

ARTICLE 21 - OFF-STREET PARKING

Section 21.1 - Parking Requirements.

There shall be provided in all districts, except the central business district, at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The dimensions of all parking spaces shall be 10 by 20 feet.

- (1) Off-street parking for other than residential uses shall be either on the same lot or within four hundred (400) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.
- (2) Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
- (3) In the instance of dual function of off-street parking spaces where operating hours of uses do not overlap, the Zoning Board of Appeals may grant an exception by reducing the total number of spaces required.
- (4) The storage of merchandise, motor vehicles for sale, trucks or the repair of vehicles is prohibited on required off-street parking lots.
- (5) Residential off-street parking spaces shall consist of a driveway parking strip, parking bay, garage, carport or combination thereof.
- (6) For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Zoning Board of Appeals considers as being similar in type.
- (7) Recreation vehicles such as travel trailers and campers are not permitted to be parked, located or stored in a required front yard.
- (8) In all residential districts, no parking shall be permitted in the required front yard area. In all districts other than residential, parking may be permitted in the front yard, provided there is at least a 10-foot buffer area between the road right-of-way and the off-street parking lot.
- (9) For the purpose of computing the number of parking spaces required, the definition of Useable Floor Area shall govern.
- (10) The Village of Pellston recognizes that the table of parking requirements listed below cannot and does not cover every possible situation that may arise. Therefore in cases not specifically covered the Planning Commission is authorized to determine the parking requirements using the standard in the table of off street parking requirements as a guide.

- (11) The minimum number of off-street parking spaces by use shall be in accordance with the following schedule:

TABLE 2
MINIMUM PARKING SPACES
LAND USE REQUIRED PER UNIT OF MEASURE

A. Residential

1. Dwelling	2 per dwelling
2. Elderly housing	1 per two units
3. Rooming house	1 per two occupants of maximum capacity
4. Mobile home park	2 per unit

B. Institutional

1. Church	1 per 3 seats for each 6 feet of pew
2. Hospital	1 per bed
3. Nursing home	1 per two beds
4. Nursery, elementary or junior high school	1 per FTE employee plus 1 per 10 students
5. Senior high school	1 per FTE employee plus 1 per 10 students
6. Sports arena or stadium	1 per three seats or 1 per 6 feet of bench

C. Commercial

1. Planned shopping center	1 per 135 sq. ft. of useable floor area
2. Barber and beauty shop chair	1 per FTE employee plus 1 per service chair
3. Banks	1 per 135 sq. ft. of useable floor area
4. Doctor or Dentist	1 per 100 sq. ft. of waiting room plus 1 per service chair
5. Business office	1 per 250 sq. ft. of useable floor area
6. Taverns	1 per 75 sq. ft. of useable floor area
7. Restaurants	1 per 3 persons of seating capacity plus auto stalls if drive-in type
8. Furniture, appliances, plumber, electricians, minor repair service	1 per 1000 sq. ft. of useable floor area
9. Gasoline station	2 per service station stall plus 1 per FTE employee
10. Laundromat	1 per 3 washing machines
11. Hotel or motel	1 per unit plus 1 per FTE employee
12. Vehicle sales	1 per 200 sq. ft. of show room floor area
13. Retail Groceries	1 per 150 sq. ft. of useable floor area
14. Other Retail Stores	1 per 200 sq. ft. of useable floor area

D. Industrial

1. Industrial office or research	1 1/2 spaces per FTE employee
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2. Assembly plants

1 per FTE employee

- FTE employee: Full time equivalent employee.

Section 21.2 - Additional Parking Requirements.

The number of parking spaces required under the above provisions shall be determined at the time a building permit is applied for based upon the plans and specifications and reasonable anticipated needs as of that time. If because of an increase in the number of employees, or other changes within a building, the number of spaces that would be required by this Ordinance is increased more than 40 percent of the previously required number, the owner of the premises must provide the additional parking or reduce the number of users of the premises to conform with the parking available so as not to create congestion on public streets.

Section 21.3 - Paving.

All off-street parking areas shall be paved with at least two inches of asphalt or four inches of concrete.

Section 21.4 - Storage.

No off-street parking lots shall be used for the storage of wrecks, junk cars or junk motor vehicles or any other type. Nor shall such premises be used for repairs services or sales of vehicles.

Section 21.5 - Vehicle Stacking Space.

Stacking spaces required for vehicles waiting to access service windows, pumps, pedestals or other service facilities shall be dimensioned to be 20 feet by 10 feet per space, but shall not include the space vehicles actually use at the time of service. Where a use provides a drive-through or similar service, but is not within the use categories for which specific standards are provided, the Planning Commission may require a minimum number of stacking spaces with are equivalent to the number required for a use with the Commission determines to be most similar.