

**ARTICLE 7
OFF-STREET PARKING AND LOADING REGULATIONS**

SECTION 7.01 GENERAL REQUIREMENT FOR OFF-STREET PARKING

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 7.02 PLANS

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

SECTION 7.03 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 300 feet thereof except that this distance shall not exceed 150 feet for single-family and two-family dwellings. This 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 7.04 RESIDENTIAL DISTRICTS

Parking of passenger vehicles in residential districts is permitted. One commercial vehicle of the light delivery type not to exceed 3/4 ton is permitted per dwelling unit. The parking of any other type of commercial vehicle, or commercial trailer, except those parked on City, school or church property, is prohibited in a residential zone. Parking of not more than one recreational vehicle, travel trailer, utility trailer, boat or snowmobile shall be permitted provided it is parked behind the front line setback of the dwelling and is not occupied at any time in any single-family district. Parking of a recreational vehicle or travel trailer in a multiple-family district shall be permitted in areas which are specifically designated for such parking and further provided that these trailers and vehicles shall not be occupied

SECTION 7.05 OFF-STREET PARKING AREA DESIGN

SECTION 7.05 D3, "In all C-1, C-2, C-3, C-4 and C-5 Districts, except for sites south of old U.S. 12 and the Gateway Overlay District, off street parking lots shall be

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OFF-STREET PARKING AREA DESIGN

located behind the front line of the principal building. For sites located south of Old U.S. 12 and the Gateway Overlay District, parking is limited within the front yard to one (1) tier of parking (an aisle and two rows)."

- A. Each off-street parking space for automobiles shall be not less than 10 feet x 20 feet in area, exclusive of access drive or aisles, and shall be of usable shape and condition. The paved length of spaces that abut a lawn or other landscaped areas or a sidewalk may be reduced to not less than 18 feet measured from back of curb or edge of pavement without a curb. In such case, no part of a parked vehicle may overhang a setback line required for parking.
- B. There shall be provided a minimum access drive of 12 feet wide at the sidewalk and 14 feet wide at the street. Where a turning radius is necessary, it will be of such an arc to reasonably allow unobstructed flow of vehicles.
- C. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of parking spaces. The minimum width of such aisles shall be:
 - 1. 90 degree or perpendicular parking-22 feet.
 - 2. 60 degree parking-18 feet.
 - 3. 45 degree parking-13 feet.
 - 4. parallel parking-10 feet.
- D. The following provisions shall apply to all off-street parking areas in the City of Chelsea except where more restrictive provisions are listed elsewhere in this ordinance:
 - 1. In the AG-1, RS-A, RS-1, RS-2, RS-3, RM-1, RM-2, MH-1, and O-1 districts off-street parking is prohibited in any required yard except parking for a single or two-family residence is permitted on the driveway of the residence. In the C-1 district parking shall be prohibited in the required yard except as provided in section 4.13 C2, herein.
 - 2. In all C-2, C-3, C-4, C-5, MUD, MCD, PED and I districts, except where more stringent requirements are required in this Ordinance. All off-street parking spaces shall be not closer than 5 feet to any property line, except where such property line abuts a residential district

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OFF-STREET PARKING AREA DESIGN

in which case said parking shall be no closer than 20 feet to the property line and shall be provided with a wall, opaque fence or compact planting strip along said property line.

3. In all C-1, C-2, C-3, C-4 and C-5 Districts, except for sites south of old U.S. 12 and the Gateway Overlay District, off street parking lots shall be located behind the front line of the principal building. For sites located south of Old U.S. 12 and in the Gateway Overlay District, parking is limited within the front yard to one (1) tier of parking (an aisle and two rows).
- E.** All off-street parking areas in all zoning districts shall be drained so as to prevent drainage to abutting properties. Driveways and parking spaces in all zoning districts shall be paved. This requirement shall not apply to driveways and storage areas used exclusively by construction vehicles, trucks over 1/2 ton loading capacity, equipment truck terminals, contractors storage yards, lumber yards and similar establishments and one family and two family dwelling units. In such areas, crushed, compacted limestone, or approved equal, may be substituted for pavement. Pavement, including base construction, and crushed limestone, or approved equal, shall meet the minimum standards of the City of Chelsea. All driveways, vehicle storage areas, and parking spaces, not paved, shall be maintained in a dust free condition.
- F.** Lighting fixtures used to illuminate any off-street parking area shall comply with Section 5.16 herein and shall be so arranged as to reflect the light away from any adjoining residential lot or institutional premises.
- G.** Any off-street parking providing spaces for five 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 4 feet in height. Planting shall be maintained in good condition and not encroach on adjoining property.
- H.** 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 areas of one or two family dwellings.
- I.** All off-street parking areas shall comply with Section 5.12 (Landscaping) and the landscape standards adopted by the Planning Commission.

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OFF-STREET PARKING AREA DESIGN

SECTION 7.06 COLLECTIVE PARKING

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

SECTION 7.07 DETERMINING REQUIREMENTS

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

- A. Floor Area** - 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, installations of mechanical equipment, penthouse ventilators and heating systems, unoccupied basements and similar uses.
- B. Places of Assembly** - In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each 18 inches of such seating facilities shall be counted as one seat. In cases where a place of assembly has both fixed seats and open assembly areas, requirements shall be computed separately for each type and added together.
- C. Fractions** - When units of measurement determining the number of required parking spaces results in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

SECTION 7.08 SCHEDULE OF REQUIRED PARKING SPACES

The minimum number of required off-street parking spaces shall be as set forth in the following schedule. If a use is not specifically listed, the requirement for a similar or related use shall apply.

In reviewing a site plan the Planning Commission may limit the number of spaces provided to not more than the number of spaces required by this section unless the applicant can demonstrate that the additional spaces will be needed or that the requirement in this section is not reasonable for the use proposed.

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SCHEDULE OF REQUIRED PARKING SPACES

RESIDENTIAL	
Single- and two-family dwellings	2 spaces per dwelling unit
Multiple-family dwellings	2 spaces per dwelling unit
Mobile or manufactured homes in a mobile home or manufactured housing park	2 spaces per dwelling unit plus additional spaces shall be provided for park maintenance vehicles at the park office. 1 visitor space for every 3 homes
Congregate or interim care housing	1 space per each room or three beds, whichever is less plus 1.0 space for each employee/trainee
Dependent housing facilities including convalescent homes, nursing homes, rest homes, etc.	1 space per each four beds or two rooms, whichever is less plus spaces sufficient for outpatient rehabilitation services plus 1.0 space for each employee/trainee
INSTITUTIONAL/PUBLIC	
Auditoriums, assembly halls, stadiums and sports arenas with fixed seating	1 space per each three seats or six lineal feet of bleachers
Lodges, union halls, fraternal orders, private and civic clubs and similar uses	1 space per every three persons of capacity authorized by building code
Child care centers, adult day care facilities	2 spaces plus one additional space and one drop-off space per each 10 children of authorized capacity
Churches, temples and other places of worship	1 space per each three seats or six feet of pews in the main unit of worship, plus required spaces for any accessory uses such as a school, child care center, recreation facilities, etc. The number of spaces required may be reduced if the church is located within 500' of a municipal parking lot
Community centers including senior centers, cultural centers and teen centers	1 space per 250 sq. ft. of floor area, or 1.0 space per every four persons permitted by occupancy, plus 1.0 space per employee during peak shift
Group day care homes, adult foster care group homes, and adult congregate care facilities	1 space per four residents, plus 1 space per employee, plus adequate drop-off spaces
Hospitals, including emergency rooms but excluding areas devoted to outpatient care	1 space per each bed, plus 1.0 space per each 2 employees during peak shifts (Bassinets shall not be counted as beds)
Municipal office buildings	1 space per 250 sq. ft. of floor area
Public libraries & museums	1 space per 200 sq. ft. of floor area

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PARKING**REQUIRED PARKING SPACES**

Post offices	1 space per 100 sq. ft. of floor area (available for public use), plus 1 space for employee and 1 space for each delivery vehicle stored on the site
Public utility use	1 space per employee
Schools, primary (elementary) and intermediate (junior high or middle schools)	2 spaces per classroom plus 2 drop-off spaces per classroom and spaces required for any assembly hall, auditorium outdoor arena or athletic fields
Schools, secondary (high schools), colleges, business and vocational schools, and technical training facilities	1 space per 4 students (based on building capacity), plus instructor/employee spaces and spaces required for any assembly hall, auditorium, and/or outdoor arena or athletic fields
OFFICE	
Branch banks, financial institutions & ATMs	1 space per 300 sq. ft. of floor area, plus 2 spaces per each 24-hour teller, plus 4 stacking spaces per each drive-through window
Business offices and professional services	1 space per 250 sq. ft. of floor area
Medical and dental clinic/offices	1 space per 200 sq. ft. of floor area
Veterinary offices, clinics or hospitals	1 space per 250 sq. ft. of floor area, excluding kennels or boarding area
COMMERCIAL/RETAIL/SERVICE	
Automobile gasoline stations	1 spaces per each pump, plus 1 space per employee, plus spaces required for any convenience store (mini-mart), restaurant or auto wash
Automobile and vehicle maintenance/service centers and auto repair establishments	3 spaces for each service bay (bay can be included as a space), plus 1 space per employee, plus 1 space for each tow truck, plus 1 space for each 500 sq. ft. of floor area devoted to sales of automotive goods
Automobile and vehicle dealerships including recreational vehicles, boats, motorcycles and mobile homes	1 space per 400 sq. ft. of floor area of interior sales space, plus 3 spaces per each service bay (bay can be included as a space)
Automobile washes (automatic)	1 space per employee during peak shift, plus 10 stacking spaces per bay (freestanding) or 6 spaces (accessory to gas station)
Automobile washes (self-service or coin operated)	2 spaces per bay for drying, plus 3 stacking spaces per wash bay
Bars, taverns, lounges and brew-pubs (majority of sales consist of alcoholic beverages)	1 space per 75 sq. ft. of floor area

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REQUIRED PARKING SPACES

Barber shops, beauty salons and tanning facilities	2 spaces per each barber or beautician's chair/station plus 1 space for each employee
Book stores	1 space per 200 sq. ft. of floor area
Business and personal service establishments	1 space per 300 sq. ft. of floor area, plus 2 stacking spaces per drop off station
Conference, meeting or banquet/exhibit rooms	1 space per every two persons of capacity authorized by building code
Discount stores, home improvement warehouse clubs and department, hardware and appliance stores	1 space per 200 sq. ft. of floor area including outdoor sales space
Funeral homes and mortuary establishments	1 space per 50 sq. ft. of floor area of service parlors, chapels and reception area, plus 1 space per each funeral vehicle stored on the premises
General retail, business and service uses not otherwise specified herein	1 space per 200 sq. ft. of floor area
Grocery store or convenience store (mini-marts), with or without gasoline service	1 space per 250 sq. ft. of floor area, plus spaces required for automobile gasoline stations
Home furnishings including furniture, carpet, flooring, lighting and wallpaper stores	1 space per 500 sq. ft. of floor area
Kennels (commercial) & animal grooming establishments	5 spaces, plus 1 space for each employee
Laundromats	1 space per each two washing machines, plus 1 space for each employee
Mini or self-storage warehouses	5 spaces
Motel, hotel, bed and breakfast inn, boarding houses and similar uses	1 space per guest room plus 1 space for each 2 employees
Open air businesses including nurseries, garden centers and other outdoor display, sales, and storage uses	1 space per 500 sq. ft. of area of outdoor display, sales and storage area, plus 1 space per 200 sq. ft. of floor area of indoor space, plus 1 space per employee
Pharmacies	1 space per 500 sq. ft. of floor area plus 3 stacking spaces for each drive-through window
Restaurants	1 space for each 2 patrons based on the maximum number of patrons permitted by the fire code plus 1 space for each employee per maximum shift.

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PARKING**REQUIRED PARKING SPACES**

Restaurants, drive-in	1 space per drive-in station, plus 1 space per employee
Restaurant carry-out and open front window, with less than six tables and/or booths	6 spaces, plus 1 space per employee during peak shift
Shopping centers	1 space per 250 sq. ft. of floor area, plus spaces required for any restaurant and/or outlot parcel
Small engine and equipment repair, sales or lease	1 space per 500 sq. ft. of floor area
Studios for art, photography, music, dance and similar uses	1 space per 300 sq. ft. of floor area plus 1 space per employee
Video rental establishments	1 space per 200 sq. ft. of floor area, with a minimum of 8 spaces provided
RECREATION/ENTERTAINMENT	
Billiard hall and arcades	1 spaces per 200 sq. ft. floor area or 1 space per persons of capacity authorized by building code, whichever is greater
Batting cages 3 spaces per cage	
Bowling centers	7 spaces per lane
Golf course driving ranges	1 space per tee
Golf courses (miniature and par three)	2 spaces per each course hole, plus 1 space per employee, plus spaces required for any accessory structures
Golf courses	4 spaces per each course hole, plus 1 space per employee, plus spaces required for restaurants, banquet rooms, pro shop, offices and other uses
Health, fitness or recreation centers/clubs not otherwise specified herein	1 space per 250 sq. ft. of floor area, plus required spaces for swimming pools, restaurants and other similar uses
Ice/roller skating rinks	1 space for each 6 seats or feet of bench or 1 space per 170 sq. ft. of floor area, whichever is greater plus 50% of parking required for restaurants, pro shops and other uses
Swimming pools	1 space per each three persons of capacity authorized by the building code
Tennis courts and racquetball centers	3 spaces per court, whichever is greater, plus 50% of required spaces for restaurants, banquet rooms, offices, sales area and other uses

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REQUIRED PARKING SPACES

Theaters, cinemas	1 space per each three seats, plus 1 space per two employees
INDUSTRIAL	
Industrial, manufacturing, testing labs, research, design and development centers	5 spaces, plus 1 space per 500 sq. ft. floor area, or 1.2 spaces per employee, whichever is greater, plus 1 space for each corporate vehicle, plus spaces required for any office or sales area
Warehousing establishments (non-retail)	1 spaces per 1000 sq. ft. of floor area

SECTION 7.09 EXCEPTION

- A.** The parking requirements for all uses proposed on a lot shall be cumulative, unless the Planning Commission finds that the parking requirements of a particular land use occur at different hours from those of others contiguous land uses, such that particular land use parking areas can be advantageously used during non-conflicting hours by other contiguous land use. In that event, the required parking spaces for such particular land use may be reduced by the Planning Commission to a minimum of the greatest number of spaces required for any of such contiguous land uses. If no site plan is involved, the Planning and Zoning Administrator may make the above determination.
- B.** Construction of some of the required parking spaces may be deferred if the owner agrees that a lesser number of spaces will be sufficient for the use proposed. The site plan shall show all required spaces, including deferred spaces. The property owner shall agree in writing to construct some or all of the deferred spaces upon written order of the Planning and Zoning Administrator. Stormwater calculations shall be provided to verify adequate capacity if an expansion is necessary. The site plan shall note the area where parking is being deferred, including dimensions and parking lot layout.
- C.** Off-street areas used for display and sales of automobiles, boats, trucks, motor homes and similar vehicles, shall be exempt from this ordinance except that the following shall apply:

 - 1. All display areas shall be paved and drained so as to prevent drainage to abutting properties. Vehicles shall only be displayed on the paved surface.

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EXCEPTION

2. Lighting fixtures used to illuminate any display areas shall comply with Section 5.16 herein.
3. All display areas shall be effectively screened on any side which adjoins or faces a residential lot or institution, by a wall, fence or compact planting not less than four feet in height. Planting shall meet the landscape standards of the City.
4. All display areas shall meet the setback required for principal uses within the zoning district.

SECTION 7.10 GENERAL REQUIREMENTS FOR OFF-STREET LOADING AND UNLOADING

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

SECTION 7.11 PLANS AND SPECIFICATIONS

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 and Zoning Administrator for review at the time of application for a zoning compliance permit

SECTION 7.12 OFF-STREET LOADING AREA DESIGN

- A. Each off-street loading and unloading space shall not be less than 10 feet wide and 55 feet long with not less than 15 feet in height clearance.
- B. A loading-unloading space shall not be closer than 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 6 feet high.
- C. All off-street loading and unloading facilities that make it necessary to back out directly into a public road shall be prohibited.

SECTION 7.13 OFF-STREET LOADING SPACE REQUIREMENTS

- A. In the case of mixed uses on one lot or parcel, the total requirements for off-street loading-unloading facilities shall be the sum of the various uses computed separately.

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OFF-STREET LOADING SPACE REQUIREMENTS

- B.** All retail sales facilities having over 3,000 square feet of gross floor area shall be provided with a least one off- street loading-unloading space, and for every additional 20,000 square feet of gross floor area, or fraction thereof, one additional loading-unloading space.
- C.** All industrial and wholesale commercial land uses shall provide unloading space for each 10,000 square feet of floor area with a minimum of not less than two loading spaces.

SECTION 7.14 STORAGE AND REPAIR

Except as provided in section 5.13, the use of parking spaces or loading areas for material storage, refuse storage stations/dumpsters, storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance is prohibited unless accessory to a permitted vehicle or machinery repair use. Collection bins for the Western Washtenaw Recycling Authority shall be exempt from this section.