

CODE OF ORDINANCES
CITY OF CORUNNA, MICHIGAN
Chapter 86 ZONING
ARTICLE XII. COMPREHENSIVE REGULATIONS

Sec. 86-337. Off-street parking requirements generally.

There shall be provided in all districts, 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 number of off-street parking spaces in conjunction with all land or building uses shall be provided prior to the issuance of a certificate of occupancy, as prescribed in this section.

- (1) Off-street parking spaces may be located within a rear yard or within a nonrequired side yard unless otherwise provided in this chapter. Off-street parking shall not be permitted within a front yard or with a required side yard setback unless otherwise provided in this chapter.
- (2) Off-street parking shall be on the same lot as the building it is intended to serve, except as may be otherwise provided for by this chapter.
- (3) Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveways or garage, or combination thereof, and shall be located on the premises they are intended to serve, and also subject to the provisions of section 86-336, pertaining to accessory buildings and structures, for garages.
- (4) Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal parking facilities are provided elsewhere.
- (5) Off-street parking existing on June 10, 1994, in connection with the operation of an existing building or use shall not be reduced to an amount less than required in this section for a similar new building or new use.
- (6) Two or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
- (7) In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the board of zoning appeals may grant an exception.
- (8) The storage of merchandise, motor vehicles for sale or trucks, or the repair of vehicles is prohibited.

(9) For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accordance with a use which the planning commission considers similar in type.

(10) When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

(11) For the purpose of computing the number of parking spaces required, the definition of usable floor area shall govern, and be defined as that area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, for hallways, or for utilities or sanitary facilities shall be excluded from this computation. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

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

Minimum Number of Parking Spaces per Unit of Measure

a. Residential uses:

1. Single- or two-family units: 2 per dwelling unit.
2. Multiple-family dwellings: 2 per dwelling unit, plus 0.25 per unit for visitor parking.
3. Housing for the elderly: 1 per efficiency dwelling unit (no separate bedroom), 1.25 per each one-bedroom unit, and 1.5 per each two- or more bedroom unit.
4. Mobile home parks: 2 for each mobile home site and 1 for each employee of the mobile home park.

b. Institutional uses:

1. Churches or temples: 1 for each 3 seats or 6 feet of pews in the main unit of worship.
2. Hospitals: 1 for each 1 bed.

3. Convalescent or nursing homes: 1 for each 4 beds.
4. Elementary and junior high schools: 1 for each teacher, employee or administrator, in addition to the requirements for the auditorium.
5. Senior high schools: 1 for each 1 teacher, employee or administrator and 1 for each 10 students, in addition to the requirements for the auditorium.
6. Private clubs or lodge halls: 1 for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
7. Private golf clubs, swimming pool clubs, tennis clubs or other similar uses: 1 for each 2 member families or individuals and 1 for each employee, in addition to the requirements for each accessory use such as a restaurant or bar.
8. Golf courses open to general public, except miniature or par-3 courses: 6 for each 1 golf hole and 1 for each employee, in addition to the requirements for each accessory use, such as a restaurant or bar.
9. Fraternities and sororities: 1 for each 5 permitted active members or 1 for each 2 beds, whichever is greater.
10. Stadiums, sports arenas and similar places of outdoor assembly: 1 for each 3 seats or 6 feet of benches.
11. Theaters and auditoriums: 1 for each 3 seats, plus 1 for each 2 employees.
12. Nursery schools, day nurseries and child care centers: 1 for each employee and 1 for each 7 students in attendance at any particular time.
13. Libraries: 1 for each 2.5 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, and 1 for each employee in the largest working shift.

c. Business and commercial uses:

1. Planned commercial or shopping centers: 4 per 1,000 square feet of gross floor area for planned commercial or shopping centers having between 10,000 and 50,000 square feet of gross floor area. Planned commercial or shopping centers containing more than 50,000 square feet of gross floor area shall provide 5 spaces per 1,000 square feet of gross floor area. When a restaurant, lounge or other establishment whose primary business offers prepared food for sale or consumption on the premises, or carryout, is part of a planned commercial or shopping center, the parking for such use shall be computed separately, based on the need for a freestanding use of this nature, and the resulting increase shall be added to the other uses in the center.

2. Auto washes (automatic): 1 for each 1 employee. In addition, reservoir parking spaces equal in number to 5 times the maximum capacity of the auto wash shall be provided. For purposes of this subsection, maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by 20.

3. Auto washes (self-service or coin-operated): 5 reservoir parking spaces for each washing stall.

4. Beauty parlors and barbershops: 3 for each of the first 2 beauty or barber chairs, and 1 1/2 for each additional chair.

5. Bowling alleys: 5 for each 1 bowling lane, in addition to the requirements for each accessory use, such as a restaurant or bar.

6. Dancehalls, roller skating rinks, exhibition halls and assembly halls without fixed seats: 1 for each 2 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.

7. Standard restaurants: 1 for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, plus 1 for each 2 employees.

8. Furniture and appliance, household equipment and repair shops, showrooms of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses: 1 for each 800 square feet of usable floor area. For that floor area used in processing, 1 additional space shall be provided for each 2 persons employed therein.
9. Gasoline service stations: 2 for each lubrication stall, rack or pit, 1 for each gasoline pump, and 1 for each 150 square feet of usable floorspace devoted to retail sales.
10. Laundromats and coin-operated dry cleaners: 1 for each 2 washing and dry cleaning machines.
11. Miniature or par-3 golf courses: 3 for each 1 hole, plus 1 for each 1 employee.
12. Mortuary establishments: 1 for each 50 square feet of usable floorspace.
13. Motels, hotels and other commercial lodging establishments: 1 for each 1 occupancy unit, plus 1 for each employee.
14. Motor vehicle sales and service establishments: 1 for each 200 square feet of usable floorspace of sales room, and 1 for each 1 auto service stall in the service room.
15. Retail stores (except as otherwise specified in this section): 1 for each 150 square feet of usable floorspace.
16. Establishments offering carryout service, being establishments primarily serving customers over a counter or through a window, i.e., food carryout, dry cleaner pickup, meat markets, bakeries, shoe repair, etc.: 1 for each employee in the largest working shift, and 1 for each 30 square feet of usable floor area devoted to customer assembly or waiting area. Parking needs for areas devoted to the consumption of food on the premises shall be computed separately for such seating areas.
17. Pool or billiard parlors, card rooms, arcades or other similar establishments: 1 for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.

18. Drive-in or drive-through restaurants: 1 for each employee in the largest working shift, 1 for each 2 seats provided, and 1 for each 30 square feet of usable floor area devoted to customer waiting area.

19. Miniwarehouse facilities: 1 for each 2,000 square feet of gross building area. At a minimum, 2 parking spaces must be assigned to, and located conveniently to, each individual storage building. In addition, 2 spaces for the resident manager, and 1 additional space for each additional employee, shall be provided adjacent to the rental office.

d. Offices:

1. Banks: 1 for each 100 square feet of usable floorspace.
2. Business offices or professional offices (except as indicated in subsection d.3 following): 1 for each 200 square feet of usable floorspace.
3. Professional offices of doctors, dentists or similar professionals: 1 for each 50 square feet of usable floor area in waiting rooms, and 1 for each examining room, dental chair or similar use area.

e. Industrial uses:

1. Industrial or research establishments, and related accessory offices: 3 plus 1 for every 1 employee in the largest working shift, or 3 plus 1 for every 550 square feet of usable floor area, whichever is greater.
2. Warehouses and wholesale establishments and related accessory offices: 3 plus 1 for every 1 employee in the largest working shift, or 3 plus 1 for every 1,700 square feet of usable floorspace, whichever is greater. Space on-site shall also be provided for all construction workers during periods of plant construction.

(13) Each parking lot that services a building entrance, except single- or two-family residential or temporary structures, shall have a number of level parking spaces for the physically handicapped as set forth in the following table, and identified by above-grade signs as reserved for physically handicapped persons.

Total Spaces in Parking Lot / Required Number of Accessible Spaces

Up to 25 / 1

26 to 50 / 2

51 to 75 / 3

76 to 100 / 4

101 to 150 / 5

151 to 200 / 6

201 to 300 / 8

301 to 400 / 12

Over 400 / 12 plus 2 for every 250 or fraction thereof over 400

Parking spaces for the physically handicapped shall be a minimum of 12 feet wide and must meet all other applicable requirements as to size as set forth in the building code.

(Ord. No. 94-06, § 1306, 6-6-94)

Sec. 86-340. Off-site parking facilities.

Required parking for a development may be located off-site under certain circumstances. Requests for off-site parking must meet the following requirements:

- (1) Residential uses. Parking facilities accessory to dwelling units shall be located on the same zoning lot as the use served. Spaces accessory to uses other than dwellings (such as churches) may be located on a lot adjacent to or directly across a street or alley from the lot occupied by the use served, but in no case at a distance in excess of 300 feet from such zoning lot.
- (2) Nonresidential uses. Parking facilities accessory to nonresidential uses may be located on other than the same lot as the use served (off-site). All required parking spaces shall be within 500 feet of such zoning lot. No parking spaces accessory to a use in a business or industrial district shall be located in a residential district, unless authorized by the planning commission.
- (3) Agreement required. A written agreement shall be drawn to the satisfaction of the city attorney and executed by all parties concerned ensuring the continued availability of the off-site parking facilities for the use they are intended to serve.

(Ord. No. 94-06, § 1309, 6-6-94)