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**IOSCO TOWNSHIP ZONING**  
**ARTICLE 12**  
**OFF-STREET PARKING AND LOADING**

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**INDEX**

- Section 12.1 Purpose and Intent**
- Section 12.2 General Provisions**
- Section 12.3 Off Street Parking Requirements**
- Section 12.4 Table of Off-Street Parking Requirements**
- Section 12.5 Off-Street Parking Lot Construction and Operation**
- Section 12.6 Off-Street Loading Requirements**
- Section 12.7 Off-Street Stacking Space for Drive-Through Facilities**
- Section 12.8 Requirements for Barrier Free/Accessible Parking Spaces**

## ARTICLE 12

### OFF-STREET PARKING AND LOADING

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#### **Section 12.1 Intent and Purpose.**

The purpose of this section is to ensure the provision of off-street parking facilities that are sufficient in number, adequately sized and properly designed to meet the range of parking needs and demands that are associated with land uses now in place in the Township or with land uses allowed by this Ordinance.

#### **Section 12.2 General Provisions.**

- 12.2.1 **Where Required.** In all zoning districts, off-street parking facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this Ordinance, shall be provided as herein prescribed. Such space shall be maintained and shall not be encroached upon so long as said main building or structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.
- 12.2.2 **Plans and specifications showing required off-street parking spaces, including the means of access, ingress, egress, and circulation shall be submitted to the Zoning Administrator for review at the time of application for a zoning permit for the erection or enlargement of a building or at the time spaces are added or altered, unless a site plan is required under Article 7, Site Plan Review herein, in which case this requirement shall not apply.**
- 12.2.3 **Existing Off-Street Parking at Effective Date of Ordinance.** Off-street parking existing at the effective date of this Ordinance which serves an existing building or use, shall not be reduced in size to less than that required under the terms of this Ordinance.
- 12.2.4 **Required Greenbelt and Setbacks.** Off-street parking, including maneuvering lanes, shall not be located within the required front yard or front greenbelt in accordance with the requirements found in Section 6.2, Landscaping, Greenbelts and Buffers, and, Screening. Off-street parking shall be permitted within the required side or rear yard setbacks, provided a minimum ten (10) foot setback is maintained between off-street parking and the side and rear lot lines abutting residentially zoned or used property and a minimum five (5) foot setback is maintained between off-street parking and the side and rear lot lines of all other properties. Accept that the above minimum distances, walls screens, or compact

plant strips are not required for single family residences in the RC, RR, and AR Districts.

- 12.2.5 Parking Duration. Except when land is used as storage space in connection with the business of a repair or service garage, a twenty-four (24) hour time limit for parking in non-residential off-street parking areas shall prevail, it being the purpose and intention of the foregoing that the requirement of maintaining vehicle storage or parking space is to provide for the public safety in keeping parked cars off the streets, but such requirement is not designed to or intended to provide, and it shall be unlawful to permit, the storage or prolonged parking on any such parking area in any such district wrecked or junked cars, or for creating a junk yard or a nuisance in such areas.
- 12.2.6 Parking of motor vehicles in non-agricultural residential districts shall be limited to passenger vehicles, and not more than one commercial vehicle of light delivery type, not to exceed three fourth (3/4) ton, shall be permitted for each dwelling unit. The parking of any other type of commercial vehicle, except those belonging to a church or school and parked on church or school property, is prohibited in any residential district. Parking of recreation vehicles shall be regulated as provided in Section 5.25, herein. Parking spaces for dwelling units may be provided in garages, carports, or parking areas, or combinations thereof, and shall be located on the premises of the principal building(s).
- 12.2.7. Units and Methods of Measurement. 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 floor area's within the principal building used for parking, incidental service and storage, housing of mechanical equipment, heating systems and similar uses need not be included.
  - B. Employees: For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
  - C. 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 twenty-four (24) inches of such shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
  - D. Fractional Requirements. When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction shall require one (1) parking space.

12.2.8 Location of Parking.

- A. One and Two Family Dwellings. The off-street parking facilities required for one and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, but shall not be considered a parking lot under the provisions of this Article.
- B. Multiple-Family Residential. The off-street parking facilities for multi-family dwellings shall be located on the same lot or plot of ground as the dwellings they are intended to serve, and shall consist of a parking lot as set forth in this Article. In no event shall any parking space be located nearer than twelve (12) feet to any main building.
- C. Other Land Uses. The off-street parking facilities required for all other uses shall be located on the lot or within five hundred (500) feet of the permitted uses requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facility to the building to be served.
- E. Restriction on Parking on Private Property. It shall be unlawful for any person, firm, or corporation to park any motor vehicle on any private property without the authorization of the owner or agent of such property.

12.2.9 Storage of merchandise or vehicle parts in any uncovered parking area in any district is prohibited.

**Section 12.3. Off Street Parking Requirements.**

- 12.3.1 The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the Schedule set forth in Section 12.4. Parking requirements listed in Section 12.4 shall not include off-street stacking spaces for drive-through facilities set forth in Section 12.7.
- 12.3.2 Similar Uses and Requirements. When a use is not specifically mentioned, the requirements of off-street parking for a similar use shall apply.
- 12.3.3 Collective Provisions. Nothing in this Section shall be construed to prevent collective provisions of off-street parking facilities for two or more buildings or uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with Section 12.4 of this Article.

12.3.4 Flexibility in Application of Parking Requirements

The Township recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in Section 12.4. may result in development with inadequate parking or parking far in excess of that which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and stormwater runoff and a waste of space which could be left as open space.

The Planning Commission may permit deviations from the requirements of Section 12.4. and may require more, or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

The Planning Commission may attach conditions to the approval of a deviation from the requirement of Section 12.4 that bind such approval to the specific use in question. Where a deviation results in a reduction of parking, the Planning Commission may further impose conditions which ensure that adequate reserve area is set aside for future parking, if needed.

**Section 12.4 Table of Off-Street Parking Requirements.**

The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the following table:

Use	<b>Required Number of Parking Spaces Per Each Unit of Measure as Follows:</b>	
<b>A. Residential Uses.</b>		
1) Dwelling - Mobile Home Park	2	Per each dwelling unit, plus
	1	Per each 2 employees
2) Single- or Two-Family Dwelling	2	Per each dwelling unit
3) Multiple-Family Dwelling	2	Per each dwelling, <u>plus</u>
	1	Per each ten (10) dwelling units
4) Senior Citizen Housing	1	Per each dwelling unit, plus
	1	Per each ten (10) dwelling units
	1	Per each employee

**B. Institutional Uses.**

1)	Churches	1	Per each three (3) seats based on maximum seating capacity in the main place of assembly therein. In the absence of seats, pews or chairs. The Fire Marshall shall set the capacity of the building. Parking will be based on 1 space for every 3 people up to maximum number set by the Fire Marshall.
2)	Private Clubs & Lodges	1	Per each three (3) individual members allowed within the maximum occupancy load as established by fire and/or building codes
3)	Hospitals	1 1 1	Per each four (4) beds, <u>plus</u> Per staff doctor, <u>plus</u> Per each employee
4)	Convalescent Homes, Homes for the Aged, Nursing Homes, Children's' Homes, Sanitariums	1 1 1	Per each five (5) beds, <u>plus</u> Per each staff doctor, <u>plus</u> Per each employee
5)	High Schools, Trade Schools, Colleges & Universities	1 1 1	Per each teacher, <u>plus</u> Per each ten (10) students, <u>plus</u> Per each employee
6)	Elementary & Junior High Schools	1 1 1	Per each teacher, <u>plus</u> Per each twenty-five (25) students, <u>plus</u> Per each employee
7)	Child Care Center, Day Nurseries, or Nursery Schools	1 1	Per each five (5) students, <u>plus</u> Per each employee
9)	Libraries, & Museums	1	Per each 500 sq. ft. of floor area

**C. Commercial Uses.**

1)	Retail Stores, not elsewhere classified	1	Per each 120 sq. ft. of floor area_specified herein
2)	Supermarkets, drugstores, and other self-serve retail establishments	1	Per 150 sq. ft. of floor area
3)	Convenience Stores and Video Stores	1	Per 120 sq. ft. of floor area
4)	Furniture, Appliances, Hardware, Household Equipment Sales and repair shops.	1 1	Per each 400 sq. ft. of floor area, <u>plus</u> Per each employee

5)	Fast Food Restaurants	1 1	Per each 125 sq. ft. of floor area, <u>plus</u> Per each employee
6)	Sit-Down Restaurants	1 1	Per each three (3) seats, based on maximum seating capacity, <u>plus</u> Per each employee
7)	Garden Stores, Building Material Sales	1	Per each 800 sq. ft. of lot area used for said business provided for herein
8)	Self-serve laundry or dry cleaning stores	1	Per each two (2) washing, drying, or dry cleaning machines.
9)	Wholesale Stores, Machinery Sales, and other similar uses	1 1	Per each 1,000 sq. ft. of floor area, <u>plus</u> Per each employee
12)	Mini-Self Storage Facilities	1	Per every 150 storage spaces or fraction thereof shall be located adjacent to the office. A minimum of three (3) spaces shall be provided.

**D. Automotive Uses**

1)	Auto Sales	1 1 1	Per each 200 sq. ft. of showroom floor area, <u>plus</u> Per each employee, <u>plus</u> Per each service stall
2)	Automotive Repair Facilities	2 1 1	Per each service stall, <u>plus</u> Per each employee, <u>plus</u> Per each service vehicle
3)	Gasoline Stations without Convenience Store	1 2 1	Per each pump unit, <u>plus</u> Per each service stall, <u>plus</u> Per each employee
4)	Gasoline Stations with Convenience Store	1 2 1 1	Per each pump unit, <u>plus</u> Per each service stall, <u>plus</u> Per each employee, <u>plus</u> Per each 120 sq. ft. of floor area devoted to retail sales and customer service
5)	Car Washes (self-serve)	1 1 1	Per each wash stall, <u>plus</u> Per each vacuum station, <u>plus</u> Per each employee
6)	Car Washes (Automatic) waiting and service areas, <u>plus</u>	1 1 1	Per 200 sq. ft. of floor area of customer waiting and service areas, <u>plus</u> Per each vacuum station, <u>plus</u> Per each employee

**E. Office and Service Uses**

1) Medical & Dental Office	1	Per each 150 sq. ft. of floor area
2) Business & Professional Offices	1	Per each 200 sq. ft. of floor area
3) Banks	1	Per each 200 sq. ft. of floor area
4) Barber & Beauty Shops	3	Per each chair
5) Funeral Homes	4	Per each parlor, or
	1	Space for each fifty (50) square feet of floor area in parlors, whichever is greater, plus
	1	Per each fleet vehicle.

**F. Recreational Uses**

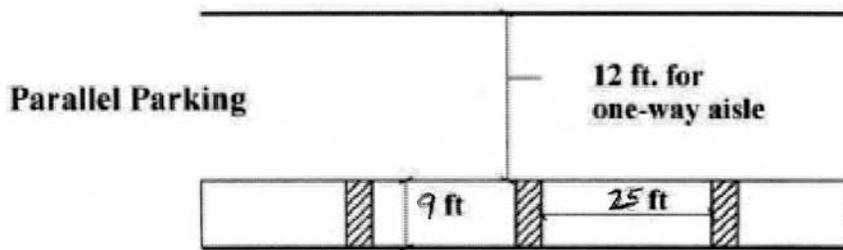
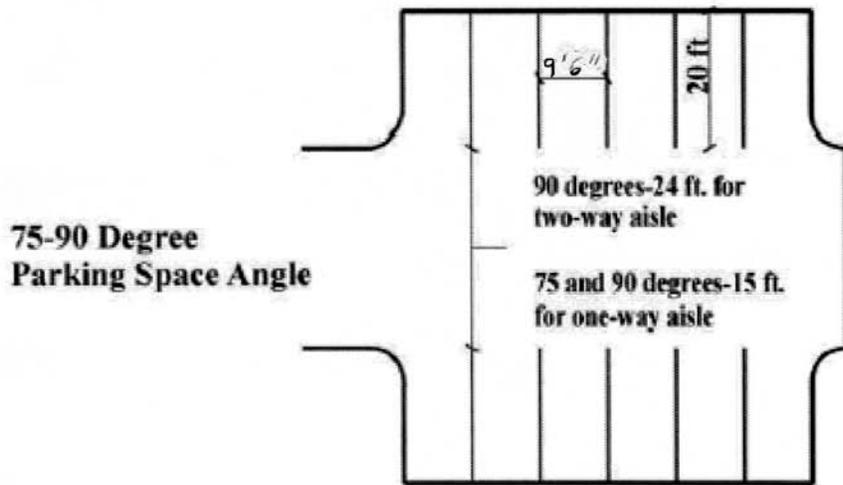
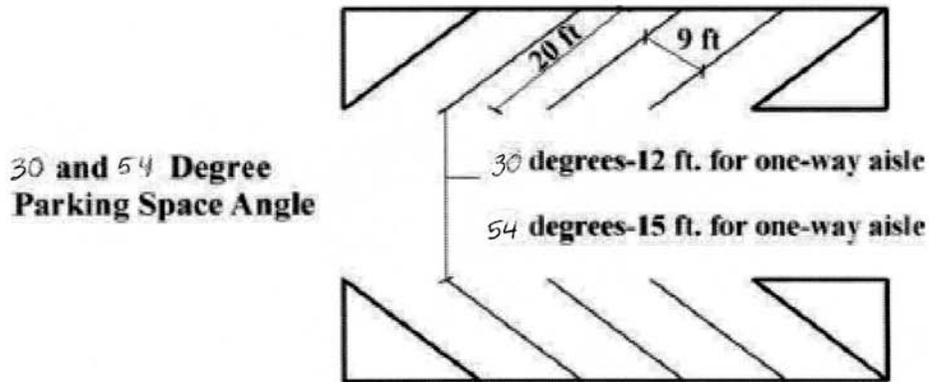
1) Bowling Alleys	4	Per bowling lane, <u>plus</u>
	1	per employee, <u>plus</u> , amount required for accessory uses such as a restaurant or cocktail lounge
2) Private Tennis, Swim or Golf Clubs, or other similar uses	1	Per each two (2) memberships, plus Amount required for accessory uses such as a restaurant or cocktail lounge
3) Golf Course, open to the general public	5	Per each hole, <u>plus</u>
	1	Per each employee, <u>plus</u> Amount required for accessory uses such as a restaurant or cocktail lounge

**Section 12.5 Off-Street Parking Lot Construction and Operation.**

The construction of any parking lot shall be in accordance with the requirements of the provisions of this Ordinance and such construction shall be completed and approved by the Zoning Administrator and/or the Township Engineer before actual use of the property as a parking lot and before a Certificate of Occupancy is issued. Plans for the development of any parking lot must be submitted to the Zoning Administrator, prepared at a scale of not less than fifty (50) feet equals one (1) inch and indicating existing and proposed grades, drainage, pipe sizes, parking of all dimensions, type of curbing, drive and aisle dimensions, lighting, adjacent main buildings, sidewalks, landscaping, surfacing and base materials to be used and the layout of the proposed parking lot.

- 12.5.1 Drainage for parking lots shall conform to the standards set forth in Section 6.10, Storm water Management.
- 12.5.2 All illumination for all such parking lots shall meet the standards set forth in Section 6.7, Artificial Lighting, Exterior Lighting and Glare. The source of illumination in all parking lots abutting a residential area shall not be more than sixteen (16) feet above the parking lot surface.
- 12.5.3 Parking lot landscaping and buffering requirements set forth in Section 6.2, Landscaping, Greenbelts and Buffers, and Screening shall be met.
- 12.5.4 Adequate ingress and egress to the parking lot, by means of limited and clearly defined drives, shall be provided for all vehicles.
- 12.5.5 Where necessary to prevent encroaching upon pedestrian walkway or damaging required landscaping, wheel stops shall be provided.
- 12.5.6 Plans for the layout of off-street parking facilities shall be in accordance with the following minimum regulations.

Parking Pattern	Maneuvering Lane Width		Parking Space Width	Parking Space Length
	One-way	Two-way		
0 degrees Parallel	12 ft	20 ft	9 ft	25 ft
30 -53 degrees	12 ft	20 ft	9 ft	20 ft
54 - 74 degrees	15 ft	24 ft	9 ft	20 ft
75 – 90 degrees	15 ft	24 ft	9 ft 6 in	20 ft



## Section 12.6. Off-Street Loading Requirements.

On the same premises with every building or part thereof, erected, and occupied for manufacturing, storage, warehouse, goods display, department store, wholesale, market, hotel, hospital, laundry, dry cleaning or other uses similarly involving the receipt or distribution of vehicles, material or merchandise, their shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with street or parking areas. Such loading and unloading space, unless completely and adequately provided for within a building, shall be an area ten (12) feet by fifty (50) feet, with fourteen (14) foot height clearance, and shall be provided according to the following schedule:

<b>Gross Floor Area</b>	<b>Loading &amp; Unloading Spaces Required</b>
<b>(sq. ft)</b>	<b>in Terms of Sq. Ft Gross Floor Area</b>
<b>0-1,999</b>	None
<b>2,000-19,999</b>	One (1) space
<b>20,000 – 119,999</b>	One (1) space plus one (1) space for each 20,000 sq. ft in excess of 20,000 sq. ft
<b>120,000 - 500,000</b>	Five (5) spaces plus one (1) space for each 40,000 sq. ft in excess of 120,000 sq. ft
<b>over 500,000</b>	Fifteen (15) spaces plus one (1) space for each 80,000 sq. ft in excess of 500,000 sq. ft

12.6.2 Double Count. Off-Street loading space areas shall not be construed as, or counted toward, the supplying of area required as off-street parking space area.

**Section 12.7 Off-Street Stacking Space for Drive-Through Facilities**

All businesses which provide drive-through facilities for serving customers within their automobile shall provide adequate off-street stacking space and lanes which meets the following requirements:

12.7.1 Each stacking space shall be computed on the basis of twelve (12) feet in width and twenty (20) feet in length. Each stacking lane shall be a minimum of twelve feet in width.

12.7.2 Clear identification and delineation between the drive-through facility and parking lot shall be provided. Drive-through facilities shall be designed in a manner which promotes pedestrian and vehicular safety.

12.7.3 For all drive-through facilities which have a single stacking lane, an escape lane shall be provided which allows other vehicles to pass those waiting to be serviced.

12.7.4 The number of stacking spaces per service lane shall be provided for the following uses. When a use is not specifically mentioned, the requirements for off-street stacking space for the similar use shall apply.

Use	Stacking Spaces Per Service Lane
	<b>Minimums*</b>
<b>Banks</b>	4
<b>Photo Service</b>	4
<b>Dry-Cleaning</b>	4
<b>Fast-Food Restaurants</b>	6
<b>Car Washes (self-service)</b>	
<b>Entry</b>	3
<b>Exit</b>	1
<b>Car Washes (Automatic)</b>	
<b>Entry</b>	6
<b>Exit</b>	2

\*Additional stacking spaces may be required at the discretion of the Planning Commission.

**Section 12.8**

**Requirements for Barrier Free/Accessible Parking Spaces**

12.8.1 Where parking is provided the following number of barrier free/accessible parking spaces will be provided.

<u>Total Parking Spaces Provided</u>	<u>Required Minimum Number Of Accessible Spaces</u>
1 to 5	1
6 to 25	1
26 to 50	2
51 to 75	3
76 to 120	4
121 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus 1 for each 120 over 1,000

12.8.2 Barrier Free/Accessible Parking Spaces – Width/Length. Accessible parking spaces are required to be a minimum width of 96 inches with an adjacent access aisle of a minimum of 60 inches in width. Total length to be 20 feet at passenger loading zones, and be parallel to the vehicle pull up space. Van-accessible parking spaces require a minimum clear height of 98 inches, as well as an access aisle with a minimum width of 96 inches for clearance of operation of van-mounted wheelchair lifting devices and vans with raised roofs.

12.8.3 For other requirements on Barrier Free Design refer to the most current Michigan Building Code.