

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 three hundred (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 one (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 in CW, C1, C2 and MDU Districts:

A. Each automobile parking space shall be not less than one hundred sixty two (162) square feet nor less than nine (9) feet wide with a minimum of eighteen (18) feet in length, exclusive of driveway and aisle space. This includes spaces for EV charging stations contained in public parking lots.

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 and shall be constructed of a hard surface such as concrete, asphalt or paving stones or a similar material if approved by the Planning Commission. Sand, gravel and dirt are not acceptable materials for off-street parking facilities.

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 ten (10) feet from a property line, **excluding Zone C-W at five (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 (4) feet nor more than eight (8) 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 (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 specifications in regard to location, plans, etc., are complied with.
- I. 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, computed in accordance with this section; parking facilities for one (1) use shall not be considered as providing the required parking facilities for any other use.
- J.** State and Federal handicap parking requirements must be followed.

603 Minimum Required Parking Spaces:

- A. Apartment houses,** condos, duplexes, single family dwellings: Two (2) parking spaces for a family unit.
- B. Office buildings:** One parking space for each two hundred (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 one hundred (100) square feet area in the basement and on the first floor used for retail sales; one and one half (1½) space for each one hundred fifty (150) square feet of floor area on the second floor used for retail sales; one and one half (1½) space for each three hundred (300) square feet of floor area on the third floor used for retail sales; and one and one half (1½) space for each four hundred (400) square feet of any additional floor used for retail sales. See definition of retail space (Chapter 1D)

- D. Manufacturing buildings:** One and one half (1½) parking space for each three employees on the maximum shift.
- E. One parking space** for each one hundred (100) square feet of public area for libraries, post office and museums.
- F. Bowling Centers:** Three (3) parking spaces for each alley.
- G. Motels and tourist homes:** One (1) parking space for each separate unit.
- H. Theaters, auditoriums, stadiums and churches:** One (1) parking space for each four seats.
- I. 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.
- J. Restaurants and night clubs:** One and one half (1½) parking space for each table.
- K. Roadside stand:** Two (2) 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 (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 permitted herein.
- N. EV charging stations** located within a public parking lot will be included in the calculation of the total parking spaces required per the ordinance.

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.

605 OFF-STREET STORAGE OF TRAILERS, WATERCRAFT AND VEHICLES

- A.** No person shall be permitted to store any vehicle (meaning automobiles, recreational vehicles and motorcycles licensed for use on public roads), watercraft, travel trailers or utility trailers on any public property or road right-of-way, or upon any private property not specifically zoned for that use.
- B.** In zoning districts CW and R1, No person shall be permitted to store any vehicle, watercraft, travel trailers or utility trailers in the front yard.

- C.** The outdoor storage of vehicles, watercraft, trailers and utility trailers shall comply with the setbacks of the zoning district in which it is located.
- D.** In all zoning districts, there is no restriction on the number of vehicles, watercraft or trailers that may be stored **inside** a lawful, permanent, completely enclosed building, provided that such storage does not constitute a use that is prohibited in that district.
- E.** The overnight storage of vehicles, watercraft, trailers or utility trailers on public land is prohibited unless expressly allowed under statute or local ordinance.
- F.** Vehicles, watercraft, trailers and utility trailers shall only be permitted to be stored outside if fully licensed, registered and in operational condition. Nothing in this section shall be construed as authorizing the outdoor storage of junk motor vehicles or abandoned vehicles.
- G.** No vacant lot of record (no dwelling) in any residential district shall be used for the outside commercial storage of vehicles, watercraft, trailers or utility trailers. Outside storage shall be subject to all use restrictions in the zoning district where the property is located and shall only be allowed where expressly permitted.
- H.** This Section shall not apply to seasonal outdoor storage facilities in the C-2 District operating under a valid Special Land Use Permit.
- I.** In the R-1 and CW Districts, on vacant lots of record (no dwelling), outdoor storage will be limited to the property owner's personal water related items, trailers and recreational vehicles. Outdoor storage shall comply with the setbacks of the R-1 and CW Districts. (see Article III 302).