

ARTICLE 19: PARKING STANDARDS

Section 1901: Intent and Purpose

No Building or Structure shall be erected, substantially altered, changed in Use, or any land used or changed in Use unless adequately maintained Off-Street Parking Spaces, either in Garages or open parking areas, have been provided in accordance with the provisions of this Article. The provisions of this Article shall not apply to any Building, Structure, or land Use existing before the effective date of this Resolution or any amendment hereto unless such Building, Structure, or Use is altered or changed. However, the number of Off-Street Parking Spaces or loading spaces shall not be reduced to an amount less than required for a new land Use as specified in this Article.

Section 1902: Required Parking Plan

A parking plan shall not be required for single-family residential Uses. All other land Uses shall submit a parking plan to the Zoning Inspector as a part of the application for a Zoning Permit. The parking plan shall show boundaries of the property, setback lines, parking spaces, driveways, circulation patterns, drainage plans, construction plans for any boundary Accessory Walls or Fences, a screening plan, and the location of adjacent houses or Buildings.

Section 1903: Off-Street Parking Design Standards

All parking facilities, including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following specifications:

1903.01 All parking spaces shall be in accordance with the following design requirement:

	45 degree	60 degree	90 degree	Parallel
Width of Parking Space	14'	11' 5"	10'	9'
Length of Parking Space	21'6"	22'	20'	23'
Width of Parking Aisle	13'	17' 6"	25'	12'

The minimum parking Setback from the property line on the side and rear shall be six (6) feet unless specified otherwise within the specific District requirements.

1903.02 All parking spaces, except those required for single-family Uses, shall have access to a public street in such a manner that any vehicle leaving or entering the parking area from or into a public street or private interior drive shall be traveling in a forward motion.

1903.03 All required parking spaces including driveways and other circulation areas, except for single-family Dwellings in the Rural Residential District and other specified Uses, shall be hard-surfaced with asphaltic concrete or Portland cement concrete pavement.

1903.04 All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water that might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water onto adjacent properties or walkways and damage to public streets.

1903.05 Wherever a parking lot extends to a property line, a suitable barrier such as fencing, wheel stops, or curbs, shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.

1903.06 Screening shall be required as provided in Article 20.

1903.07 No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any Off-Street parking area.

GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 19: PARKING STANDARDS

- 1903.08 Display or sales of any merchandise within any parking area shall be permitted only in accordance with Section 1702 and 1707.
- 1903.09 All parts of open Off-Street parking areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.
- 1903.10 Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street.
- 1903.11 All parking spaces shall be marked with paint lines or curb stones and maintained in a clearly visible condition.
- 1903.12 The owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.
- 1903.13 Any parking area that is intended to be used during non-daylight hours shall be properly illuminated as to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.
- 1903.14 Entrances, exits, and intended circulation patterns of parking areas shall be clearly marked.

Section 1904: Parking Space Requirements

For the purposes of this Resolution the following parking space requirements shall apply. The number of parking spaces required for Uses not specifically mentioned shall be determined by the Board of Zoning Appeals:

- 1904.01 Single-family residential - two (2) unenclosed off-street parking spaces;
- 1904.02 Animal hospitals or Kennels - one for every four hundred (400) square feet of Floor Area and one (1) for every employee;
- 1904.03 Churches and other places of religious assembly - one (1) for every four (4) seats in main sanctuary;
- 1904.04 Business, technical, and trade schools - one (1) for every two (2) students and one (1) for every teacher;
- 1904.05 Colleges and universities - one (1) for every four (4) students and one (1) for each employee;
- 1904.06 Elementary and junior high schools - two (2) for every classroom and one (1) for every eight (8) seats in auditoriums or assembly halls;
- 1904.07 High schools - one (1) for every two (2) persons capacity of the largest assembly area including one for every ten (10) students, one (1) for every teacher, and one (1) for every employee or administrator;
- 1904.08 Golf courses open to the general public - five (5) for every hole and one (1) for every employee;
- 1904.09 Private clubs and lodges - one (1) for every three (3) persons capacity and one (1) for every employee;
- 1904.10 Tennis facilities, racquetball facilities or similar Uses - two (2) for every three (3) playing areas and one (1) for every employee;
- 1904.11 Swimming Pools - one (1) for every three (3) persons pool is designed to serve and one (1) for every employee;
- 1904.12 Residential Care Facilities - one (1) for every employee and one (1) for every resident who is permitted to operate a motor vehicle;

- 1904.13 Child Care Centers or kindergartens - one (1) for every four hundred (400) square feet of Floor Area and one (1) for every employee, but not less than six (6) for the Building;
- 1904.14 In Planned Residential Districts at least two (2) Off-Street Parking Spaces located within a fully enclosed Garage shall be provided for each Dwelling Unit with two (2) or more Bedrooms;
- 1904.15 Laundromats - one (1) for every washing or dry cleaning machine;
- 1904.16 Libraries, museums, and art galleries - one (1) for every three hundred (300) square feet of Floor Area;
- 1904.17 Medical and dental offices - three (3) for every examination or treatment room and one (1) for each employee;
- 1904.18 Offices, public or professional administration, or service building - one (1) for every two hundred (200) square feet of Floor Area;
- 1904.19 Restaurants - one (1) for every three (3) persons capacity and one (1) for each employee;
- 1904.20 Retail stores - one (1) for every one hundred fifty (150) square feet of Floor Area and one (1) for every two (2) employees;
- 1904.21 Hospitals, convalescent home or similar institution - one (1) for every three (3) beds;
- 1904.22 Theater or auditorium, sports arena, stadium or gymnasium - one (1) for every five (5) seats or bench seating spaces;
- 1904.23 Mortuary or funeral home - one (1) for every fifty (50) square feet of floor space in parlors or individual funeral service rooms; and
- 1904.24 Manufacturing, industrial, warehouse or similar establishment - one (1) for every two (2) employees plus space to accommodate all trucks, trailers and other vehicles used in connection therewith.

Section 1905: Off-Street Loading Areas

A permanently maintained area for standing, loading, and unloading materials shall be provided for on the same Lot with every Building, Structure, or part thereof erected and occupied for office, business, or industrial Uses. These off-street loading areas shall be required to avoid undue interference with public use of streets in Planned Commercial-Office Districts, Planned Industrial-Warehouse Districts, and Community Business Districts or other Districts where the Use requires the receipt or distribution by vehicles of material or merchandise. All loading facilities shall be in accordance with the following specifications:

- 1905.01 Each loading space shall have minimum dimensions not less than twelve (12) feet in width, fifty (50) feet in length, and a vertical clearance of not less than fifteen (15) feet.
- 1905.02 Off-street loading spaces may occupy any part of a required rear or side yard, but shall not project into any front yard.
- 1905.03 All required, off-street loading spaces shall have access to a public street in such a manner that any vehicle leaving or entering the premises shall be traveling in a forward motion.
- 1905.04 All required loading spaces, together with driveways, aisles, and other circulation areas, shall be surfaced with an asphaltic concrete or Portland cement concrete pavement in order to provide a durable and dust free surface.
- 1905.05 All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the drainage of surface water onto adjacent properties or walkways and damage to public streets.
- 1905.06 Screening shall be required as provided in Article 20.

GENOA TOWNSHIP ZONING RESOLUTION
ARTICLE 19: PARKING STANDARDS

- 1905.07 Any loading area that is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.
- 1905.08 No loading ramp, dock, door, or space, nor any portion thereof, shall be located closer than fifty (50) feet from any Lot zoned for residential Use.
- 1905.09 For Uses in excess of ten thousand (10,000) square feet of gross Floor Area one (1) additional off-street loading space shall be required for each additional twenty thousand (20,000) square feet of gross Floor Area or fraction thereof.

Section 1906: Parking and Storage of Vehicles Other Than Passenger Cars

- 1906.01 Outdoor Storage or parking of any Camping or Recreational Equipment, including trailers of any type shall not be permitted within any required front yard for more than seven (7) days per calendar year.
- 1906.02 No Dwelling Unit shall be maintained and no business shall be conducted within any Camping or Recreational Equipment while such equipment is parked within any residential District.
- 1906.03 The wheels or any similar transporting devices of any Camping or Recreational Equipment shall not be removed except for repairs for more than seven (7) days per calendar year, nor shall any such equipment be permanently Attached to the ground.
- 1906.04 No motor home, Mobile Home, or any Camping or Recreational Equipment may be occupied for more than seven (7) days per calendar year.
- 1906.05 Parked or stored Camping or Recreational Equipment shall not have fixed connections to electricity, water, gas, or sanitary sewer facilities.
- 1906.06 Outdoor Storage or parking of backhoes, bulldozers, dump trucks with the carrying capacity of one (1) ton or above, well rigs, and other similar construction equipment, other than equipment temporarily used for construction upon the site, shall not be permitted within any residential District.
- 1906.07 The Outdoor Storage or parking of any semi-trailer or tractor, construction equipment or construction equipment trailer or of any vehicle having a gross vehicle weight rating greater than ten thousand (10,000) pounds or an overall vehicle length greater than twenty-one (21) feet shall not be permitted on the same Lot as a Single-Family Dwelling, except for vehicles making temporary service or delivery calls and except for one recreational vehicle which does not have a gross vehicle weight greater than fifteen thousand (15,000) pounds or an overall vehicle length greater than forty (40) feet.