

**600 ARTICLE VI OFF-STREET PARKING OF MOTOR VEHICLES**

**601 Every property owner** shall provide and maintain at all times an adequate number of off-street parking spaces, and the necessary loading and unloading facilities associated thereto in each district for all occupants, employees and patrons of said property.

A plan showing the required parking and loading spaces including the means of access and interior circulation, except for one-family and two-family dwellings, shall be provided at the time of application for a building permit for the erection or enlargement of any building.

Parking space shall be provided in the manner and location herein specified.

**A. No parking area,** parking space or loading space which exists at the time this ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this ordinance unless additional parking area or space is provided sufficiently for the purpose of complying with the provisions of this ordinance within 300 feet of the proposed or existing uses for which such parking will be available.

**B. Parking of motor vehicles** in residential zones, except those used for farming, shall be limited to passenger vehicles, and not more than one commercial vehicle of the light delivery type (not to exceed 1 ton). The parking of any other type of commercial vehicles, or buses, except for those parked on school property, is prohibited in a residential zone.

**602 Requirements for all parking spaces and parking lots:**

**A. Each automobile parking space** shall be not less than 162 square feet nor less than 9 feet wide with a minimum of 18 feet in length, exclusive of driveway and aisle space.

**B. All off-street parking facilities** shall be drained so as to prevent damage to abutting properties or public streets in compliance with the rules and regulations of the Roscommon County Drain Commission.

**C. Any lighting fixtures used to illuminate** any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lots.

**D. No parking space** shall be closer than **10** feet from a property line, **excluding Zone C-W at 5 feet.**

**E. Off-street parking facilities** in nonresidential zones shall be opaquely screened on any side which adjoins or faces property in any residential zone by a wall, fence or compact planting not less than four feet nor more than eight feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property. Screening shall be so placed and/or maintained as to prevent a traffic hazard through obstruction of visibility.

**F. 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 parking areas of one or two-family dwellings.

**G. Space for all necessary loading** and unloading operations for any commercial, industrial or other use must be provided in addition to the required off-street parking space. All loading and unloading operations must be carried on entirely within the lot area of the use it serves and shall not interfere with pedestrian or vehicular movement.

**H. Requirements for the provision** of parking facilities with respect to two or more property uses of the same or different types may be satisfied by the permanent allocation of the requisite number of spaces for each use in a common parking facility, cooperatively established and operated, provided that the number of spaces designated is not less than the sum of individual requirements and provided further that the specifications in regard to location, plans, etc., are complied with.

**I. The number of parking spaces** required for land or buildings used for two or more purposes shall be the sum of the requirements for the various individual uses, computed in accordance with this section; parking facilities for one use shall not be considered as providing the required

parking facilities for any other use.

**603 Minimum Required Parking Spaces:**

- A. Apartment houses, condos, duplexes, single family dwellings:** Two parking spaces for a family unit.
- B. Office buildings:** One parking space for each 200 feet of floor space utilized for work space for employees.
- C. Retail stores, supermarkets, department stores, personal service shops, and shopping centers:** One and one half (1½) parking space for each 100 square feet area in the basement and on the first floor used for retail sales; one and one half (1½) space for each 150 square feet of floor area on the second floor used for retail sales; one and one half (1½) space for each 300 square feet of floor area on the third floor used for retail sales; and one and one half (1½) space for each 400 square feet of any additional floor used for retail sales.
- D. Manufacturing buildings:** One and one half (1½) parking space for each three employees on the maximum shift.
- E. One parking space** for each 100 square feet of public area for libraries, post office and museums.
- F. Bowling Centers:** Three parking spaces for each alley.
- G. Motels and tourist homes:** One parking space for each separate unit.
- H. Theaters, auditoriums, stadiums and churches:** One parking space for each four seats.
- I. Dance halls, assembly halls and convention halls** without fixed seats: One parking space for each 100 square feet of floor area if to be used for dancing or assembly.
- J. Restaurants and night clubs:** One and one half (1½) parking space for each table.

**K. Roadside stand:** Two parking spaces.

**L. Other uses not specifically mentioned:** In the case of buildings which are used for uses not specifically mentioned, those provisions for off-street parking facilities for a use which is so mentioned and to which said use is similar in terms of parking demand shall apply.

**M. Mixed uses in the same building:** In the case of mixed uses in the same building, the amount of parking space for each use specified shall be provided and the space for one use shall not be considered as providing required spaces for any other use except as to churches and auditoriums incidental to public and parochial schools permitted herein.

**604 The Zoning Board of Appeals** shall have authority to grant variances from the foregoing where it is satisfied under the circumstances prevailing that the requirements for off-street parking are unnecessarily too many for the particular development.