

**Vergennes Township
Kent County**

Ordinance # 2014-2
Adopted Date 10-20-14

AN ORDINANCE TO AMEND CHAPTER 4, GENERAL AND SPECIAL REGULATIONS OF THE VERGENNES TOWNSHIP ZONING ORDINANCE.

VERGENNES TOWNSHIP HEREBY ORDAINS:

Section 1. Amend Section 201.417 Off-street parking of motor vehicles, to add more parking formulas for commercial and industrial uses as shown below:

201.417 Off-street parking of motor vehicles.

4.17.

- A. Off-street parking shall be prohibited in the areas between buildings and the abutting street line or lines within the "R-A", "R-1", "R-2" and "R-3" Districts except for temporary parking within parking bays, strips or turnaround areas and within private driveways not exceeding twenty (20) feet in width upon such properties.
- B. 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.
- C. A plan showing the required parking and loading spaces including the means of access and interior circulation shall be provided at the time of application for a building permit for the erection or enlargement of any building other than a single family or two (2) family dwelling.
- D. Parking of motor vehicles in residential districts shall be limited to passenger vehicles and not more than one (1) commercial vehicle of the light delivery type not to exceed three-quarter (3/4) ton. The parking of any other type of commercial vehicle or bus, except for those parked on school property, is prohibited in residential districts.
- E. Requirements for all parking spaces and parking lots:
 - 1. Each automobile parking space shall be not less than two hundred (200) square feet and not less than ten (10) feet wide, exclusive of driveway space.
 - 2. All off-street parking facilities shall be drained so as to prevent damage to abutting properties or public streets and shall be constructed of materials which will have a dust-free surface resistant to erosion.

3. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged to reflect the light away from any adjoining residential lots and meet the commercial and industrial zoning district lighting sections and the general lighting sections of 201.413 and 201.413A.
4. No parking space shall be closer than five (5) feet from the property line.
5. Off-street parking facilities in nonresidential areas shall be effectively screened on any side which adjoins or faces property in any residential area by a wall, fence or compact planting not less than four (4) feet or more than eight (8) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility.
6. 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 single or two (2) family dwellings.
7. 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 spaces. 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.
8. The requirement for the provision of parking facilities with respect to two (2) 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 other requirements of this Ordinance are complied with.
9. The number of parking spaces required for land or buildings used for two (2) or more purposes shall be the sum of the requirements for the various individual uses; parking facilities for one (1) use shall not be considered as providing the required parking facilities for any other use.
10. Requirements for barrier free (ADA) parking spaces, curb, ramps, and signs shall be as required by the Township Building Code and the Michigan Barrier Free Rules.

F. Minimum Required Parking Spaces:

1. Multiple family dwellings: two (2) parking spaces per family unit.
2. Office buildings: ~~one (1) parking space for each two hundred (200) feet of floor space utilized for work space for employees.~~
 - a. Medical/dental, veterinary clinics or offices: four spaces per 1000 square feet of gross floor area. A minimum of six spaces shall be required.

- b. General office buildings: One space per 300 square feet of gross floor area. A minimum of four spaces shall be required.
- c. Banks, credit unions or savings and loans: Six spaces per 1000 square feet of gross floor area, plus two spaces per each non-drive~~way~~ through ~~automatic~~automatic teller plus four on-site waiting spaces for each ~~drive~~drive-up window~~er~~ or drive through ~~automatic~~automatic teller.
3. Retail and service uses: ~~Retail stores, super markets, department stores, personal service shops, and shopping centers:~~ one (1) parking space for each one hundred (100) square feet area in the basement and on the first floor used for retail sales; one (1) space for each one hundred fifty (150) square feet of floor area on the second floor used for retail sales; one (1) space for each three hundred (300) square feet of floor area on the third floor used for retail sales; and one (1) space for each four hundred (400) square feet of any additional floor used for retail sales.
- a. Retail stores, grocery store, department store and similar uses: one space per 200 ~~sqaure~~square feet of usable floor area plus one per employee.
- b. Shopping Center: four spaces per 1000 square feet of the stores and usable floor area.
- c. Personal service establishments and repair shops: One space per each 300 square feet of usable floor area plus one per employee.
- d. Laundry and dry cleaning: two spaces per 1000 square feet of gross floor area. A minimum of four ~~spacaes~~spaces shall be required. Laundromat with self-washers shall provide one space per three washing machines.
- e. Motor Vehicle dealership: One space per 5000 square feet of outdoor sales area, plus one space per sales deck/office, plus three spaces per service bay. A minimum of six spaces shall be required.
- f. Recreational vehicle and boat dealerships: One space per 800 ~~squre~~square feet of gross floor area, plus two spaces per each vehicle service bay. A minimum of six spaces shall be required.
4. Industrial uses.
- a. *Light manufacturing, processing, assembly and fabrication, research and testing labs:* One space for each five hundred (500) square feet of gross production floor area plus one space for each three hundred (300) square feet of net usable office area, or, two (2) spaces for each three (3) employees computed on the basis of the maximum number employed during the busiest shift, whichever is the greater number.
- b. *Warehouse, packing, crating, wholesale establishments and distribution centers:* One space for each one thousand (1,000) square feet of gross storage and distribution floor area plus one space for each two hundred (200) square feet of net usable office

area, or, one space for each employee based on the shift with the most employees, whichever is the greater number.

c. *Mini-warehouse:* Two (2) parking spaces plus one (1) space for every employee in the largest working shift, provided that parking and non-parking areas shall be clearly marked to facilitate ingress and egress and to eliminate hazards. Drive aisles serving mini warehouse facilities shall be at least twenty-four (24) feet wide to accommodate loading and unloading and the free flow of traffic between parked vehicles.

d. Vehicle repair shops: Two spaces per each service bay, plus one per each employee, plus one per each 200 square feet of retail area.

e. Construction contractors: One per employee plus one space per 500 square feet of usable floor area.

f. For parking formulas not listed in this section (4) but listed in the remainder of section (F), the appropriate formulas shall be applicable.

5. Libraries, museums and post offices: one (1) parking space for each ~~one~~ three hundred (~~400~~300) square feet of floor area.
6. Commercial recreation establishments – bowling alleys: three (3) parking spaces for each alley; skating rinks, miniature golf, arcades, billiard halls, go-cart tracks, exercise and health clubs, and similar uses: seven (7) parking spaces for each one thousand (1,000) square feet of floor area; and tennis clubs: four (4) parking spaces for each court. Provided, the Planning Commission may require additional parking spaces, or may limit the number of parking spaces and/or patrons, for a proposed commercial recreation establishment where it finds that in doing so the rural character of an area would be preserved and the public health, safety and welfare would be protected.
7. Rural recreation facilities – golf courses and country clubs: nine (9) parking spaces for each hole; polo fields, archery clubs and similar uses: one (1) parking space per each member; outdoor sports fields: one (1) parking space per each five (5) seats, or per each five (5) anticipated patrons. Provided, the Planning Commission may require additional parking spaces, or may limit the number of parking spaces and/or patrons, for a proposed rural recreation facility where it finds that in doing so the rural character of an area would be preserved and the public health, safety and welfare would be protected.
8. Motels and tourist homes: one (1) parking space for each separate unit.
9. Theaters, auditoriums, stadiums and churches: one (1) parking space for each four (4) seats.
10. Dance halls, assembly halls and convention halls without fixed seats: one (1) parking space for each one hundred (100) square feet of floor area if to be used for dancing or assembly.

11. Restaurants and night clubs: one (1) parking space for each one hundred (100) square feet of floor area.
12. Roadside stand: two (2) parking spaces.
13. Schools, private or public elementary and junior high schools: one (1) parking space for each employee normally engaged in or about the building or grounds. Senior high schools and institutions of higher learning: one (1) parking space for each employee normally engaged in or about the building or grounds and one additional space for each five (5) students enrolled in the institution.
14. Group child care home: one (1) space for each employee, one (1) space for each family member's vehicle (unless garage is used) and adequate spaces and turn around area for drop off and pick up of children under care at the home.
15. Other uses not specifically mentioned: in the case of buildings which are used for purposes not specifically mentioned in this section, the provisions for a use which is similar in terms of parking demand shall apply.
16. 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 (1) 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.
17. No parking area, parking space or loading space which exists at the time this Ordinance becomes effective or which thereafter is provided for the purpose of complying with the provisions of this Ordinance shall be relinquished or reduced in any manner below the requirements established by this Ordinance unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this Ordinance within three hundred (300) feet of the proposed or existing uses for which such parking will be available.

(Amended: Ord. of 11-12-90; Ord. No. 95-6, 4-17-95, Ord. No. 2004-4, 4-19-04, Ord. No. 2009-4, 11-16-09, Ord. No. 2010-1, 06-21-10)

Section 2. Conflicts. If any provision of the Vergennes Township Ordinance conflicts with this amendment to the Zoning Ordinance, the most restrictive provision shall be applied.

Section 3. Severability. Should any section or part of this Ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective eight (8) days after its publication in a newspaper of general circulation in the Township.

VERGENNES TOWNSHIP

Dated: _____

By: _____
Timothy Wittenbach, Supervisor

Dated: _____

By: _____
Mari Stone, Clerk

Date Published: _____