

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE IX  
GENERAL PROVISIONS

SECTION 906. OFF-STREET PARKING REQUIREMENTS:

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 hereinafter prescribed.

- A. Off-street parking spaces may be located within a non-required side or rear yard and within the rear yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard or a side yard setback unless otherwise provided in this Ordinance.
- B. Off-street parking for other than residential use shall be either on the same lot or within three hundred (300') 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. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
- C. Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage or combination thereof and shall be located on the premises they are intended to serve, and subject to the provision of Section 905, "Accessory Buildings", of this Ordinance.
- D. Any area once designated as required off-street parking shall never be changed to another use unless and until equal facilities are provided elsewhere.
- E. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- F. Two (2) 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.
- G. In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Board of Appeals may grant an exception.

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- H. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles within an area established as off-street parking is prohibited unless otherwise located in the EC district.
- I. For those uses not specifically mentioned, the requirements for off-street parking facility shall be in accord with a use which the Planning Commission considers is similar in type.
- J. When units or measurements determining the number of required parking spaces result in the requirement of a fraction space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) additional parking space.
- K. For the purpose of computing the number of parking spaces required, the definition of "Usable Floor Area" in Article II, "Definitions", Section 202 shall govern.
- L. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

USE:	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE:
<u>1. Residential</u>	
One-family and Two-family	Two (2) for each dwelling unit (Paved or Unpaved)
Multiple-family	Two (2) for each dwelling unit (Paved or Unpaved)
Housing for the Elderly	One (1) for each two (2) units & one (1) for each employee. Should units revert to general Occupancy, then two (2) spaces Per unit shall be provided. (Paved or Unpaved)
Mobile Home Park	Two (2) for each mobile home Site & one (1) for each employee of the mobile home park. (Paved)

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2. Institutional

Churches or Temple	One (1) for each three (3) seats or six (6') feet of pews in the main unit of worship (Paved or Unpaved)
Hospitals	One (1) for each (1) bed. (Paved)
Homes for the aged & convalescent homes	One (1) for each two (2) beds. (Paved or Unpaved)
Private clubs or lodge halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes. (Paved or Unpaved)
Private golf clubs, swimming pool clubs, tennis clubs or other similar uses	One (1) for each two (2) member, families or individuals plus spaces required for accessory use, such as a restaurant or bar. (Paved or Unpaved)
Golf courses open to the general public, except miniature or "par 3" courses	Six (6) for each one (1) golf hole & one (1) for each one (1) employee, plus spaces required for each accessory use. (Paved or Unpaved)

3. Business and Commercial

Planned commercial or shopping	One (1) for each one hundred (100) sq. ft. of usable floor area. (Paved)
Auto wash (self-service or coin operated)	One (1) for each washing stall in addition to the stall itself. (Paved)
Beauty parlor or barber shop	Three (3) spaces for each of the first two (2) beauty or barber chairs and one and one-half (1-1/2) spaces for each additional chair. (Paved or Unpaved)
Bowling alleys	Five (5) for each one (1) bowling lane plus accessory uses. (Paved or Unpaved)

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Dance halls, pool or billiard parlors, roller or skating rinks, exhibition halls and assembly halls without fixed seats	One (1) for each two (20 persons allowed within the maximum occupancy load as established by local, county or state fire building or health codes. (Paved or Unpaved)
Establishment for sale & consumption on the premises of beverages, food or refreshments	One (1) for each fifty (50) sq. ft. of usable floor area. (Paved or Unpaved)
Furniture & appliance, household equipment repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair & other similar uses	One (1) for each eight hundred (800) sq. ft. of usable floor area. (For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein. (Paved or Unpaved)
Automobile service stations	Two (2) for each lubrication stall, rack, or pit, and one (1) for each gasoline pump. (Paved)
Laundromats & coin operated dry cleaners	One (1) for each two (2) washing or dry-cleaning machines. (Paved or Unpaved)
Motel, hotel or other commercial lodging establishments	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee (Paved)
Motor vehicle sales & service establishments	One (1) for each two hundred (200) sq. ft. or usable floor area of sales room & one (1) for each one (1) auto service stall in the service room. (Paved)
Nursery school, day nurseries, or child care centers	One (1) for each three hundred fifty (350') sq. ft. of usable floor area. (Paved or Unpaved)

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Retail stores except as otherwise specified herein

One (1) for each one hundred fifty (150') sq. ft. of usable floor area. (Paved or Unpaved) – For total usable floor area less than three thousand (3000') sq. ft. (Paved) – For total usable floor area greater than three thousand (3000) sq. ft.

4. Offices

Business offices or professional offices except medical & dental

One (1) for each two hundred (200) sq. ft. of usable floor area. (Paved or Unpaved)

Professional offices of doctors, dentists or similar professions

One (1) for each fifty (50) sq. ft. of usable floor area in waiting rooms, & one (1) for each examining room, dental chair or similar use area. (Paved or Unpaved)

5. Industrial

Industrial or research establishments, & related accessory offices

Five (5) plus one (1) for every one & one-half (1-1/2) employees in the largest working shift. Space on site shall also be provided for all construction workers during periods of plant construction. (Paved or Unpaved)

– For total usable floor area less than three thousand (3000') sq. ft. (Paved) – For total usable floor area greater than three thousand (3000') sq. ft.

Warehouses & whole- sale establishments & related accessory offices

Five (5) plus one (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1700') sq. ft. of usable floor area, whichever is greater. (Paved or Unpaved) – For total usable floor area less than three thousand (3000') sq. ft. (Paved) – For total usable floor area greater than three thousand (3000') sq. ft.

6. Other Uses Not Mentioned

One (1) for each one hundred fifty (150) sq. ft. or usable floor area. (Paving requirements will be evaluated based on total usable sq. ft. and usage)