordance with the required Design Standards as set forth in Table XX-A.

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SECTION 21.06: DESIGN STANDARDS – (Cont.)

Table C: Parking Lot Design Standards

Parking Pattern	Aisle Width		Parking Space	
	1-Way	2-Way	Width	Length
Parallel	11	18	8	22
30° - 50°	12	20	10	20
50° - 74°	13	22	10	20
75° - 90°	14	24	10*	18

**Where off-street parking for residential developments are to be accommodated by utilizing underground and/or tuck-under type garages, or where car ports and/or other sheltered off-street parking is proposed, the Planning Commission may approve a smaller parking stall width, provided that the smaller width will not be detrimental to safe and efficient traffic flow nor jeopardize the public health, safety, or welfare of the motorists or pedestrians.*

- 6) All off-street parking areas shall be drained to eliminate surface water ponding and prevent drainage onto abutting properties. This provision may require on-site, storm water detention or retention ponds where appropriate. With the exception of landscaped areas, the surface of the parking lot, including drives and aisles located within the DD (Development District), or the GB (General Business District), shall be paved.
- 7) Lighting fixtures used to illuminate off-street parking areas shall be designed to reflect light downward and away from adjoining residential properties, institutional premises, or streets and highways, and the lighting shall be installed in such manner as to allow for the reduction of the intensity of light after normal parking hours.
- 8) Where a parking area with a capacity of five (5) or more vehicles adjoins a residential use, Bufferyards shall be provided between the parking lot area and the adjoining property in accordance with **Article 19, Performance Requirements, Section 19.04, Bufferyards**.
- 9) Where a parking lot area with a capacity of five (5) or more vehicles adjoins a public street, a buffer-strip at least ten (10) feet wide shall be provided between the parking lot areas and the adjacent street right-of-way line. Plantings or a berm shall be provided to screen the parking lot areas from view along the entire length of the buffer-strip. Plantings within the buffer-strip area shall be maintained in a healthy condition. No more than two (2) driveway approaches may be permitted to break the buffer-strip from a major street, and no more than one (1) driveway from a minor street. When parking lots are larger than fifty (50) vehicles, the required buffer-strip shall be twenty (20) feet wide between parking lot area and the adjacent public street right-of-way line.

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SECTION 21.06: DESIGN STANDARDS – (Cont.)

C. LANDSCAPING REQUIREMENTS

In addition to the landscaping requirements set forth in accordance with Section 21.06, for a particular zoning district, all parking lot areas designed to accommodate a capacity of ten (10) or more vehicles shall be landscaped. Such landscaping shall be accomplished throughout, including the interior of the parking lot area, on the basis of two hundred (200) square feet of grass and planted area, including trees, for each ten (10) parking spaces. Landscaped end islands shall be provided at the end of every parking aisle. Landscaped end islands, in any single island, shall be not less than twelve (12) feet in any dimension excluding curb and gutter. All landscaping shall be surrounded by a non-mountable curb or otherwise be protected when adjacent with any vehicular use area. All landscaped areas shall be adequately maintained in a healthy condition. The Planning Commission may approve alternative landscaping locations that are not within the parking lot area provided the following criteria are met:

- 1) The alternative landscaping is not proposed for a location where other types of landscaping are already required.
- 2) The proposed alternative landscaped locations are highly visible to the public.
- 3) The alternative landscape locations do not jeopardize the public health, safety or welfare of the motorists or pedestrians.
- 4) The total area of the alternative landscape locations is not more than fifty percent (50%) of the total square footage required for parking lot landscaping in accordance with Section 21.06.
- 5) The alternative landscape locations will not be detrimental to safe and efficient traffic flow to or through the parking lot area, and will not create an unreasonable burden for continual maintenance, especially snow plowing, temporary storage and/or removal.
- 6) A concentrated effort to utilize creative landscape design, within the optional alternative landscaped locations, to enhance existing and/or proposed on-site buildings and to adequately buffer and screen adjacent road right-of-ways.

SECTION 21.07: EMERGENCY VEHICLE ACCESS

The purpose of this Section is to identify the minimum requirements to facilitate rapid and effective extinguishment of fires ensuring that all future sites where the Charter Township of Marquette Fire Department may be dispatched are readily accessible for emergency vehicle operations.

- A. Every non-residential use permitted by this Ordinance shall provide access for emergency vehicles from a public roadway or right-of-way as follows:

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1. A dead-end access exceeding three hundred (300) feet in length shall be provided with a minimum turnaround area ninety (90) feet in diameter at the closed end.
 2. A fire lane shall be required providing access to any portion of a structure which is:
 - a) More than one hundred-fifty (150) feet from the nearest street right-of-way line when the structure is thirty (30) feet or less in height;
 - b) More than fifty (50) feet from the nearest street right-of-way line when the structure exceeds thirty (30) feet in height.
 3. When emergency vehicles are provided access to three (3) sides of a structure that is more than the distance from a street right-of-way line than specified in Subsection 2.b. above, by means of either a buffer strip or adjoining property, the requirements of Subsection 2.b. shall not apply.
 4. A fire lane to provide access to any part of a building may also be required if the Township Fire Chief determines that the distance to a structure on a site, or other special characteristics of the site, inhibit rapid, effective fire extinguishment.
 5. The Township Fire Chief may determine that the public health, safety and welfare require fire lanes in addition to private fire protection facilities required by the *BOCA Code (Building Officials and Code Administrators basic building code)* for any structure classified as a high hazard use. Structures to be utilized for uses which involve extreme risk of fire, smoke, explosion, toxic gas, or structures to be used as places of assembly for large congregations of people susceptible to panic shall also require special attention.
 6. Fire Lane Standards – A fire lane shall comply with the following standards:
 - a) The fire lane shall provide clear, unobstructed access for emergency vehicles and apparatus at all times.
 - b) Signs prohibiting the parking or standing of motor vehicles shall be required.
 - c) Fire lanes shall be a minimum of eighteen (18) feet in width.
 - d. The fire lane surface shall be paved.
 7. An alley may contribute all or part of a required fire lane if it meets all other requirements of this Section.
 8. A developer may substitute alternative means of ensuring the access necessary for effective fire and emergency operations. However, the alternative means shall meet the requirements of this Section and also be approved by the Zoning Administrator and the Township Fire Chief.
- B. Residential uses permitted by this Ordinance shall be arranged to permit access by emergency vehicles and apparatus to three (3) sides of a building or as otherwise may be allowed by the Township Fire Chief. Unless accessible through a parking lot or other

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trafficable areas, the principal building of a lot shall be accessible by a driveway not longer than 100 feet from the front lot line, unless such driveway and associated shoulder areas have a minimum cleared width of eighteen (18) feet, and whose curves, if any, have a minimum turning radius of 42 feet along the outside driveway edge to assure adequate access by emergency vehicles.

SECTION 21.08: OFF-STREET LOADING AND UNLOADING AREA REQUIREMENTS

- A. On the same premises with every building or part thereof, erected and occupied for manufacturing, storage, warehousing, goods display, department store, wholesale store, market, laundry, dry cleaning, or other similar uses involving the receipt of materials or merchandise and utilizing a distribution of vehicles, adequate space for standing, loading and unloading activities shall be provided and maintained on the lot to avoid interference with the public use of streets, alleys, or access aisles.
- B. Loading and unloading space, unless adequately provided for within a building, shall require an area ten (10) feet by forty (40) feet, with a fifteen (15) foot height clearance, and shall be provided in accordance with the following schedule:

<u>GFA (SQ. FT.)</u>	<u>NO. OF SPACES/SQ. FT. GFA</u>
0 – 1,400	None
1,401 – 20,000	One (1) space
20,001 – 100,000	One (1) space plus one (1) space for each additional 20,000 sq. ft.
100,001 and over	Five (5) spaces plus one (1) space for each additional 40,000 sq. ft.

The location and design of loading and unloading areas shall be reviewed at the time of Site Plan submission to ensure that adequate consideration is afforded adjacent districts, especially residential districts, to assure protection from inherent nuisance impacts and other disruptive elements normally associated with this type of activity.

SECTION 21.09: OFF-STREET STACKING REQUIREMENTS FOR DRIVE-THROUGH FACILITIES

- A. All businesses, which provide drive-through facilities for serving customers in their vehicles, shall provide adequate off-street stacking space and lanes, which meet the following requirements:
1. Each stacking space shall be a minimum of ten (10) feet in width and twenty (20) feet in length. Each stacking lane shall be a minimum of twelve (12) feet in width.

ARTICLE 21 – OFF-STREET PARKING REQUIREMENTS

2. Clear identification and delineation between the drive-through facility and parking lot shall be provided through signage and/or pavement markings. Drive-through facilities shall be designed to promote pedestrian and vehicular safety.
3. For drive-through facilities having a single stacking lane, an escape lane shall be provided which allows vehicles to pass those waiting to be served.
4. The number of stacking spaces per service lane shall be provided for the following use. When the use is not specifically mentioned, the requirement for off-street stacking space for a similar use shall apply.

USE	STACKING SPACES/SERVICE UNIT
Bank/Financial Institution	5/service window
Photo Service	4/service window
Dry Cleaning	4/service window
Fast-Food Restaurant	9/service window
Auto Wash (Self Service)	5/wash stall and 2 drying spaces/wash stall
Auto Wash (Full Service)	10/wash stall
Day Care Facility	10/facility
Pharmacy/Drug Store	4/service window