

CHAPTER 17.28 OFF-STREET PARKING REQUIREMENTS

17.28.010 PURPOSE

In all zoning districts, space shall be provided as specified in this chapter for the parking and storage of self-propelled motor vehicles for the use of occupants, employees and patrons of buildings hereafter erected, altered or extended after the effective date of this chapter.

17.28.020 UNITS OF MEASUREMENT

- A. PARKING SPACE CALCULATIONS.** When determining parking requirements, any fraction equal to or greater than one-half shall go to the next higher number.
- B. BENCH SEATING.** Where patrons or spectators occupy benches, pews or other similar seating facilities, each 24 inches of such seating facilities shall be counted as one seat for the purpose of determining requirements for off-street parking facilities under this chapter.
- C. EMPLOYEE CALCULATIONS.** Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.

17.28.030 SHARED PARKING / PARKING WAIVERS

A. COLLECTIVE OR JOINT USE OF PARKING AREAS

The joint use of parking facilities by 2 or more uses is permitted whenever such use is practicable and satisfactory to each of the uses intended to be served, and when all requirements for location, design and construction can be satisfied. A copy of any agreement between joint users shall be filed with the application for a business license or site plan approval, whichever is filed first. The agreement shall include a guarantee for continued joint use, a joint Site Maintenance Agreement, and shall be recorded at Oakland County. The City Attorney shall review all joint parking agreements.

In computing capacities for any joint use, the off-street parking requirement is the sum of the individual requirements that will occur at the same time. In computing the required parking spaces for the total of joint off-street parking, the total spaces required may be reduced by the Planning Director whenever the facilities served do not operate during the same hours of the day or night and it can be clearly established that a simultaneous need for joint use parking will not occur.

- B. REDUCTIONS IN EXISTING OFF-STREET PARKING.** See Section 17.28.040(B).

- C. MUNICIPAL PARKING.** Off-street parking may be provided either by individual action or by a parking program carried out through public action, whether by a special assessment district or otherwise.

17.28.040 PARKING SPACE REQUIREMENTS BY USE

A. MINIMUM PARKING SPACES BY USE. Minimum number of off-street parking spaces by type and use shall be determined in accordance with the following schedule. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use that the Building Official considers similar in type.

(A) RESIDENTIAL	USE	NUMBER OF PARKING SPACES PER UNIT OF MEASURE
	Single-family residential detached or attached	Two (2) per dwelling unit
	Two-family residential	Two (2) per dwelling unit
	Multiple-family residential	One and one half (1.5) per dwelling unit, one (1) per each ten (10) dwelling units for guest parking
	Upper level residential units in LB, LB-M, BC-1 and BC-2 districts	One (1) per dwelling unit
	Independent elderly housing, where residents live in their own independent apartment or other housing unit	One and one half (1.5) per resident dwelling unit
	Assisted Living, where residents occupy a private or shared residence, and have meals, medical, laundry, and other services available or provide daily	Two (2) per resident dwelling unit
(B) INSTITUTIONAL	USE	NUMBER OF PARKING SPACES PER UNIT OF MEASURE
	Place of worship	One (1) per 3 seats <i>or</i> one (1) per 6 feet of pew, whichever is greater
	Community center	One (1) per 250 square feet of usable floor area
	Commuter college, university, business, vocational, religious schools and similar institutions enrolling students seventeen (17) years of age or older	One (1) per employee and student
	Convent	One (1) per 1000 square feet of usable floor area
	Fraternity or sorority	One (1) per 100 square feet of usable floor area
	Gymnasium	One (1) per 3 seats <i>or</i> 6 feet of bench, whichever is greater <i>plus</i> one (1) per 100 square feet of usable floor area

Nursing homes, children’s homes, and orphanages	One (1) per bed
Hospitals and sanitariums	Two (2) per bed
Libraries, museums or post offices	One (1) per 200 square feet of usable floor area
Child care centers (Principal Use)	One (1) per 300 square feet of usable floor area
Park (Playfield with active sports facilities)	Thirty-four (34) per diamond or marked field of play
Park (Passive)	Space equivalent to 5% of the total land area
Private and public elementary and junior high schools and similar institutions	One (1) per employee <i>plus</i> one (1) per 50 students
Private clubs or lodges	One (1) per 50 square feet of usable floor area
Private swimming pool clubs or other similar uses	One (1) per four (4) persons who may be legally admitted therein at one time under the maximum occupancy established by local, adopted building code
Public and private high schools and similar institutions	One (1) per employee <i>plus</i> one (1) per 8 students
Public and private schools converted for adult education classes	One (1) per employee and student
Stadia, sports arenas, or other places of outdoor assembly	One (1) per 3 seats <i>or</i> 6 feet of bench, whichever is greater
Theaters and auditoriums, public assembly halls	(a) With fixed seating - One (1) per 3 seats (b) Without fixed seating - One (1) per 3 persons who may legally be admitted therein at one time under the occupancy load as established by local, adopted building code

USE
(C) COMMERCIAL

NUMBER OF PARKING SPACES PER UNIT OF MEASURE

Adult bookstore, nude, photographic studio, massage establishment	Three (3) per 100 square feet of usable floor area
Adult theater	see Theater
Auction house	One (1) per 2 seats <i>or</i> two (2) per 50 square feet of usable floor area, whichever is greater
Auto parts store, Auto rental	One (1) per 300 square feet of usable floor area
Automobile repair shop	One (1) per 200 square feet of sales area <i>plus</i> three (3) screened storage spaces per service bay

Automobile sales, with outdoor display	Land display of no less 1,3000 square feet to accommodate the display of a minimum of 10 vehicles of the kind and type that the dealer is licensed to sell and an additional 650 square feet for customer parking, plus a minimum of 2 employee parking spaces per each display of vehicles of a fraction thereof, plus 1 per 350 square feet of service bay
Automobile sales, no outdoor display	One (1) per each 500 square feet of showroom floor area, plus one (1) per each service stall
Bakery shop	One (1) per 150 square feet of usable floor area
Banks, financial institutions	One (1) per 200 square feet of usable floor area <i>plus</i> eight (8) stacking spaces for the first drive-in window <i>and</i> six (6) stacking spaces per each additional window <i>plus</i> two (2) per Automatic Teller Machine (ATM)
Banquet halls, dance halls, assembly or rental hall without fixed seats	One (1) per 3 persons who may legally be admitted therein at one time under the occupancy load as established by the local, adopted building code
Bar / Lounge / Tavern / Night Club with or without a restaurant	One (1) per 60 square feet of usable floor area
Beauty and barber shops, tanning or nail salon	Three (3) per service chair or station
Bowling alley	Four (4) per alley

USE**NUMBER OF PARKING SPACES PER UNIT OF MEASURE**

Business recreation	One per 4 persons who may legally be admitted therein at one time under the occupancy load as established by the local, adopted building code, <i>or</i> one per 100 square feet of total floor area, whichever is greater
Car Wash, full service	Four (4) per wash/drying/detailing bay/stall <i>plus</i> 10 stacking spaces <i>plus</i> six (6)
Car Wash, self service	Four (4) stacking spaces <i>plus</i> two (2) drying spaces per stall

Convenience store	Six (6) per 1000 square feet of usable floor area.
Dry cleaning	One (1) per 300 square feet of usable floor area
Exterminator	Three (3) per 1000 square feet of usable floor area
Funeral Home or mortuary establishment	One (1) per 75 square feet of assembly room used for services, parlors and slumber rooms
Furniture and appliance, household equipment, decorator, office supply, showrooms	One (1) per 400 square feet of usable floor area
Garden center	One (1) per 300 square feet of usable floor area <i>plus</i> one (1) per 300 square feet of outdoor space
Gas station, full serve	Two (2) per service rack <i>plus</i> one (1) per pump mechanism <i>plus</i> four (4)
Gas station, self serve	One (1) per pump mechanism <i>plus</i> two (2)
Gas station, with convenience shop.	Six (6) per 1000 square feet of usable floor area <i>plus</i> one (1) per pump <i>plus</i> two (2)
Grocery store	Nine (9) per 1000 square feet of usable floor area
Gunsmith/Shop	One (1) per 250 square feet of usable floor area <i>or</i> four (4), whichever is greater
Health club	One (1) per 150 square feet of usable floor area designated for machines and free-weights <i>plus</i> one (1) per 50 square feet of usable floor area designated for aerobics classes

NUMBER OF PARKING SPACES PER UNIT OF MEASURE

Hotels, motels	One and a half (1.5) per room
Indoor racquet facility	Four (4) per court
Laundromat and coin operated dry cleaners	One (1) per 4 washers and drying machines
Locksmith	Three (3) per 1000 square feet of usable floor area <i>plus</i> one (1) per service vehicle
Massage parlor	One (1) per 100 square feet of usable floor area

Miniature golf course	One (1) per hole of play
Motorcycle service and sales.	One (1) per 200 feet of usable floor area <i>or</i> two (2), whichever is greater
Oil change shop	Three (3) per service bay <i>plus</i> two (2) stacking spaces per service bay
Outdoor dining or sales	Same as related interior uses
Photography studio	One (1) per 225 square feet of usable floor area <i>or</i> four (4), whichever is greater
Planned commercial or shopping center	One (1) per 100 square feet of usable floor area. In addition, the parking requirements for restaurants located in shopping centers shall be calculated separately, based upon the restaurant requirements in this Chapter
Printing and publishing	One (1) per 300 square feet of usable floor area <i>or</i> four (4), whichever is greater
Radio or television station or production facility	One (1) per 300 square feet of usable floor area
Repair shop (appliance, furniture, shoe, non-vehicle)	One (1) per 250 square feet of usable floor area
Resale shop	One (1) per 300 square feet of usable floor area
Restaurants, carry out	One (1) per 75 square feet of usable floor area
Restaurants, fast-food, drive-in, drive-through	One (1) per 75 square feet of usable floor area <i>plus</i> ten (10) stacking spaces for the first drive-through lane <i>and</i> five (5) stacking spaces per additional lane
Restaurants, standard	One (1) per 60 square feet of usable floor area

USE**NUMBER OF PARKING SPACES PER UNIT OF MEASURE**

Retail store	One (1) per 225 square feet of usable floor area
Rifle range	One (1) per target area <i>plus</i> five (5)
School, Beauty	Two (2) per operator station <i>plus</i> three (3)
School, Dance	One (1) per 150 square feet of dance floor area <i>plus</i> five (5)
Tattoo/body piercing studio	One (1) per 100 square feet of usable floor area
Taxi Stand	One (1) per taxi

	Telemarketing	One (1) per 25 square feet of usable floor area <i>or</i> ten (10), whichever is greater
	Travel Agency	One (1) per 250 square feet of usable floor area
	Veterinarian clinic	One (1) per 100 square feet of usable floor area
	USE	NUMBER OF PARKING SPACES PER UNIT OF MEASURE
(D) OFFICE	Business and professional offices of architects, engineers, landscape architects, lawyers or similar allied professions	One (1) per 225 square feet of usable floor area
	Office, Dental	Two (2) per examination or treatment room <i>plus</i> three (3)
	Office, Medical	One (1) per 250 square feet of usable floor area <i>or</i> ten (10), whichever is greater
	Office, Psychologist	Two (2) per examination or treatment room <i>plus</i> three (3)
	Blood and Plasma Office	One (1) per 75 square feet of usable floor area <i>or</i> eight (8), whichever is greater
	USE	NUMBER OF PARKING SPACES PER UNIT OF MEASURE
(E) INDUSTRIAL	Industrial establishments, research and testing laboratories	One (1) per 250 square feet of usable floor area <i>plus</i> one (1) per company vehicle, <i>or</i> ten (10), whichever is greater
	Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair, or storage of materials, goods, or products, and business offices accessory there-in	One (1) per 250 square feet of usable floor area <i>plus</i> one (1) space per company vehicle and piece of mobile equipment <i>or</i> ten (10), whichever is greater
	Wholesale and warehouse establishments	One (1) per 250 square feet of usable floor area
	Heavy equipment storage yard, lumber and building materials yard	One (1) per 250 square feet of usable show room or sales area <i>plus</i> one (1) per company vehicle
	Self-storage warehouse	Six (6)
	Cellular Tower	Two (2)

B. REDUCTION OF PARKING REQUIREMENTS. The Planning Commission may reduce parking requirements based upon a finding that there will be a lower demand for parking due to one (1) of the following factors:

1. Shared parking by multiple uses with peak parking demands during different times of the day, days of the week, or parts of the year.
2. Expectation of walk-in business due to sidewalk connections to adjacent residential neighborhoods or employment centers. Site design shall incorporate pedestrian connections to the site that provide safe and convenient access to the building entrance.
3. Availability of other forms of transit. The Planning Commission may require that the site design incorporate transit stops, pedestrian connections to transit stops, or enhanced bicycle parking facilities.
4. Special provision is made for applying the standards of this chapter to developed sites which existed prior to the adoption of this chapter. In determining whether or not a site can comply, the Planning Commission shall consider reducing parking requirements based upon the following:
 - a. The proposed use of the site;
 - b. The existing parking and building(s) at the site; and
 - c. Whether the requirements for parking, as determined by the Planning Commission, are unduly burdensome.

17.28.050 PARKING DIMENSIONS

- A. STANDARD.** A basic residential or commercial parking space shall be an accessible rectangle having a width of 9 feet and a length of 20 feet. See 17.28.080 J for layout requirements.
- B. COMPACT.** Compact car spaces shall be an accessible rectangle of having a width of 8 feet and a length of 16 feet. Compact car spaces shall account for no more than 30 percent of the total parking requirement and be clearly signed for "small cars only". See 17.28.080 J for layout requirements.
- C. ADJACENT TO WALLS AND OTHER STRUCTURES.** When a parking space is located adjacent to a fixed object, such as a wall, fence, or support post, which interferes with the opening of any vehicle door, the width of the space shall be increased by one foot. Such parking spaces shall be located on the premises they are intended to serve.

17.28.060 BARRIER FREE PARKING REQUIREMENTS

Each parking lot that serves a building, except single and two-family dwelling units, shall have a number of level parking spaces, identified by an above-grade sign placed 6 feet above grade which indicates the spaces are reserved for physically handicapped persons. Parking for the handicapped shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1996, as amended, and the adopted City Building Code.

17.28.070 PARKING LOT LOCATION AND RESTRICTIONS

A. SINGLE AND TWO-FAMILY RESIDENTIAL USES

1. **Location.** The off-street parking facilities required for single- and two-family dwellings shall be located on the same lot or plot of ground as the buildings they are intended to serve.
2. **Commercial vehicles.** A commercial vehicle shall not be parked for more than 48 hours in any residential district. Commercial vehicles shall be currently licensed and operable. Vehicles shall be limited to those used by current residents.
3. **Residential driveways**
 - a. *General.* Parking areas for single-family residential dwellings shall consist of a driveway area or paving strip of concrete, asphalt, or masonry pavers. No such materials shall be permitted for parking purposes in the front yard of any residential structure except for a single driveway area or parking strip. No driveway area or parking strip shall consist of gravel, soil, or other unpaved surfaces.
 - b. *Parking in the Front Yard.* No parking shall be permitted on any residential lot or combination of residential lots, in any portion of the area extending between the residential structure and the public street or road, except upon a driveway area, parking strip or garage existing to the side of the residential structure.
 - c. *Parking in the Side and Rear Yards.* No parking shall be permitted on any residential lot or combination of residential lots, in the side or rear yards except upon a hard surface material.
 - d. *Interior Lots.* The width of the driveway area or parking strip shall not exceed 16 feet between the front building line and the front lot line.
 - e. *Interior Lots with Attached Garages.* The width of a driveway area or parking strip shall not exceed the width of the garage and shall taper uniformly to a width of 16 feet at the front lot line.
 - f. *Corner Lots.* Garages on corner lots shall be rotated so the driveway accesses the side street. See Chapter 17.06 *Accessory Buildings and Structures* for setback requirements. The width of a driveway area or parking strip shall not exceed the width of the garage. The width of the driveway may be maintained to the side lot

line.

B. MULTIPLE FAMILY USES

1. **Location.** The off-street parking facilities required for single- and two-family dwellings shall be located on the same lot or plot of ground as the buildings they are intended to serve.
2. **Commercial vehicles.** A commercial vehicle shall not be parked for more than 48 hours in any residential district. Commercial vehicles shall be currently licensed and operative. Vehicles shall be limited to those used by current residents.

C. NON-RESIDENTIAL USES

1. Required off-street parking for non-residential uses shall be on the same lot or within 500 feet of the building or use it is intended to serve, measured without crossing a major thoroughfare from the nearest point of the required off-street parking facility.
2. No parking lots shall be permitted as a principal use in a zoning district other than the Parking District (P-1).

D. RECREATIONAL VEHICLES

1. No recreational vehicle shall be stored or parked anywhere on the public street or utility right-of-way or easements. These provisions shall also apply to utility trailers or trailers used for display or demonstration purposes.
2. No recreational vehicle shall be kept or stored outside on any property, unless such property is licensed as a recreational vehicle storage yard by the City of Hazel Park, for a period of longer than one week except in compliance with all of the following conditions:
 - a. The recreational vehicle shall be owned, rented or leased by the owners or occupants of the property on which the same is stored and shall be currently State of Michigan licensed.
 - b. Not more than one recreation vehicle shall be kept or stored outdoors at one time. Recreation vehicles kept or stored outdoors shall not exceed 8 feet in width or 32 feet in length.
 - c. Storage of recreational vehicles shall be in the rear yard only.
 - d. All recreational vehicles so kept or stored shall be in good repair. Open storage of partially or disassembled component parts of said uses is prohibited.
3. Recreational vehicles shall not be used for living, lodging or housekeeping purposes.
4. See Chapter 8.28, Vehicle Storage, of the Hazel Park Municipal Code for additional requirements.

- E. RESTRICTIONS.** Required off-street parking space shall be for the use of occupants, employees, visitors, customers, clients, and patrons. Under no circumstances shall it be used for other than parking purposes, or allowed to become unusable (except for temporary repairs). Use of parking space for vehicles for sale, trucks, wrecked or junked vehicles or the repair or storage of vehicles is prohibited. No vehicle shall be parked in a required off-street parking area for a period longer than 48 hours. Loading spaces as required in this title shall not be construed as supplying off-street parking space.

17.28.080 PARKING LOT LAYOUT AND CONSTRUCTION

Whenever a parking lot is built, such parking lot shall be laid out, constructed and maintained in accordance with the following requirements.

- A. INGRESS AND EGRESS.** Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
- B. BACKING ONTO PUBLIC RIGHT-OF-WAY.** Backing a vehicle onto or from public rights-of-way (public alley excepted) is prohibited in all areas except residential areas. Parking spaces shall be designed and arranged so that it is more convenient for the parking space user to accomplish the necessary backing movements on the private property than it is to work onto or from the public rights-of-way.
- C. SCREENWALLS.** Where parking areas for business, office or industry are abutting a residential district, obscuring screenwalls shall be constructed on the property line of such abutting districts. See Chapter 17.08 for screenwall requirements. Ownership shall be shown of all lots or parcels intended for use as parking by an applicant when an application for a building permit or certificate of occupancy is filed.
- D. ATTENDANT SHELTERS.** Not more than one building for shelter of attendants shall be erected upon any given parking area and each such building shall not be more than 50 square feet in area nor more than 10 feet in height.
- E. HARDTOP SURFACING AND DRAINAGE.** All parking areas and drives shall be provided with paving having an asphaltic or portland cement binder so as to provide a permanent, durable, and dustless surface. Single family residential driveways may be constructed of masonic pavers.
- F. CURBING.** Off-street parking lots shall be curbed with concrete curbs and gutters. Necessary curbs or other protection for the public and for the protection of required landscaping, adjoining properties, streets and sidewalks shall be provided and maintained.
- G. GRADING AND DRAINAGE.** All parking lots shall be graded and provided with proper internal drainage facilities to dispose of all surface water, in a manner to be approved by the City Engineer and according to the requirements of Oakland County prior to the issuance of an occupancy permit. No surface water from such parking area shall be permitted to drain onto adjoining property.

- H. BUMPER STOPS / WHEEL CHOCKS.** Bumper stops or wheel chocks shall be provided where deemed necessary by the city to prevent any vehicle from projecting over the lot line or from damaging any wall, fence or other structure.
- I. MAXIMUM PARKING.** An applicant shall not exceed the minimum parking space requirements by greater than ten (10) percent.
- J. LAYOUT REQUIREMENTS.** Plans for the layout and dimensions of off-street parking facilities shall be in accordance with the following minimum requirements. The Planning Commission may alter or revise the required maneuvering aisle widths if the Commission finds that strict application of said required widths would endanger pedestrian or vehicular traffic.

Parking Pattern	Maneuvering Lane Width	Standard Parking Space Width	Standard Parking Space Length	Total Width of One Tier of Parking Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0° (parallel parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30° to 53°	12 ft.	9 ft.	20 ft.	30 ft.	48 ft.
54° to 74°	15 ft.	9 ft.	20 ft.	33 ft.	51 ft.
75° to 90°	20 ft.	9 ft.	20 ft.	40 ft.	60 ft.

17.28.090 LIGHTING AND SIGNAGE

- A. MARKING OF PARKING LOTS.** All parking spaces shall be clearly marked to facilitate movement and to help maintain an orderly parking arrangement.
- B. DIRECTIONAL SIGNS.** Directional signs and arrows and appropriate paving marking shall be installed and maintained by the owner or applicant to control the direction of traffic flows, as deemed necessary by the planning commission. All signs shall conform to the provisions in Chapter 15.44 of the Hazel Park City Code.
- C. LIGHTING.** See Chapter 17.10, *Site Lighting*.

17.28.100 LANDSCAPING

- A.** Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct vehicular traffic flow within the lot. See Chapter 17.12 for additional requirements.

17.28.110 MAINTENANCE AND ADMINISTRATION

- A. CERTIFICATE OF OCCUPANCY.** No certificate of occupancy shall be issued upon completion of any building or extension or addition thereto unless and until all off-street parking and loading space requirements shown on the plans, or made a part of the building permit, shall be in place and ready for use.
- B. MAINTENANCE.** All paving, directional devices and protective equipment, landscaping and other equipment furnished or required on the parking facility shall be maintained by the owner or tenant to ensure safe pedestrian movement, vehicular operation, adequate protection of adjoining properties, and to present a neat and attractive appearance.

17.28.120 BICYCLE PARKING FACILITIES

- A. REQUIREMENTS.** All developments in the CB, LB, LB-M, BC-1, MD, and P-1 districts shall be designed to accommodate bicycle travel, including bicycle racks. All parking structures and lots shall provide sufficient bike racks based on a minimum of one (1) bike for every ten automobiles or one (1) bike for every three thousand (3,000) square feet of usable floor area, whichever is greater, and with a minimum of one (1) space. The Planning Commission may reduce or waive bicycle parking requirements if the development is located within 500 feet of public bicycle parking that is not across a major thoroughfare.
- B. DESIGN STANDARDS.** Bike racks shall be securely anchored in concrete and designed so that both wheels and the frame of a bike can be secured to the rack with a cable, padlock, or chain. Bike parking areas shall be connected to a sidewalk with concrete, asphalt, pavers, or brick pathways. The use of aesthetically pleasing bike racks, including post and loop, ribbon, rolling, spiral, inverted U, and other similar designs, is encouraged.
- C. LOCATION.** Exterior bicycle parking facilities shall be placed in close proximity to main building entrances and in a location that is visible and easily accessible. A physical barrier, designed to prevent motor vehicles from driving into bicycle parking areas, shall be provided between bicycle and motor vehicle parking when bicycle parking areas are located within a parking structure or lot.
- D. EXCEPTIONS.** The Planning Commission may waive the bicycle parking requirements if it finds that the standards for site plan approval (Section 17.60.080) have been met.