



BACKUS TOWNSHIP ZONING ORDINANCE

**ARTICLE XIII**  
**OFF-STREET PARKING AND LOADING PROVISIONS**

**Sec. 13.01 Statement of Purpose**

The purpose of this Section is to reduce or prevent traffic congestion and a shortage of parking facilities in the Township at the time of erection, enlargement or change in use, of any principal building or structure. Off-street parking and loading areas are to be designed, maintained and operated in a manner that will ensure their efficient use, promote safety, improve aesthetics and, where appropriate, protect surrounding uses from undesirable impacts.

**Sec. 13.02 General Requirements**

- A. **Review of New Parking Lots:** Parking areas other than for single family detached homes or duplexes on individual lots shall be approved as part of a site plan in accordance with Article 11 Site Plan Review.
- B. **Review of Changes to Existing Parking Lots:** A permit shall be required for improvements and changes to existing parking lots in accordance with the following:
1. **Major Changes:** Major changes require site plan approval from the Zoning Board in accordance with Article 11 and shall comply with the requirements of this Ordinance. A major change consists of one or more of the following:
    - a. Replacement or alteration of existing drainage elevations or structures affecting more than fifty (50) percent of the existing parking lot.
    - b. Any expansion or addition of a parking lot equal to or greater than twenty-five (25) percent of the area of the existing parking lot.
    - c. Reconstruction of the parking lot, including the removal of existing pavement or drainage structures, which affects more than twenty-five (25) percent of the existing parking lot.
    - d. Any other change which, in the opinion of the Land Use Administrator, constitutes a major change.
  2. **Minor Changes:** Those changes not classified as the above, as determined by the Land Use Administrator, shall require submittal of a parking plan, or sketch plan for review and approval by the Land Use Administrator. Such plan must include the following information: property lines, existing and proposed ground elevations at five (5) foot intervals, the number of spaces, calculations for meeting the minimum space requirements of this Article, dimensions of aisles, driveways and typical parking stalls, location of curbs and curb blocks, location and size of signs, existing and proposed landscaping, existing and proposed lighting and drainage facilities.
- C. Off-street parking for all nonresidential zone districts and uses shall be either on the same lot, or within three hundred (300) feet of the building or use it is intended to serve, as measured from the nearest public entrance of the building to the nearest point of the off-street parking lot.
- D. The storage of merchandise or products, motor vehicles displayed for sale, or the repair of vehicles is prohibited in any off-street parking lot.



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- E. Residential off-street parking spaces shall consist of parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve. Such parking spaces shall occupy no greater than forty percent (40%) of the required front yard.
- F. Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal facilities are provided elsewhere, in compliance with this Section.
- G. No building shall be permitted to change use, be enlarged, or expanded until the required number of spaces have been constructed, or waived under subsection 13.02.K below.
- H. Off-street parking existing at the effective date of this Ordinance, or amendment thereto, in connection with the operation of an existing building or use, shall not be reduced to an amount less than required for a similar new building or new use.
- I. Two (2) or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced by up to twenty percent (20%) if a signed agreement is provided by the property owners, and the Zoning Board determines that the peak usage will occur at different periods of the day.
- J. All off-street parking and loading facilities required by this Article shall be maintained free of accumulated snow, debris or other materials which prevent full use and occupancy of such facilities in accordance with the intent of this Article, except for temporary periods of no more than five (5) days in the event of heavy rainfall or snowfall.
- K. The Zoning Board may defer construction of the required number of parking spaces if the following conditions are met:
  - 1. Areas proposed for deferred parking shall be shown on the site plan, and shall be sufficient for construction of the required number of parking spaces in accordance with the standards of this Ordinance for parking area design and other site development requirements.
  - 2. Evidence shall be presented by the applicant in support of a lower requirement.
  - 3. Alterations to the deferred parking area may be initiated by the owner or required by the Land Use Administrator. Any alteration to the deferred parking area shall require the approval of an amended site plan, submitted by the applicant accompanied by evidence documenting the justification for the alteration.
- L. Parking of semi-trucks, including the tractor and trailers, and commercial vehicles exceeding a two and one-half (2-½) ton load capacity shall be prohibited in the R-3 and MHC zoning district.



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**Sec. 13.03 Parking Lot Design Standards**

A. Minimum dimensions of parking spaces and maneuvering aisles shall be in accordance with the following requirements:

| Parking pattern    | Two-way aisle width | One-way aisle width | Parking space width | Parking space length |
|--------------------|---------------------|---------------------|---------------------|----------------------|
| Parallel Parking   | 18 feet             | 12 feet             | 10 feet             | 25 feet              |
| 30-75 degree angle | 24 feet             | 12 feet             | 9.5 feet            | 21 feet              |
| 76-90 degree angle | 24 feet             | 15 feet             | 9.5 feet            | 20 feet              |

- B. Required stacking spaces shall be a minimum nine (9) feet wide and twenty-five (25) feet in length.
- C. Minor adjustments of the dimensions prescribed in this Section may be authorized by the Land Use Administrator if consistent with generally recognized design standards for off-street parking facilities.
- D. All parking lots shall be constructed with a durable and dustless surface resistant to erosion, and properly maintained at all times.
- E. All parking lots shall be constructed so as to permit proper drainage and prevent ponding or storage of water within the lot. Drainage shall be in accordance with the requirements of Backus Township and the Roscommon County Drain Commission.
- F. All parking lots shall be provided with adequate lighting. Parking lot lighting shall be shielded so as to prevent light from spilling onto adjacent properties.
- G. All parking spaces, driveways and maneuvering lanes shall be designed to provide clear and defined access and shall not require use of the street for maneuvering in and out of parking stall and between parking rows.
- H. Parking lots and associated driveways and maneuvering lanes shall have a minimum setback of 10 feet from any property line or street right-of-way except to allow access to the site. The Zoning Board may waive this requirement where a shared access driveway or parking situation exists.

**Sec. 13.04 Off-Street Parking Requirements**

A. Required off-street parking spaces are noted in the table below for the uses listed. For those uses not specifically mentioned, the requirements for off-street parking shall be in accord with a use which the Land Use Administrator considers similar in type.



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- B. When units of measurement determining the number of required off-street parking spaces result in the requirement of a fractional space that fraction shall require one (1) parking space.
- C. Where the floor area measurement is specified as useable floor area, parking requirements shall apply to all internal building areas excluding the floor area used for incidental service, storage, mechanical equipment rooms, heating/cooling systems and similar uses, other areas nor intended for use by the general public. Where these area are not yet defined, leasable floor area shall be considered to be eighty-five percent (85%) of the gross floor area.
- D. 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.
- E. The minimum number of off-street parking spaces shall be determined in accordance with the following tables:

| Use  | PARKING SPACE PER UNIT OF MEASUREMENT   |
|--|---|
| <b>Residential</b>                                     |   |
| Housing for the Elderly                                | 1 space for each 2 dwelling units or beds, plus<br>1 space for each 5 dwelling units or beds to be marked as visitor spaces   |
| Single and two family dwellings                        | 2 spaces for each dwelling unit   |
| <b>Institutional</b>                                   |   |
| Assembly areas, auditoriums, and gymnasiums            | 2 spaces for: each 5 seats, or each 8 feet of pew length; or,<br>1 space for each 3 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater |
| Churches   | 1 space for each 3 seats in the main unit of worship; or<br>1 space for each 6 feet of pew length, whichever is less.   |
| State licensed child and adult care facilities         | 1 space for each 4 clients (child or adult)   |
| Schools, elementary and middle                         | 1.5 spaces for each classroom, plus amount required for auditorium or gymnasium seating   |
| Schools, secondary and institutions of higher learning | 1 space for each 8 students, plus<br>1.5 spaces for each classroom, plus amount required for auditorium or gymnasium seating  |
| <b>Recreation/Entertainment</b>                        |   |
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| Use  | PARKING SPACE PER UNIT OF MEASUREMENT  |
|--|--|
| Batting Cages  | 3 spaces per cage  |
| Bowling Alleys   | 4 spaces for each bowling lane plus required spaces for each accessory use   |
| Golf courses, driving range                                      | 2 spaces per each 3 tees   |
| Golf courses, miniature  | 1 space per each course hole   |
| Golf courses, par three  | 3 spaces per each course hole  |
| Golf courses/country clubs                                       | 6 spaces per each course hole  |
| Golf course banquet hall/lounges                                 | .5 spaces per 1,000 sf useable floor area  |
| Ice/Roller skating rink  | 6 spaces per 1,000 sf useable floor area   |
| Swimming pools   | 1 space per each three person of capacity authorized by building code  |
| Theaters, cinemas  | 1 space for each 4 seats; plus<br>4 space per screen or stage  |
| Racquetball/tennis   | 1 space per 1,000 sq ft useable floor area; or<br>6 spaces per court whichever is greater  |
| Video Arcades  | 1 space per 50 sq ft useable floor area; with a minimum of 6 spaces  |
| <b>Commercial</b>  |  |
| Automobile Service (gas) Stations and maintenance establishments | 2 spaces per bay; plus<br>1 space per tow truck; plus<br>1 space per five hundred (500) square feet of useable floor area devoted to sales of automotive goods, convenience and/or fast food restaurants |
| Beauty/barber shop   | 3 spaces or each chair   |
| Funeral homes and mortuary establishments                        | 1 space for each fifty (50) square feet of usable floor area   |
| Furniture, appliance and household goods retail sales            | 1 space for each five-hundred (500) square feet of usable floor area   |
| Hotels and motels  | 1.5 spaces for each guest room, plus required spaces for any accessory uses  |
| Open air businesses and roadside stands                          | 1 space for each two-hundred (200) square feet of indoor usable area, plus 1 space for each 1,000 square feet of outdoor display area  |
| Personal service establishments                                  | 1 space for each fifty (50) square feet of usable floor area   |



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|--|---|
| Restaurants - without drive-through facilities                               | 1 space for each one-hundred (100) square feet of usable floor area; or<br>1 space for each 2 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater |
| Restaurants with drive-through facilities                                    | 1 space for each eighty (80) square feet of usable floor area; or<br>1 space for each 3 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater       |
| Retail stores not otherwise specified  | 1 space for each two-hundred (200) square feet of usable floor area   |
| Vehicle wash (self service)  | 1 space for each 5 stalls; plus<br>2 stacking spaces for each bay   |
| Vehicle wash (automatic)   | 3 spaces for each stall; plus<br>5 stacking spaces for each bay   |
| Video rental stores  | 1 space for each one-hundred (100) square feet of usable floor area   |
| <b>Offices</b>   |   |
| Banks, credit unions, and other similar uses (with or without drive-through) | 1 space for each one-hundred fifty (150) square feet of usable floor area, plus<br>2 spaces for each non-drive through automatic teller machine; plus<br>4 stacking spaces per window                                   |
| Medical and dental offices and clinics                                       | 3 spaces for each examining room, dental chair, or similar use area.  |
| Other offices not specified  | 1 space for each three hundred (300) square feet of useable floor area.   |
| <b>Industrial</b>  |   |
| Manufacturing, processing, and research establishments                       | 1 space for each seven hundred fifty (750) square feet of gross floor area, plus the area required for offices or other accessory uses located on the premises.   |
| Warehouses and wholesale   | 1 space for each two thousand (2,000) square feet of gross floor area, plus those spaces required for offices located on the premises   |



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### **Sec. 13.05 Barrier Free Parking Requirements**

- A. Within each parking lot, signed and marked barrier free spaces measuring twelve (12) feet in width shall be provided at a convenient location, in accordance with the following table.
- B. Barrier Free Parking Space Requirements shall be in accordance with the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division.
- C. Where a curb exists between a parking lot surface and a sidewalk entrance, an inclined approach or curb cut with a gradient of not more than a 1:12 slope and width of a minimum four (4) feet shall be provided for wheelchair access.

### **13.06 Off-Street Loading Requirements**

- A. On the same premises with every building or structure involving the receipt or distribution of vehicles, materials or merchandise there shall be provided and maintained on the lot adequate space for standing, loading and unloading. This space shall be placed so as to avoid undue interference with public use of dedicated rights-of-way and parking areas.
- B. Loading/Unloading areas and docks shall not be provided in the front yard or on any building site facing and directly visible to a public street.
- C. Required loading areas shall not be included in calculations for off-street parking space requirements.
- D. Where an alley exists in the rear yard, loading requirements may be computed from the center of the alley.
- E. All dedicated loading spaces shall be provided with a pavement having an asphalt or concrete so as to provide a permanent, durable and dustless service.
- F. The size of all loading/unloading spaces shall be at least ten (10) feet by fifty (50) feet or five-hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height.