ARTICLE 10
NONCONFORMING LOTS, BUILDINGS, STRUCTURES AND USES

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Section 10.01 Purpose and Intent

A. *Nonconformities Permitted.* It is recognized that there exists within Districts, certain lots, buildings, structures, and uses which were lawful before this Ordinance was passed or amended, which would be prohibited, regulated, or restricted under the terms of this Ordinance. It is the intent of this Ordinance to permit nonconforming lots, buildings, structures, and uses to continue until they are removed.

B. *No Expansion of Nonconformities.* Nonconforming lots, buildings, structures, and uses are hereby declared to be incompatible with the Districts in which they are located. It is the intent of this Ordinance that these nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other buildings, structures or uses prohibited in the District, except as may be provided for in this Ordinance.

C. *Construction Prior to Effective Date of this Ordinance.* Nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of this Ordinance, or an amendment thereto, and upon which actual building construction has been diligently conducted.

D. *Acquisition of Nonconformities.* The City Commission may acquire, through purchase or condemnation, private nonconforming lots, buildings, and structures, and may remove such buildings and structures.

Section 10.02 Nonconforming Lots of Record

A. *Permitted.* Where an existing lot of record does not meet the minimum requirements for lot area or lot width in this Ordinance, the lot of record may be used for any purposes permitted in the District. District Standards relating to lot area and lot width for this specific lot shall be reduced in proportion to the lot's area or width relative to the requirements of this Ordinance as interpreted by the City Zoning Administrator.

This Zoning Administrator interpretation is only related to lot area and /or lot width. Building Type Standards, Public and Private Frontage Standards, Landscape Standards,Use Standards, Parking Standards, Sign Standards and all other related standards for this specific lot shall adhere to the requirements of this Ordinance.

B. *Contiguous Nonconforming Lots in Common Ownership.*

1. For any two (2) or more nonconforming lots of record or combination of lots and portions of lots of record, in existence prior to the effective date of this Ordinance, or as amendment thereto, shall be considered to be an undivided parcel for the purposes of this Ordinance if they:
   a. Are in common ownership;
   b. Have continuous frontage and / or a continuous lot line; and
   c. Individually do not meet the lot width or lot area requirements of this Ordinance.
2. Parcels meeting these requirements shall be combined into a lot or lots complying as nearly as possible with the lot width and lot area requirements of this Ordinance. No portion of that parcel shall be used or divided in a manner that diminishes compliance with lot width and area requirements of this Ordinance.

Section 10.03 Nonconforming Buildings or Structures

A. *Continuation of Nonconforming Buildings or Structures.* Where a lawful building or structure exists prior to the effective date of this Ordinance, or an amendment thereto, that does not comply with the requirements of this Ordinance, that building or structure may be continued so long as it remains otherwise lawful.

B. *Structural Changes to Nonconforming Buildings or Structures.* A nonconforming building shall not be structurally changed in any way which will serve to lengthen the longevity of the nonconforming portion of the building, unless such structural changes are in conformance with this Article and are approved by the Planning Commission.

C. *Expansion of Nonconforming Buildings or Structures.*

1. No nonconforming building or structure may be enlarged or altered in a way that increases its nonconformity, except as noted in subsections C.2, C.3, C.4 and C.5 below.
2. For the purposes of considering exceptions for nonconforming buildings or structures, they shall be placed into one of the following classifications:
   a. Class 1 includes nonconforming buildings or structures which have a minimum setback that is equal to the District build-to zone standards or setback requirements.
   b. Class 2 includes nonconforming buildings or structures which have a minimum setback that is greater than the District build-to-zone standards or setback requirements.
   c. Class 3 includes nonconforming buildings or structures which have a minimum setback that is less than the District build-to-zone standards or setback requirements.

ILLUSTRATION 10.1
CLASS 1 NONCONFORMING BUILDING

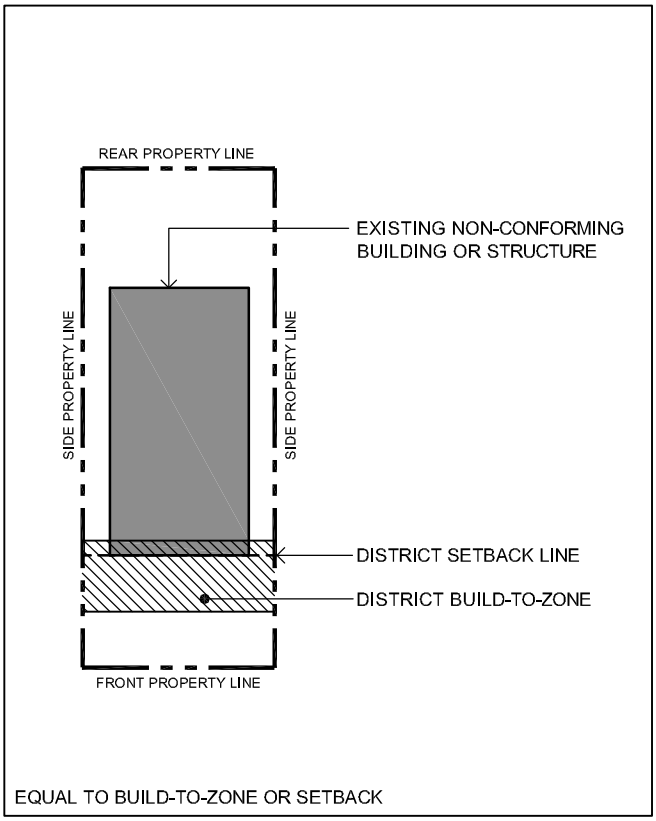


ILLUSTRATION 10.2
CLASS 2 NONCONFORMING BUILDING

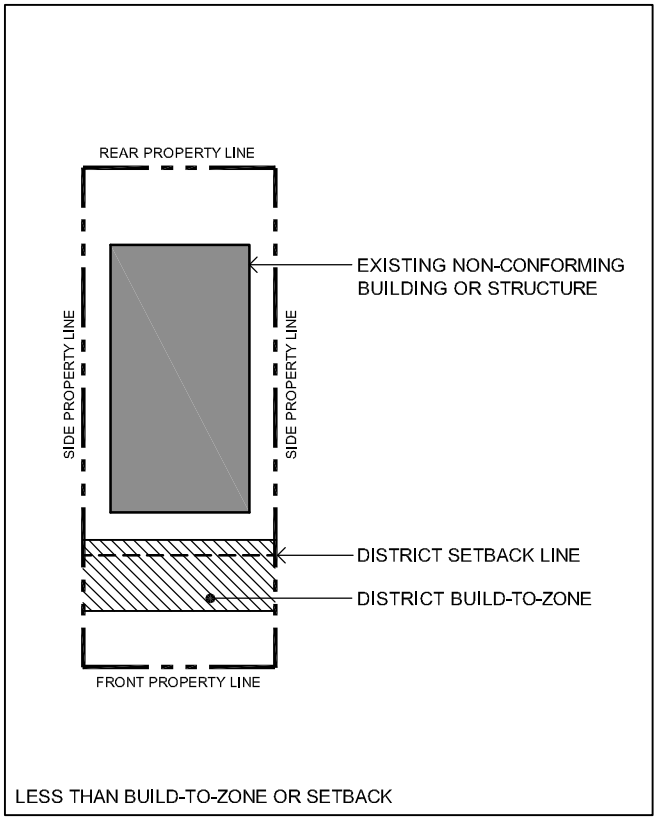
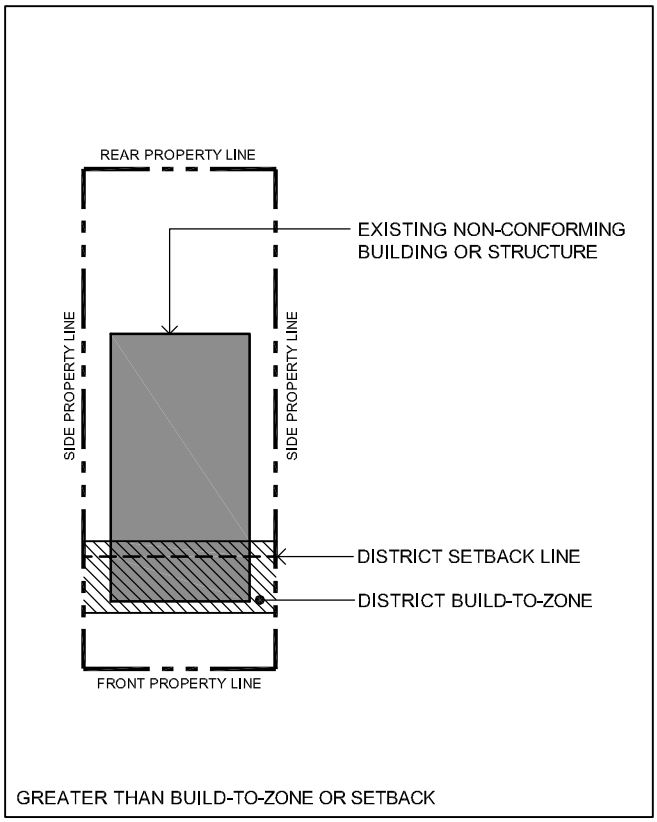


ILLUSTRATION 10.3
CLASS 3 NONCONFORMING BUILDING



3. A class 1 nonconforming building shall not be limited in its expansion as long as the expansion is in conformance with all other requirements of this Ordinance, with the exception that the building line which is nonconforming may be extended as long as it does not violate any other setback lines or encroach closer than ten (10) feet to any lot line.
4. A class 2 nonconforming building shall not be limited in its expansion as long as the expansion is in conformance with all other requirements of this Ordinance, with the exception that the building line which is nonconforming may be extended as long as it does not violate any other setback lines or encroach closer than ten (10) feet to any lot line.
5. A class 3 nonconforming building shall not be allowed to expand, except by Planning Commission approval. The Planning Commission shall consider the following factors in making any decision regarding the expansion of a class 3 nonconforming building:
   a. Safety (pedestrian and auto),
   b. Aesthetics,
   c. Adequate light and air,
   d. Parking,
   e. The Master Plan recommendations, visions and goals,
   f. The degree to which both the expansion and the existing nonconformity negatively impact the public realm and pedestrian scale of the city, and
   g. The seriousness of the existing nonconformity and the degree to which the expansion might contribute to the longevity of an undesirable or unsafe situation.

D. *Repairs*.
1. Any lawful nonconforming buildings or structures may be repaired or reinforced during their life to correct deterioration, depreciation, and wear, provided that such repair does not exceed the state equalized valuation of the building, unless the subject building is changed by such repair to a conforming building.
2. If a nonconforming building, structure, or portion thereof, containing a nonconforming use, becomes physically unsafe or unlawful due to a lack of repairs and maintenance, and is declared by the building inspector to be unsafe or unlawful by reason of physical condition, it shall not hereafter be restored, repaired, or rebuilt except in conformity with all regulations of the District in which it is located.

E. *Reconstruction or Movement*.
1. Should a nonconforming building or structure be destroyed to an extent of more than fifty (50) percent of its replacement cost, using estimates from at least two (2) contractors in the business of undertaking such work, it shall be reconstructed only in conformance with the provisions of this Ordinance.
2. Should a nonconforming building or structure be destroyed to an amount equal to or less than fifty (50) percent of its estimated replacement cost, it may be reconstructed in its previously nonconforming location.
3. Reconstructed nonconforming buildings or structures shall maintain a height, area and mass that is consistent with the original building or structure.
4. Should a nonconforming building or structure be moved, whether that move is within the existing lot or to a different lot, it shall be moved to a location that complies with the requirements of this Ordinance.

F. *Alterations and Improvements*. Nothing in this ordinance shall prohibit the alteration, improvement, or modernizing of a lawful nonconforming building, provided that such alteration does not increase the height, area, bulk or use of the building except as provided in this Article.

G. *Prior Construction Approval*. In cases where the City has approved a site plan for a building(s) which subsequently becomes nonconforming because of changes in the Zoning Ordinance, the City shall retain the right to prohibit construction of such building(s) in cases where on-premises construction of the building(s) has not been initiated. Construction shall consist of construction of the building foundation or erection of other building materials. Grading of the site shall not be considered construction of the building(s).

H. *Elimination of Nonconforming Buildings by the City*. The City Commission may acquire properties on which nonconforming buildings are located by condemnation or other legal means, and may remove such buildings.

Section 10.04 Nonconforming Building Elements

A. *Alterations and/or Replacements*. Renovations of buildings that require alteration or replacement of elements of the facade, in terms of lighting, doors, windows and/or wall treatment shall meet the requirements of Table 1.1.

Section 10.05 Nonconforming Uses

A. *Enlargement or Increase of Nonconforming Use.* No nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied prior to the effective date of this Ordinance, or an amendment thereto, except as may be permitted by the Zoning Board of Appeals (ZBA) in determining that the proposed enlargement, increase, or greater area shall:
   1. Not have a substantial detrimental effect on the use and enjoyment of adjacent uses or lots;
   2. Comply with all parking standards for the Use and District;
   3. Comply with any reasonable conditions imposed by the ZBA that are necessary to insure that the proposed enlargement, increase, or greater area shall not prove detrimental to adjacent properties, the neighborhood, or the community; and
   4. Not be larger than twenty-five (25) percent of the original nonconforming area.

B. *Extension within a Building.* Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for that use at the time of adoption or amendment of this Ordinance, but the use shall not be extended to occupy any land outside the building.

C. *Reversion to a Nonconforming Use.* If a building containing a nonconforming use has a change in occupancy to a use permitted in the District in which it is located, occupancy shall not revert to a nonconforming use.

D. *Discontinuance or Abandonment of a Nonconforming Use.* If a nonconforming use is abandoned for any reason for a period of more than twelve (12) calendar months, any subsequent use shall conform to the requirements of this Ordinance. A nonconforming use shall be determined to be abandoned if the use has ceased and two (2) or more of the following conditions exist that demonstrate intent on the part of the property owner to abandon the nonconforming use:
   1. One (1) or more utility meters, such as water, gas and electricity to the property, have been removed;
   2. The property, buildings or and grounds are unsafe or unsanitary;
   3. Cessation of business operations;
   4. Receipt of a written declaration by the property owner;
   5. Signs or other indications of the existence of the nonconforming use have been removed;
   6. Removal of equipment or fixtures that are necessary for the operation of the nonconforming use;
   7. Failure to maintain current licenses, certificates, registrations or other appropriate documentation for the use; or
   8. Other actions, which in the opinion of the City Zoning Administrator constitute an intention of the part of the property owner or lessee to abandon the nonconforming use.

E. *Extensions of Nonconforming Uses.* Upon request, the City Zoning Administrator may approve an administrative extension of up to an additional six (6) calendar months where a property owner can demonstrate a good faith effort to sell or lease the premises to another, similar use prior to determining abandonment. Requested extensions beyond the six (6) months must be approved by the Zoning Board of Appeals.

F. *Illegal Nonconforming Uses.* Those alleged noncon-forming uses, which cannot be proved conclusively to have been existing prior to the effective date of this Ordinance, shall be declared illegal nonconforming uses and shall be discontinued following the effective date of this or the previous ordinances.

G. *Change to Other Nonconforming Use.* A noncon-forming use may be changed to another nonconforming use provided the Zoning Board of Appeals makes all of the following determinations:
   1. The proposed use shall be as compatible as, or more compatible with, the surrounding neighborhood than the previous nonconforming use.
   2. The proposed nonconforming use shall not be enlarged or increased, nor extended to occupy a greater area of land than the previous nonconforming use, except as may otherwise be permitted by this Article.
   3. That appropriate conditions of approval and safeguards are provided that insure compliance with the intent and purpose of this Ordinance.
   4. That traffic (car and truck), noise, odors, and noxious emissions are not detrimental to adjacent properties, the neighborhood, or the community.

H. *Elimination of Nonconforming Uses by the City.* The City Commission may acquire properties on which nonconforming uses are located by condemnation or other legal means, and may remove such uses or buildings.

Section 10.06 Nonconforming Site Elements

A. *Purpose.* This Section permits improvements and minor modifications to a nonconforming lot, building, structure or use under an Administrative Departure that

does not require a site plan to meet all of the site improvement standards of this Ordinance. The intent is to allow gradual compliance with site-related standards for sites that pre-date requirements for landscaping, paving, and other non-safety site-related items.

B. *Special Use Permit and Site Plan Review Standards.* Improvements or expansions may be permitted by the Planning Commission during Special Land Use or through Site Plan Review without a complete upgrade of all site elements under the following conditions. The City may require a performance guarantee or surety acceptable to the City to ensure that all improvements required in this Section shall be made in accordance with the approved plan.
   1. The applicant shall provide reasonable site improvements to the overall site in relation to the scale and construction cost of the building improvements or expansion.
   2. The applicant shall address safety-related site issues for the overall site.
   3. The improvements or minor expansion shall not increase noncompliance with site requirements.
   4. The applicant shall upgrade the overall site landscaping consistent with Article 9.
   5. Driveways that do not conform to the access management requirements of this Ordinance shall be eliminated, provided that minimum reasonable access shall be maintained.

C. *Nonconforming Parking Areas.* Parking areas that are nonconforming by reason of required number of spaces, landscaping, setback, lighting or other requirements of this Ordinance, shall not be eligible for an Administrative Departure and must fully comply with parking requirements of this Ordinance if either of the following conditions occur:
   1. Where a parking area is expanded by an area that is fifty (50) percent or more of the original nonconforming area.
   2. Where seventy (70) percent or more of the surface area of the parking area is reconstructed (existing pavement removed and replaced).

D. *Nonconforming Landscaping.*
   1. Sites that are nonconforming for landscaping standards by reason of required area, materials, setback, or other requirements of this Ordinance, shall not be eligible for an Administrative Departure and must fully comply with the landscaping requirements of this Ordinance if either of the following occur:
      a. The size of the nonconforming site is expanded by an area that is fifty (50) percent or more of the original nonconforming area.
      b. Fifty (50) percent or more of the surface area of the landscape area is reconstructed (existing materials and ground cover removed and replaced), only the reconstructed portion of the landscape area is required to be brought into compliance with this Ordinance.
   2. Nothing in this Subsection shall be construed to require the removal of vegetation that was preserved as part of the original construction of the landscaped area.
   3. In all instances, required screening walls for waste receptacles, fencing of outdoor storage or screening from adjacent residential uses shall be provided.

E. *Nonconforming Lighting.* Sites that are nonconforming for lighting by reason of fixture type or height, coverage, or other requirement of this Ordinance, shall not be eligible for an Administrative Departure and must fully comply with lighting requirements of this Ordinance if either of the following occur:
   1. Where the size of the nonconforming site covered by existing lighting is expanded by an area that is fifty (50) percent or more of the original nonconforming area.
   2. Where seventy (70) percent or more of the existing light poles and/or fixtures are replaced by new poles, bases, or fixtures.

Section 10.07 Nonconforming Signs

Refer to Article 13 for regulations pertaining to nonconforming signs.

Section 10.08 Nonconforming Towers

Refer to Article 17 for regulations pertaining to nonconforming communication towers.

ARTICLE 11
PUBLIC OPEN SPACE STANDARDS

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Section 11.08 Public Open Space Standards: Pocket Park

IMAGE 11.1

Section 11.01 Purpose and Intent

The purpose of the Public Open Space Standards referenced in this Article is to establish a pedestrian-scaled pattern of development consistent with the Hudsonville Downtown Master Plan by regulating the shape and form of the development pattern and its wide diversity of components. Public Open Space regulation assists in the creation of a coherent public realm while also providing civic space for use in a wide variety of applications and uses. In this Ordinance Public Open Spaces are calibrated by District so that a hierarchy of development patterns can occur, which will provide variety and flexibility to both the citizens of Hudsonville and the project developers. In specific cases Public Open Spaces are indicated on the Regulating Plans found in Article 4 of this Ordinance. In these cases, the locations of the Public Open Space Types have been established through public input during the creation of the master plan. In cases where the Public Open Spaces have not been specifically located within the Regulating Plans they may be incorporated into the development of the property as part of the incentives listed in Article 5 of this Ordinance or as a developer initiated option in order to provide an amenity to the development.

Section 11.02 General Standards for Public Open Space

A. *Applicability*. Any permanent public open space created in conjunction with a development project shall accommodate pedestrian activity and both rest and recreational opportunities by the public. The open space shall be considered an integral part of the development.

B. *Standards*. The following minimum standards shall apply to all public open space:
   1. *Location*. Public open space shall be readily accessible to and visible from the street, and connected to a public sidewalk.
      a. A minimum of twenty five (25) percent of the perimeter of the public open space shall abut a street.
      b. No part of the grade of the public open space shall be more than three (3) feet above or below the adjacent sidewalk level.
      c. The public open space must be designed in accordance with the Americans with Disabilities Act (ADA) accessibility requirements.
   2. *Configuration*. The urban open space shall be compact, contiguous and serve as a focal point of the development.
      a. The public open space should, whenever practical, be located to receive natural light, facing south, east or west.
   3. *Easement*. A public easement shall be provided to the City if a development project is given additional building height based on the provision of public open space on the project site.
   4. *Seating Areas*. Seating areas may be incorporated into the public open space with low walls, ledges or planters or as park benches. Refer to Image 11.1.
   5. All required trees shall meet the minimum size standards from Article 9 of this Ordinance.
   6. Public Open Space sizes are indicated as minimum and maximum for each type. These Public Open Space types may be approved as a smaller size by Special Use Permit.

C. *Exclusions*. The following areas shall not be counted as public open space:
   1. Private yards, forecourts, courtyards, individual lots or easements less than the minimum size required by this Article;
   2. Driveways, parking areas and required landscape islands;
   3. Stormwater management areas;
   4. Land covered by structures not designated for active recreational uses.

D. *Ownership and Maintenance*. Public open space areas shall be maintained as permanent open space. Examples include but are not limited to: common ownership by a homeowners association or deed-restricted private ownership. All methods utilizing private ownership shall be in a form approved by the City of Hudsonville, which shall review the documents to ensure perpetual maintenance and preservation of the site. Contact information of the responsible person for the open space shall be provided as part of project application.

Section 11.03 Public Open Space Standards: PLAZA

A. *Applicability*. A plaza is an open space available for civic purposes, unstructured recreation and commercial activities. A plaza shall be spatially defined by building frontages. Refer to Images 11.2 and 11.3 and Illustration 11.1.

B. *Standards*. The following minimum standards shall apply to plazas:
   1. The maximum size of a plaza shall be one-half (1/2) acre.
   2. Plazas shall be located at the intersection of streets or other public rights-of-way.
   3. Plazas may be surrounded by public streets, sidewalks and / or other public rights-of-way.

C. *Landscape*. Plazas shall be landscaped as follows:
   1. Landscape shall consist primarily of pavement.
   2. Trees are optional and if provided shall be formally arranged.
   3. Specific landscaping is referenced in Article 9.

IMAGE 11.2

IMAGE 11.3

ILLUSTRATION 11.1
PUBLIC OPEN SPACE STANDARDS: PLAZA

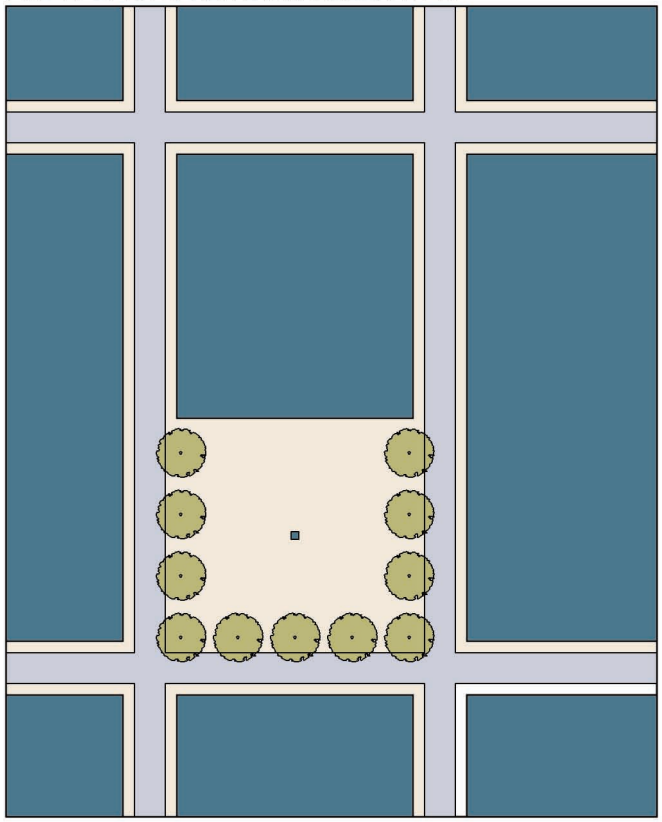


IMAGE 11.4

IMAGE 11.5

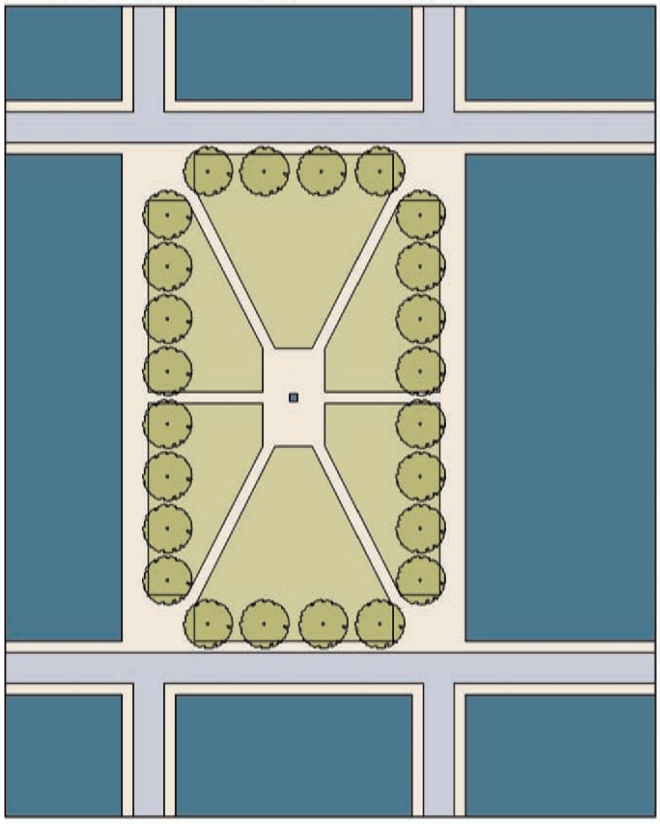
Section 11.04 Public Open Space Standards: SQUARE

A. *Applicability*. A square is an open space available for civic purposes and unstructured recreation. A square shall be spatially defined by building frontages. Refer to Images 11.4 and 11.5 and Illustration 11.2.

B. *Standards*. The following minimum standards shall apply to squares:
   1. The minimum size of a square shall be one-quarter (1/4) acre and the maximum size shall be three (3) acres.
   2. Squares shall be located at the intersection of streets or other public rights-of-way.

C. *Landscape*. Squares shall be landscaped as follows:
   1. Landscape shall consist of paths, lawns, perennials and / or trees formally arranged.
   2. Specific landscaping is referenced in Article 9.

ILLUSTRATION 11.2
PUBLIC OPEN SPACE STANDARDS: SQUARE



Section 11.05 Public Open Space Standards: GREEN

A. *Applicability*. A green is an open space available for unstructured recreation. A green shall be spatially defined by landscaping rather than building frontages. Refer to Images 11.6 and 11.7 and Illustration 11.3.

B. *Standards*. The following minimum standards shall apply to greens:
   1. The minimum size of a green shall be one-half (1/2) acre and the maximum size shall be eight (8) acres.
   2. Greens shall be surrounded by public or private streets.

C. *Landscape*. Greens shall be landscaped as follows:
   1. Landscape may consist of lawns, perennials and / or trees, naturalistically and informally arranged.
   2. Specific landscaping is referenced in Article 9.

IMAGE 11.6

IMAGE 11.7

ILLUSTRATION 11.3
PUBLIC OPEN SPACE STANDARDS: GREEN

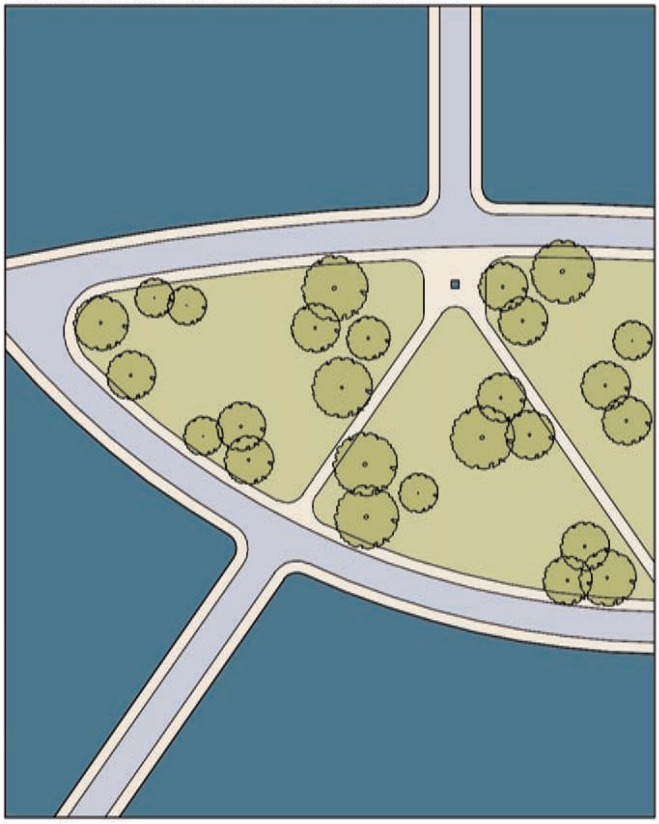


IMAGE 11.8

IMAGE 11.9

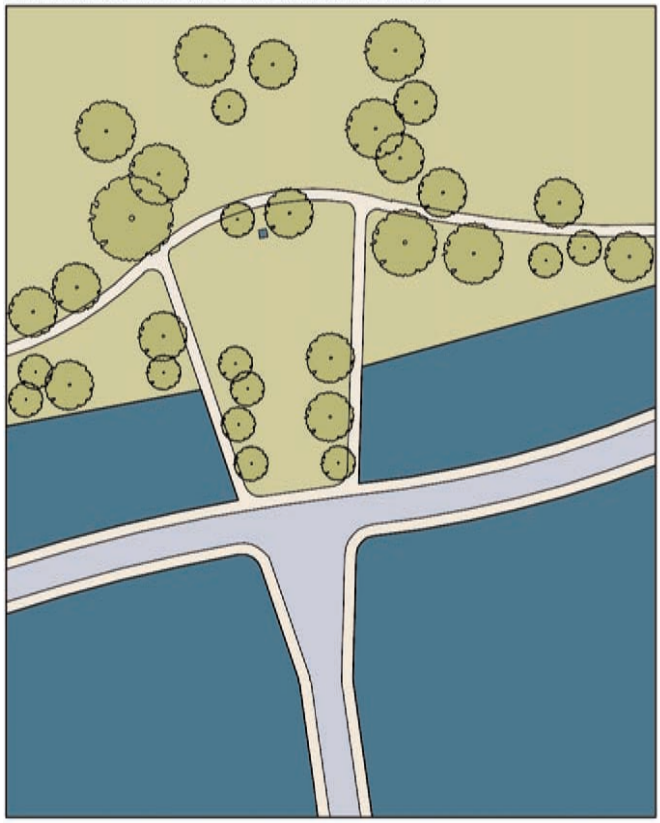
Section 11.06 Public Open Space Standards: PARK

A. *Applicability*. A park is a natural preserve available for unstructured or structured recreation. A park may be independent of surrounding building frontages. Refer to Images 11.8 and 11.9 and Illustration 11.4.

B. *Standards*. The following minimum standards shall apply to parks:
   1. The minimum size of a park shall be eight (8) acres.
   2. Parks may be lineal, following trajectories of natural corridors.

C. *Landscape*. Parks shall be landscaped as follows:
   1. Landscape may consist of paths and trails, meadows, waterbodies, woodlands and / or open shelters all naturalistically and informally arranged.
   2. Specific landscaping is referenced in Article 9.

ILLUSTRATION 11.4
PUBLIC OPEN SPACE STANDARDS: PARK



Section 11.07 Public Open Space Standards: PLAYGROUND

A. *Applicability*. A playground is an open space designed and equipped for the recreation of children. Playgrounds shall be interspersed within residential areas and may be placed within a block. Refer to Images 11.10 and 11.11 and Illustration 11.5.

B. *Standards*. The following minimum standards shall apply to playgrounds:
   1. There is no minimum or maximum size for playgrounds.
   2. Playgrounds may be included within parks and greens.

C. *Landscape*. Playgrounds shall be landscaped as follows:
   1. If a playground is located within a park or green, then landscaping shall be consistent with those Public Open Space Types.
   2. If playgrounds are located independently, then landscape shall consist of paths, lawns, perennials and trees.
   3. Specific landscaping is referenced in Article 9.

IMAGE 11.10

IMAGE 11.11

ILLUSTRATION 11.5
PUBLIC OPEN SPACE STANDARDS: PLAYGROUND

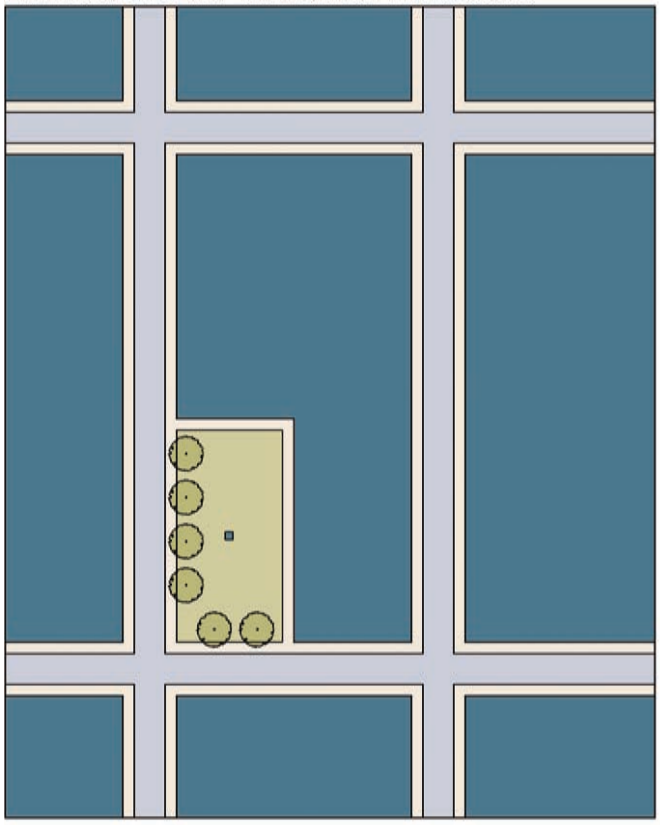


IMAGE 11.12

IMAGE 11.13

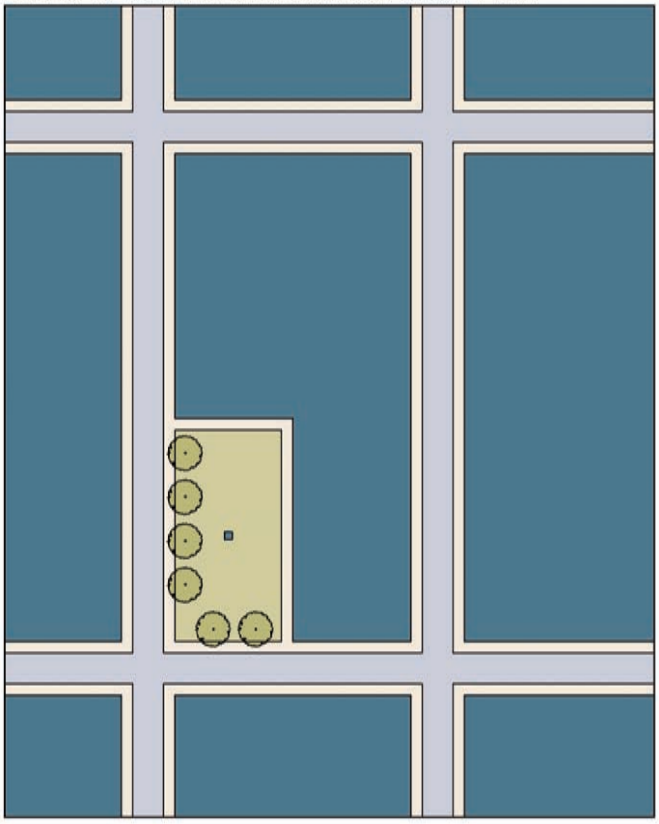
Section 11.08 Public Open Space Standards: POCKET PARK

A. *Applicability*. A pocket park is an open space that is similar to a playground, except that it is designed for use by adults. Pocket parks shall be interspersed within residential areas and may be placed within a block, and may be substituted anywhere a playground is required. Refer to Images 11.12 and 11.13 and Illustration 11.6.

B. *Standards*. The following minimum standards shall apply to pocket parks:
   1. There is no minimum or maximum size for pocket parks.

C. *Landscape*. Pocket parks shall be landscaped as follows:
   1. Landscape shall consist of paths, lawns, perennials and trees formally arranged.
   2. Pocket parks may include benches, lighting, trash receptacles, and more elaborate landscaping than other Public Open Space.
   3. Pocket parks landscape may include the use of public art.
   4. Pocket parks may be fenced and may include an open shelter.
   5. Specific landscaping is referenced in Article 9.

ILLUSTRATION 11.6
PUBLIC OPEN SPACE STANDARDS: POCKET PARK



ARTICLE 12
OFF-STREET PARKING AND LOADING STANDARDS

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Section 12.01 Purpose and Intent

The purpose of the Off-street Parking and Loading Standards referenced in this Article is to support the development of a balanced transportation system which promotes efficient use of transportation resources while also supporting the goals of the Downtown Hudsonville Master Plan in regards to the pedestrian-oriented nature of the public realm. It is recognized as part of this Article that the creation of a vibrant city requires the need to balance modes of transportation while also providing adequate parking for commerce. This Article specifically permits and regulates off-street parking and the off-street loading and unloading of motor vehicles for the use of occupants, employees, and patrons of buildings erected, altered or extended after the effective date of this ordinance in all Districts.

Off-street parking and loading spaces are calibrated to Use (refer to Article 3) relative to District (refer to Article 5). Off-street parking and loading spaces for each Use shall be provided in accordance with the standards established in this Article in order to:

A. Encourage appropriate redevelopment and reinvestment within established areas,

B. Provide adequate parking for commerce while balancing the need for a walkable public realm,

C. Manage traffic congestion in the streets and provide alternatives for on-street parking,

D. Minimize any detrimental effects of off-street parking areas on adjacent lands,

E. Improve the visual aesthetics of parking areas,

F. Ensure the proper and uniform development of parking areas throughout the City,

G. Prevent the establishment of excessive amounts of off-street parking,

H. Reduce the need for parking by promoting the use of walking, mass transit, bicycles, and other alternative modes of transportation.

Section 12.02 Applicability

A. *General.* The off-street parking and loading standards of this Article shall apply to all new development and redevelopment in the City. Refer to Table 1.1 Applicability Matrix for application of this Article to existing development.

B. *Change in Use or Function.*
   1. Whenever the use of a building or lot changes to a use with different off-street parking requirements as identified in the Parking Tables at the end of this Article, parking facilities shall be provided as required by this Article for the new use.
   2. If any building or structure is enlarged through the addition of dwelling units, increase in floor area, increase in seating capacity, or by other means, additional off-street parking shall be provided to bring the site into compliance.
   3. Any area once designated as required off-street parking shall not be changed to any other use until equal facilities meeting the standards of this Article are provided elsewhere, or the parking requirements of the site have changed as determined by the Zoning Administrator.

Section 12.03 Implementation of Parking Standards

A. *Determination of Number of Off-Street Parking Spaces per Building Use or Function.* Refer to the Use Standards (Article 3) for determination of Building Use or Function. Upon establishing the Building Use, refer to the Parking Tables in this Article which indicate the number of off-street parking spaces required per a specific unit of measurement for each of the general and/or specific uses established in Article 3. These parking requirements are similar for each of the Districts in Hudsonville, with the exception of the HUD 7 Central Business District, which has its own requirements as indicated in the Parking Tables. Refer to Tables 12.1, 12.2, 12.3 and 12.4.

B. It is recognized that when a building contains a mix of uses or when a parking area services a group of mixed-use buildings that the requirements of the Parking Tables of this Article may create an excessive amount of required parking. Therefore, all mixed-use buildings or mixed-use projects shall utilize the Mixed-Use Coefficients established in Section 12.17 of this Article. In order to calculate mixed-use parking requirements, the required parking as determined from the Parking Tables shall be totaled and then divided by the appropriate Mixed-Use Coefficient.

Section 12.04 General Standards for Off-Street Parking and Loading Areas

The following standards apply to off-street surface parking and loading areas.

A. *Location of Off-Street Parking and Loading Areas.*
   1. All off-street parking areas shall be provided on the same lot as the use that they serve. However, parking may be allowed on another lot when there are practical difficulties in the location of the parking area or if public safety, public convenience or the creation of a pedestrian oriented public realm is better served by another location.
   2. In instances where required parking is not on the same lot, it shall be provided no further than three-hundred (300) feet from the nearest point of the building to the nearest point of the parking facility along public rights of way.
      a. The Planning Commission may permit parking

up to a maximum distance of five-hundred (500) feet from the nearest point of the building to the nearest point of the parking facility along public rights of way in any of the Urban Mixed-Use Districts (HUD-7, HUD-6 and HUD-5) if the subject use requires off-street parking in excess of 200 or more spaces.

3. Off-street parking may be owned, leased or shared by the owner of the building with another building owner upon providing evidence of agreements or easements to the Zoning Administrator.

4. Off-street parking locations are calibrated to Districts and shall be located as indicated in Article 5, District Standards.

B. *Use of Off-Street Parking and Loading Areas.*

1. All vehicular parking areas and loading areas required by this Article shall be used only for those designated purposes. Any other use of these areas is prohibited.

2. The use of required parking areas and loading areas for the storage or display of vehicles and/or merchandise, or for vehicle or machinery repair or maintenance, is prohibited, unless specifically approved by the Planning Commission with a Special Use Permit.

3. The storage of semi-trailers on required parking areas and loading areas shall be prohibited.

4. The use of required parking areas and loading areas for the storage or parking of vehicles unrelated to the business for which the parking is intended shall be prohibited.

5. The parking of any vehicle on-premises in other than a paved parking area approved for such parking by the Planning Commission shall be prohibited.

6. The parking of any vehicle on any lawn or landscaped area shall be prohibited. The Planning Commission may require any person or business responsible for converting lawn or landscaped areas to parking, without having received prior Planning Commission approval, to restore such areas to their original state.

7. During construction activities, parking shall be provided on-premises for all construction vehicles and employees.

C. *Maximum amount of parking.* In order to minimize excessive areas of pavement, which result in adverse aesthetic impacts, degradation of the public realm and contribution to high rates of storm water run-off, no parking lot shall exceed the required number of parking spaces by more than thirty percent (30%), except as approved by the Zoning Administrator. In granting additional spaces, the Zoning Administrator shall determine that the parking is needed, based on documented evidence of actual use and demand provided by the applicant. All storm water run-off created as a result of any additional parking area (more than the 30% allowed) shall be completely retained on site to meet the City's minimum rainfall standard.

D. *Requirements of Large Parking Lots (200 or more parking spaces).*

1. Large off-street parking lots shall be designed to simulate a grid pattern through the placement of landscape islands, buildings, and drive aisles.
2. Large off-street parking lots shall include primary drive aisles that are designed to appear as an extension of the public street network, extending the full length of the main building elevations.
3. Utility placement on sites with large parking lots shall be configured to allow for future new buildings on the site.

Section 12.05 Design, Construction and Maintenance for Off-Street Parking and Loading Areas.

A. *Surface Requirements.*

1. All off-street parking areas shall be surfaced with a material that will provide a durable, smooth and paved surface, such as asphalt, concrete, brick or pavers.
2. Off-street parking areas may be paved with pervious asphalt or pervious concrete. Refer to Article 14 of this Ordinance.
3. Drive approaches and alleys shall be surfaced with asphalt, concrete, brick, pavers, pervious asphalt or pervious concrete.
4. Surfacing materials shall be maintained in a smooth, well-graded condition.

B. *Grading Requirements.*

1. All parking areas shall be graded and provided with adequate drainage facilities as approved by the City Engineer.
2. The use and design of pervious paving materials shall be approved by the City Engineer.

C. *Surface Striping.* All parking spaces, aisles and loading zones shall be striped or marked using a durable exterior paint. Such striping or other required demarcation shall

be maintained permanently in a condition such that easy interpretation of markings by intended users is possible.

D. *Defined Areas*. Off-street parking areas of three (3) or more spaces and off-street loading areas shall include painted lines, curbs, vehicle stops or other similar identifiers to delineate parking and loading areas.

E. *Lighting Requirements*. All parking lot or outdoor display lighting shall be designed, located and / or shielded to prevent spillover onto other properties, and shall be arranged to prohibit adverse effects on motorist visibility on adjacent public roadways. The maximum height of parking lot light fixtures shall be twenty (20) feet for any fixture located within one-hundred-fifty (150) feet of a residential district or use and a maximum height of forty (40) feet for all other locations. Refer to Article 2 for general outdoor lighting requirements.

F. *Landscaping and Streetscape Elements*. New or redeveloped off-street parking and loading areas shall comply with the standards of Article 9.

G. *Construction of Parking Lots and Loading Areas*
1. Construction of a required parking lot and/or loading area must begin within six (6) months of receipt of a building permit; otherwise the building permit shall expire and be of no effect. The parking lot and/or loading area shall be completed and a Building Certificate of Occupancy issued within twelve (12) months of receipt of a building permit. The Zoning Administrator may grant one (1) extension for up to an additional six (6) months in the event of adverse weather conditions or unusual delays beyond the control of the property owner or responsible person.
2. In the case of phased development, off-street parking and loading areas shall only be provided for the portions of the development for which a site plan has been approved.

H. *Maintenance of Parking Lots and Loading Areas*
1. All parking areas shall be maintained free of dust, trash, weeds and debris. Surfacing, curbing, lighting fixtures, signs, and related appurtenances shall be maintained in good repair and safe condition at all times.
2. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.
3. All off-street parking and loading areas required by this Article shall be maintained free of accumulated snow or standing water that prevents full use and occupancy of the areas.

Section 12.06 Barrier-Free Parking and Design Requirements

A. *Number Required*. In accordance with Table 12.1, within each parking lot signed or marked barrier-free spaces shall be provided at a convenient location. Refer to Table 12.1.

B. *Barrier-free Design Standards*. The following barrier-free design standards shall be used:
1. Barrier-free parking spaces shall be a minimum of twelve (12) feet in width and twenty (20) feet in length.
2. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined approach or a curb cut with a gradient of not more than one (1) foot in twelve (12) feet, and a width of not less than four (4) feet, shall be provided.

Section 12.07 Requirements for On-premises Loading and Unloading

A. *Number Required*. On-premises space for standing, loading, unloading vehicles for commercial, institutional and industrial uses shall be provided In accordance with Table 12.2. Refer to Table 12.2.

B. *General Loading and Unloading Requirements*.
1. Loading and unloading spaces shall not use any portion of any public right-of-way.
2. Maneuvering space for trucks using the loading spaces shall be provided on-premises, and shall not necessitate the use of public right-of-way.
3. Loading and unloading spaces shall be a minimum of twelve (12) feet in width, sixty (60) feet in length, and have clearance of at least fourteen (14) feet in height.
4. If truck wells are to be used, a protective railing or wall shall be provided along the sides of the well.
5. Loading and unloading spaces or wells which are located within the front yard, or on any building side facing and directly visible to a public street shall be screened with a Type B screen as provided in Article 9 of this Ordinance.
6. Required loading and unloading spaces shall not be included in calculations for parking spaces needed to meet general parking requirements.

Table 12.1 BARRIER FREE SPACE REQUIREMENTS

TOTAL PARKING SPACES IN LOT	REQUIRED BARRIER FREE SPACES
1 to 25 Parking Spaces	1 barrier free parking space
26 to 50 Parking Spaces	2 barrier free parking spaces
51 to 75 Parking Spaces	3 barrier free parking spaces
76 to 100 Parking Spaces	4 barrier free parking spaces
101 to 150 Parking Spaces	5 barrier free parking spaces
151 to 200 Parking Spaces	6 barrier free parking spaces
201 to 300 Parking Spaces	7 barrier free parking spaces
301 to 400 Parking Spaces	8 barrier free parking spaces
401 to 500 Parking Spaces	9 barrier free parking spaces
501 to 1,000 Parking Spaces	2% of total parking spaces
Over 1,000 Parking Spaces	20 barrier free parking spaces + 1 for each 100 parking spaces over 1,000

Table 12.2 LOADING AND UNLOADING SPACE REQUIREMENTS

GROSS FLOOR AREA (in square feet)	REQUIRED LOADING / UNLOADING SPACES
0 to 3,999 square feet	None
4,000 to 19,999 square feet	1 space
20,000 to 99,999 square feet	1 space + 1 space for each 20,000 square feet in excess of 20,000 square feet OR 1 space for every overhead loading door, whichever is greater.
100,000 to 500,000 square feet	5 spaces + 1 space for each 40,000 square feet in excess of 100,000 square feet OR 1 space for every overhead loading door, whichever is greater.

Section 12.08 Access for Off-Street Parking and Loading Areas

A. All off-street parking and loading areas shall be arranged for convenient access and safety of pedestrians, bicyclists, and vehicles.

B. All off-street parking and loading areas shall be provided with adequate, paved, access drives and aisles, or other vehicle maneuvering areas.

C. Except for single-family and two-family dwellings off-street parking areas with three (3) or more spaces shall be configured so that a vehicle may enter and leave a parking space without moving another vehicle.

D. Where a parking area abuts an alley, access to the parking area shall be obtained from the alley. Where a parking area does not abut an alley, and abuts two (2) or more streets, access to the parking area shall be from the street with the lower traffic volumes. An Administrative Departure may be granted if, due to the particular situation of the parcel, this requirement cannot be satisfied.

E. Adequate ingress and egress to the parking area shall be provided by clearly defined driveways in accordance with accepted access management principles.

F. Access to an off-street parking area that serves a nonresidential use shall not be permitted across lots that are residential only in use.

Section 12.09 Stacking Space Requirements

A. *Number of spaces required.*
   1. Drive-through banks shall have four (4) spaces per window.
   2. Drive-through restaurants shall have ten (10) spaces.
   3. Drive-through dry-cleaning establishments shall have two (2) spaces.
   4. Fully automatic car wash establishments shall have sixteen (16) spaces per bay (non-stop drive mechanism).
   5. Semi-automatic car wash establishments shall have twenty (20) spaces per bay (employee controlled drive).
   6. Self-serve car wash establishments shall have three (3) spaces per bay.
   7. Quick oil-change and repair companies shall have two (2) spaces per bay.

B. *Stacking space dimensions.* Separate, outdoor stacking spaces shall each be 25 feet in length and a minimum of nine feet in width.

C. *Stacking space restrictions.* Required stacking spaces which block access to parking spaces shall not be included in calculating the required number of spaces.

Section 12.10 Parking Dimensional Requirements

All off-street parking spaces and aisles shall be designed to the following minimum standards.

A. *Minimum dimensional requirements for 90 degree parking.* These requirements are for all parking patterns that are 75 degrees to 90 degrees. Refer to Illustration 12.1.

B. *Minimum dimensional requirements for 60 degree parking.* These requirements are for all parking patterns that are 55 degrees to 74 degrees. Refer to Illustration 12.2.

C. *Minimum dimensional requirements for 45 degree parking.* These requirements are for all parking patterns that are 30 degrees to 54 degrees. Refer to Illustration 12.3.

D. *Minimum dimensional requirements for parallel parking.* Refer to Illustration 12.4.

Section 12.11 Deferred Parking

A. *Intent.* The intent of this section is to ensure that sufficient area exists on each lot to meet the parking requirements contained in Section 12.16 and Table 12.6, while allowing the Planning Commission the authority to defer the construction of a portion of this required parking where it can be demonstrated by applicants seeking deferral that a lower number of parking spaces would be adequate. This section is intended to provide equity in parking requirements, reduce runoff and parking area, and to improve potential for adaptive reuse of buildings.

B. *Planning Commission authority.* The Planning Commission shall have the authority to defer construction of the required number of parking spaces for any use, subject to the regulations contained in this section.

C. *Responsibility of applicant seeking deferral.* It shall be the responsibility of the owner, or representative of the entity seeking deferral, to demonstrate to the planning commission that their use requires less parking spaces than that required in Section 12.16 and Table 12.6.

D. *Maximum deferral.* Any deferment of required parking spaces shall not result in an amount of parking of less than 0.5 spaces per one-thousand (1,000) square feet of building gross floor area.

ILLUSTRATION 12.1 MINIMUM DIMENSIONAL REQUIREMENTS FOR 90° PARKING PATTERN

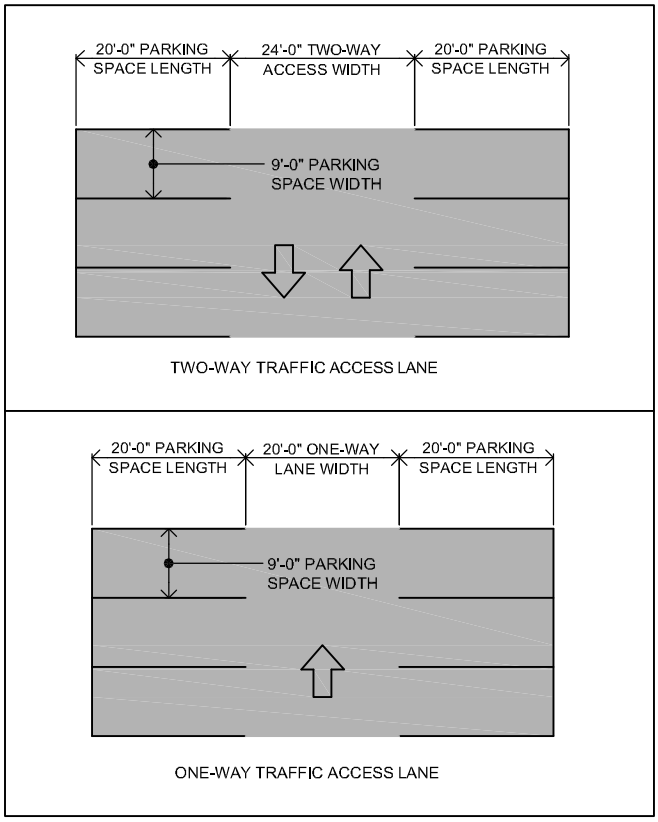


ILLUSTRATION 12.2 MINIMUM DIMENSIONAL REQUIREMENTS FOR 60° PARKING PATTERN

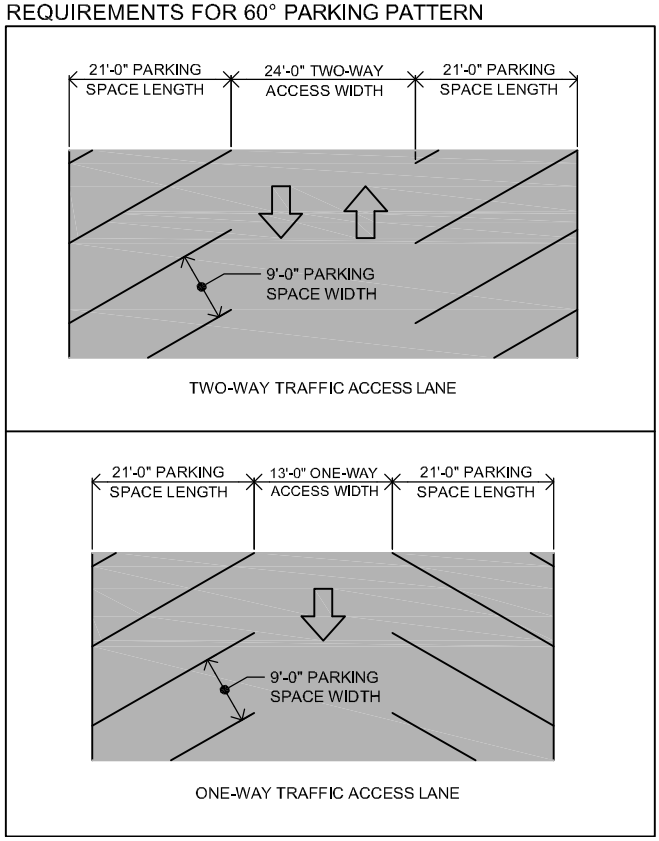


ILLUSTRATION 12.3 MINIMUM DIMENSIONAL REQUIREMENTS FOR 45° PARKING PATTERN

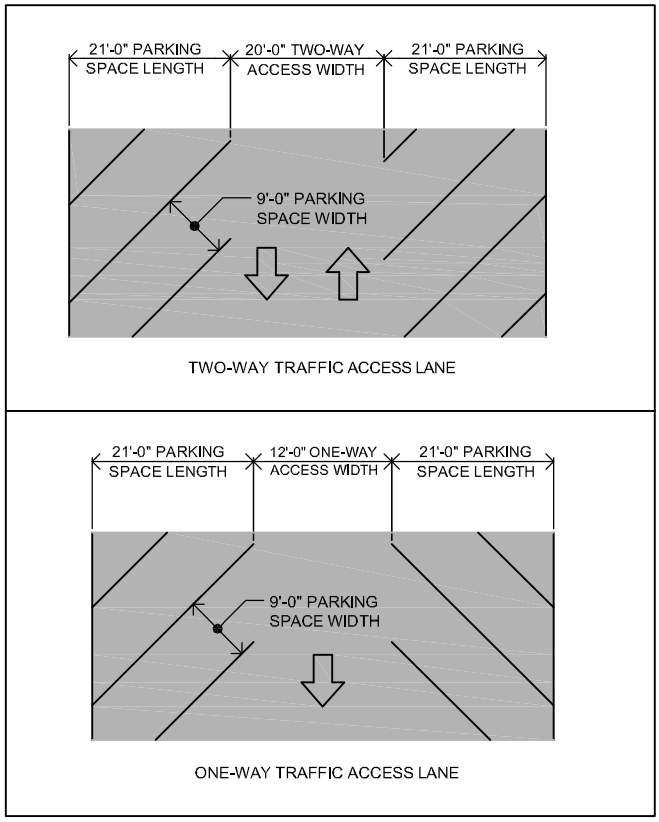
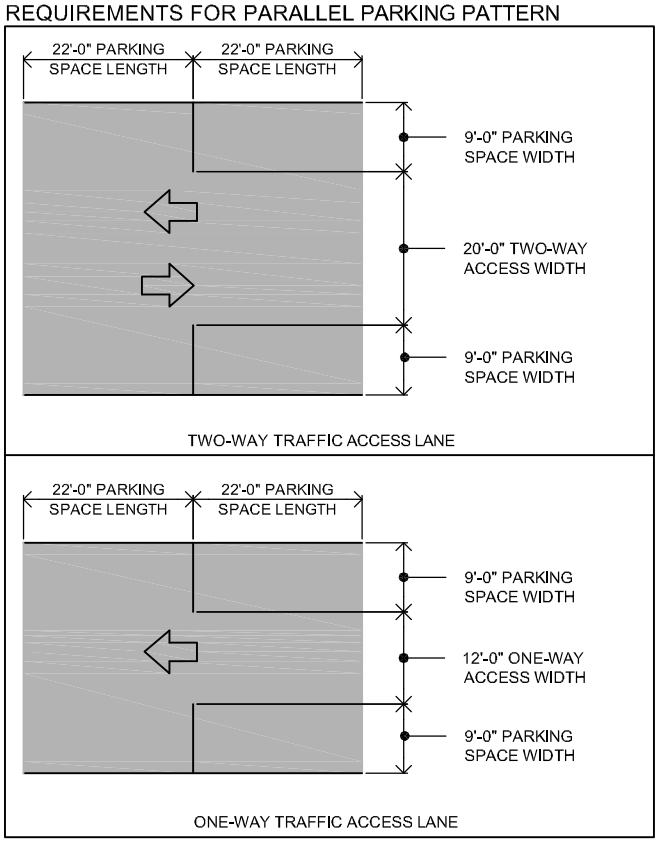


ILLUSTRATION 12.4 MINIMUM DIMENSIONAL REQUIREMENTS FOR PARALLEL PARKING PATTERN



E. *Site plan requirements.* The site plan shall include the parking design for both the parking spaces proposed for construction and those spaces for which deferment is sought.

F. The design for the parking area for which deferment is sought shall be in harmony with the parking area proposed for construction, and shall not include areas required for parking setbacks, required landscape areas; or land otherwise not suitable for parking due to environmental or physical conditions.

G. *Revocation of deferral.* The Planning Commission shall have the right, upon observation of regular parking deficiency at any industrial business for which a parking deferral was granted, to require that a part or all of the deferred parking area be constructed. Such parking shall be constructed within six months of being served notice by the Zoning Administrator.

Section 12.12 Minimum Parking Space Requirements

A. *Floor Area.* In tables where parking requirements are based on square feet as the unit of measurement, the gross floor area of the building shall be used. Gross leasable area may be substituted for gross floor area in cases where gross leasable area is more readily available.

B. *Occupancy*. In tables where parking requirements are based on occupants as a unit of measurement, the number of occupants shall be determined by the maximum occupant capacity of the building code for the specific use.

C. *Employees*. In tables where parking requirements are based on employees as the unit of measurement, the maximum number of employees likely to be on premises at any one time shall be used.

D. *Bench Seating.* In calculating bench seating for places of assembly, two (2) feet shall be the equivalent of one (1) seat.

E. *Un-striped Spaces.* In those cases where the Planning Commission determines that striping of spaces would not be appropriate, three-hundred (300) square feet of parking area shall be provided for each required parking space.

F. *Fractions.* In calculating the required amount of parking spaces, any fraction of 0.5 or greater shall be rounded up, and any fraction of less than 0.5 shall be rounded down.

G. *Unlisted Requirements.* The Zoning Administrator shall make a determination as to the proper classification of a parking standard not listed for a particular use based on the standards of the closest comparable use.

Section 12.13 Minimum Parking Space Requirements: Residential and Lodging

Refer to Table 12.3 for minimum parking space requirements for residential and lodging uses.

Section 12.14 Minimum Parking Space Requirements: Commercial and Retail

Refer to Table 12.4 for minimum parking space requirements for commercial and retail uses.

Section 12.15 Minimum Parking Space Requirements: Service, Office, Public, Civic and Institutional

Refer to Table 12.5 for minimum parking space requirements for service, offic, public, civic and institutional uses.

Section 12.16 Minimum Parking Space Requirements: Industrial and Manufacturing

Refer to Table 12.6 for minimum parking space requirements for industrial amd manufacturing uses.

Table 12.3 PARKING REQUIREMENTS: Residential and Lodging

		DISTRICTS (refer to Articles 4 and 5)	
Use Category	Specific Use	**HUD 7** Central Business District Number of Off-Street Parking Spaces / Unit of Measurement	**ALL OTHER DISTRICTS** Number of Off-Street Parking Spaces / Unit of Measurement
RESIDENTIAL			
Household Living	Single- and Two-Family Units	2.0 spaces / dwelling unit	2.0 spaces / dwelling unit
	Multiple-Family Units (one bedroom units)	1.5 spaces / dwelling unit	1.5 spaces / dwelling unit
	Multiple-Family Units (two or more bedroom units)	2.0 spaces / dwelling unit	2.0 spaces / dwelling unit
	Dwelling: Mobile Home	2.0 spaces / unit or site	2.0 spaces / unit or site
	Accessory Dwelling Unit	1.0 space / dwelling unit	1.0 space / dwelling unit
Group Living	Nursing / Convelescent Home	1.0 space / each 3 beds or 2 rooms (whichever is greater)	1.0 space / each 3 beds or 2 rooms (whichever is greater)
	Rooming / Boarding House	1.0 space / room	1.0 space / room
	Senior Independent Units	1.5 spaces / unit	1.5 spaces / unit
	Senior Interim-care Units	1.0 space / each 2 beds + 1.0 space / employee, based on the maximum number of employees on the premises at one time	1.0 space / each 2 beds + 1.0 space / employee, based on the maximum number of employees on the premises at one time
	All Other Group Living	1.0 space / each 2 beds + 1.0 space / employee, based on the maximum number of employees on the premises at one time	1.0 space / each 2 beds + 1.0 space / employee, based on the maximum number of employees on the premises at one time
LODGING			
Hospitality	Lodging: Extended Stay	1.0 space / room + 8 spaces / 1,000 square feet of restaurant, banquet or conference area	1.2 spaces / room + 10 spaces / 1,000 square feet of restaurant, banquet or conference area
	Lodging: Short term (Hotel - no room limit)	1.0 space / room + 8 spaces / 1,000 square feet of restaurant, banquet or conference area	1.2 spaces / room + 10 spaces / 1,000 square feet of restaurant, banquet or conference area
	Lodging: Short term (Inn - up to 12 rooms)	1.0 space / room + 8 spaces / 1,000 square feet of restaurant, banquet or conference area	1.0 space / room + 10 spaces / 1,000 square feet of restaurant, banquet or conference area
	Lodging: Short term (Bed & Breakfast up to 5 rooms)	1.0 space / room + 2.0 spaces for inkeepers	1.0 space / room + 2.0 spaces for inkeepers
	All Other Lodging	1.0 space / room	1.2 spaces / room

Table 12.4 PARKING REQUIREMENTS: Commercial and Retail

		DISTRICTS (refer to Articles 4 and 5)	
Use Category	Specific Use	**HUD 7** Central Business District Number of Off-Street Parking Spaces / Unit of Measurement	**ALL OTHER DISTRICTS** Number of Off-Street Parking Spaces / Unit of Measurement
Retail Sales	Appliance Stores	3.5 spaces / 1000 S.F. of gross floor area. Minimum of 4 spaces will be required.	4.0 spaces / 1000 S.F. of gross floor area. Minimum of 6 spaces will be required.
	Convenience Stores	3.5 spaces / 1000 square feet of gross floor area. Minimum of 4 spaces will be required.	4.0 spaces / 1000 square feet of gross floor area. Minimum of 6 spaces will be required.
	Discount Stores	4.0 spaces / 1000 square feet of gross floor area. Minimum of 4 spaces will be required.	5.0 spaces / 1000 square feet of gross floor area. Minimum of 6 spaces will be required.
	Furniture and Carpet Stores	1.0 spaces / 1000 square feet of gross floor area. Minimum of 4 spaces will be required.	1.5 spaces / 1000 square feet of gross floor area. Minimum of 6 spaces will be required.
	Hardware, Paint and Home Improvement Stores	2.5 spaces / 1000 square feet of gross floor area. Minimum of 4 spaces will be required.	3.0 spaces / 1000 square feet of gross floor area. Minimum of 6 spaces will be required.
	Shopping Centers	3.5 spaces / 1000 square feet of gross leasable floor area + 1.5 spaces / 1,000 square feet of indoor common area.	4.0 spaces / 1000 square feet of gross leasable floor area + 2.0 spaces / 1,000 square feet of indoor common area.
	Video Rental Stores	3.5 spaces / 1000 square feet of gross floor area. Minimum of 4 spaces will be required.	4.0 spaces / 1000 square feet of gross floor area. Minimum of 6 spaces will be required.
	Retail Sales - General, not listed above	3.5 spaces / 1000 square feet of gross floor area. Minimum of 4 spaces will be required.	4.0 spaces / 1000 square feet of gross floor area. Minimum of 4 spaces will be required.
Entertainment and Recreation	Arcade and Gaming	4.5 spaces per 1000 square feet	6.0 spaces per 1000 square feet. A minimum of 4 spaces will be required
	Bar, Dance Club or Tavern	3.0 spaces per 1000 square feet	4.0 spaces per 1000 square feet
	Batting Cage Facilities	3.0 spaces / cage	3.0 spaces / cage
	Bowling Center	4.5 spaces / lane	5.0 spaces / lane
	Conference Rooms, Exhibit Halls and Convention Centers	1.0 space / every 2 persons allowed within the maximum occupancy load as established by the appropriate fire, health or building code.	1.0 space / every 2 persons allowed within the maximum occupancy load as established by the appropriate fire, health or building code.
	Golf Driving Ranges	1.5 spaces / tee	1.5 spaces / tee
	Golf Courses (miniature)	1.5 spaces / each hole	1.5 spaces / each hole
	Golf Courses (par 3)	3.0 spaces / each hole	3.0 spaces / each hole
	Golf Courses	5.0 spaces / each hole	5.0 spaces / each hole
	Health Fitness Centers	5.0 spaces / 1,000 square feet of gross floor area.	5.0 spaces / 1,000 square feet of gross floor area.
	Movie Theaters / Cinemas	1.0 spaces / each 4 seats + 4.0 spaces / screen.	1.0 spaces / each 4 seats + 4.0 spaces / screen.
	Raquetball and Tennis Centers	1.0 spaces / 1000 square feet of gross floor area OR 6.0 spaces / court, whichever is greater.	1.0 spaces / 1000 square feet of gross floor area OR 6.0 spaces / court, whichever is greater.
	Public Recreation Centers	5.0 spaces / 1000 square feet of gross floor area.	5.0 spaces / 1000 square feet of gross floor area.
	Roller or Ice Skating Rinks	5.0 spaces / 1000 square feet of gross floor area.	6.0 spaces / 1000 square feet of gross floor area.
	Social, Private or Service Club and Lodges	1.0 space / each 3 persons allowed within the maximium occupancy load as established by the appropriate fire, health or building code.	1.0 space / each 2.5 persons allowed within the maximium occupancy load as established by the appropriate fire, health or building code.
Hospitality	Restaurants (sit-down, no drive-through, limited take-out)	1.0 space / 3.0 occupants + 1.0 space / each employee, based on the maximum number of employees on premises at one time.	1.0 space / 3.0 occupants + 1.0 space / each employee, based on the maximum number of employees on premises at one time.
	Restaurants that serve mostly take out (with 6 or less booths or tables)	4.0 spaces + 1.0 space / each employee, based on the maximum number of employees on premises at one time.	6.0 spaces + 1.0 space / each employee, based on the maximum number of employees on premises at one time.
	Restaurants that serve fast food (no drive-through window)	5.0 spaces / 1000 square feet of gross floor area.	7.0 spaces / 1000 square feet of gross floor area.
	Restaurants that serve fast food and have a drive-through window and indoor seating	15.0 spaces / 1000 square feet of gross floor area + 3.0 spaces designated for drive-through (short term waiting) + 5.0 spaces for truck and bus parking.	15.0 spaces / 1000 square feet of gross floor area + 3.0 spaces designated for drive-through (short term waiting) + 5.0 spaces for truck and bus parking.
	Restaurants that serve fast food and have a drive-through window, but no indoor seating	12 spaces	15 spaces
Auto-oriented Uses	Auto Service Stations	3.0 spaces / each service bay + 1.0 space / each employee (based on the maximum number of employees on the premises at one time) + 4.0 spaces / 1000 square feet of any space devoted to the sales of convenience goods. A minimum of 4.0 spaces shall be required for sales of convenience goods.	3.0 spaces / each service bay + 1.0 space / each employee (based on the maximum number of employees on the premises at one time) + 4.0 spaces / 1000 square feet of any space devoted to the sales of convenience goods. A minimum of 4.0 spaces shall be required for sales of convenience goods.
	Car Wash	1.0 space / each employee, based on the maximum number of employees to be on the premises at one time. A minimum of 4.0 spaces shall be required.	1.0 space / each employee, based on the maximum number of employees to be on the premises at one time. A minimum of 4.0 spaces shall be required.
	Motor Vehicle Dealerships	1.0 space / 5000 square feet of outdoor sales area + 1.0 space / sales desk or office + 3.0 spaces / each service bay.	1.0 space / 5000 square feet of outdoor sales area + 1.0 space / sales desk or office + 3.0 spaces / each service bay.
	Recreational Vehicle and Boat Dealerships	1.0 space / 800 square feet of gross floor area + 2.0 spaces / each service bay. A minimum of 6 spaces shall be required.	1.0 space / 800 square feet of gross floor area + 2.0 spaces / each service bay. A minimum of 6 spaces shall be required.

Table 12.5 PARKING REQUIREMENTS: Services, Office and Public / Civic / Institutional

		DISTRICTS (refer to Articles 4 and 5)	
Use Category	Specific Use	**HUD 7** Central Business District Number of Off-Street Parking Spaces / Unit of Measurement	**ALL OTHER DISTRICTS** Number of Off-Street Parking Spaces / Unit of Measurement
SERVICES			
Personal Services	Barber Shop, Beauty Salon, Nail Salon, Tanning Salon	2.0 spaces / each barber or beautician's chair or station.	3.0 spaces / each barber or beautician's chair or station.
	Coin-operated Laundry	1.0 space / 4 washing machines.	1.0 space / 3 washing machines.
	Commercial Photography	2.0 spaces / 1000 square feet of gross floor area.	2.0 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.
	Dry Cleaners	2.0 spaces / 1000 square feet of gross floor area.	2.0 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.
	Funeral Home, Mortuary	1.0 space / 50 square feet of parlor and chapel areas.	1.0 space / 50 square feet of parlor and chapel areas.
	Landscape/Nursery products	2.0 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.	2.0 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.
	Massage, Licensed Therapeutic	2.0 spaces / each station	3.0 spaces / each station
	Studio (dance, karate, yoga)	1.0 space / each 3 persons allowed within the maximium occupancy load as established by the appropriate fire, health or building code.	1.0 space / each 2 persons allowed within the maximium occupancy load as established by the appropriate fire, health or building code.
	Tattoo Shop, Piercing Service	1.5 spaces / each station	2.0 spaces / each station
	Veterinarian (kennel and / or grooming)	2.0 spaces / 1000 square feet of gross floor area.	2.0 spaces / 1000 square feet of gross floor area.
	Veterinarian (not involved in kennel or grooming)	3.0 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.	3.0 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.
	Services - General, not listed above	2.5 spaces / 1000 square feet of gross floor area	3.0 spaces / 1000 square feet of gross floor area
OFFICE			
Office Uses	Bank, Credit Union or Savings and Loan	4.0 spaces / 1000 square feet of gross floor area + 2.0 spaces / each non-drive-through automatic teller.	6.0 spaces / 1000 square feet of gross floor area + 2.0 spaces / each non-drive-through automatic teller.
	General or Professional Offices	2.5 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.	3.0 spaces / 1000 square feet of gross floor area. A minimum of 6 spaces shall be required.
	Medical or Dental Clinics or Offices	3.5 spaces / 1000 square feet of gross floor area. A maximum of 4 spaces shall be required.	4.0 spaces / 1000 square feet of gross floor area. A maximum of 6 spaces shall be required.
	Real Estate Office	3.5 spaces / 1000 square feet of gross floor area. A minimum of 4 spaces shall be required.	4.0 spaces / 1000 square feet of gross floor area. A minimum of 6 spaces shall be required.
PUBLIC, CIVIC AND INSTITUTIONAL			
Educational Uses	Elementary, Junior High and Middle Schools	2.0 spaces / classroom + 1.0 space / each 3 seats of maximum seating capacity for that indoor place of assembly having the greatest seating capacity.	2.0 spaces / classroom + 1.0 space / each 3 seats of maximum seating capacity for that indoor place of assembly having the greatest seating capacity.
	High Schools	8.0 spaces / classroom OR 1.0 space / each 4 seats of maximum seating capacity for that indoor place of assembly having the greatest seating capacity, whichever is greater.	8.0 spaces / classroom OR 1.0 space / each 4 seats of maximum seating capacity for that indoor place of assembly having the greatest seating capacity, whichever is greater.
Government and Institutional Uses	Auditoriums (non-school), Stadiums, and Sports Arenas	1.0 space / each 3 seats or 6 feet of bleacher seating.	1.0 space / each 3 seats or 6 feet of bleacher seating.
	Child Care Center	1.0 space / every 8 children of licensed capacity + 1.0 space / each employee. A minimum of 3 employee spaces shall be required.	1.0 space / every 8 children of licensed capacity + 1.0 space / each employee. A minimum of 3 employee spaces shall be required.
	Churches and Religious Institutions	1.0 space / each 3 seats or 6 feet of pews in the main place of assembly.	1.0 space / each 3 seats or 6 feet of pews in the main place of assembly.
	Community Center	3.0 spaces / 1000 square feet of gross floor area.	3.0 spaces / 1000 square feet of gross floor area.
	Government Offices	4.0 spaces / 1000 square feet of gross floor area.	4.0 spaces / 1000 square feet of gross floor area.
	Hospital (excluding areas for outpatient care)	2.5 spaces / licensed bed	2.5 spaces / licensed bed
	Oupatient-care stations and Medical Laboratory Collection	2.0 spaces per exam room / station or procedure / operating room + 1.0 space / laboratory or recovery room	2.0 spaces per exam room / station or procedure / operating room + 1.0 space / laboratory or recovery room

Table 12.6 PARKING REQUIREMENTS: Industrial and Manufacturing

		DISTRICTS (refer to Articles 4 and 5)	
Use Category	Specific Use	**HUD 7** Central Business District Number of Off-Street Parking Spaces / Unit of Measurement	**ALL OTHER DISTRICTS** Number of Off-Street Parking Spaces / Unit of Measurement
Industrial and Manufacturing	Assembly, Manufacturing, Production and other Industrial Uses	1.5 spaces / 1000 square feet of gross floor area OR 1.0 space / employee, based on the maximum number of employees to be on the premises at one time, whichever is greater. For an option for deferred parking refer to Section 12.11.	1.5 spaces / 1000 square feet of gross floor area OR 1.0 space / employee, based on the maximum number of employees to be on the premises at one time, whichever is greater. For an option for deferred parking refer to Section 12.11.
	Commercial Laundry	1.5 spaces / 1000 square feet of gross floor area OR 1.0 space / employee, based on the maximum number of employees to be on the premises at one time, whichever is greater. For an option for deferred parking refer to Section 12.11.	1.5 spaces / 1000 square feet of gross floor area OR 1.0 space / employee, based on the maximum number of employees to be on the premises at one time, whichever is greater. For an option for deferred parking refer to Section 12.11.
	Contractor, Building Trades and Service Companies doing repair,electrical, plumbing, heating, etc	2.0 spaces / 1,000 square feet of gross floor area. A minimum of 5 spaces shall be required.	2.0 spaces / 1,000 square feet of gross floor area. A minimum of 5 spaces shall be required.
	Heavy Truck or Equipment Sales	1.0 space / 1000 square feet of gross floor area + 2.0 spaces / each service bay. A minimum of 6 spaces shall be required.	1.0 space / 1000 square feet of gross floor area + 2.0 spaces / each service bay. A minimum of 6 spaces shall be required.
	Medical Laboratory Processing and Research Facilities	2.0 spaces / employee based on the maximum number of employees to be on the premises at one time	2.0 spaces / employee based on the maximum number of employees to be on the premises at one time
	Self-storage Facility	6.0 spaces	6.0 spaces
	Tool and Die Shop	2.0 spaces / 1,000 square feet of gross floor area. A minimum of 5 spaces shall be required.	2.0 spaces / 1,000 square feet of gross floor area. A minimum of 5 spaces shall be required.
	Truck or Equipment Rental	1.0 space / 1000 square feet of gross floor area + 2.0 spaces / each service bay.	1.0 space / 1000 square feet of gross floor area + 2.0 spaces / each service bay.
	Printing, Publishing and Associated Industries	2.0 spaces / 1,000 square feet of gross floor area. A minimum of 5 spaces shall be required.	2.0 spaces / 1,000 square feet of gross floor area. A minimum of 5 spaces shall be required.
	Warehousing, Storage and Wholesaling activities	1.5 spaces / 1000 square feet of gross floor area. A minimum of 5 spaces shall be required.	1.5 spaces / 1000 square feet of gross floor area. A minimum of 5 spaces shall be required.

Section 12.17 Mixed-Use / Shared Parking Coefficients

A. When a mix of uses integrated into a building or site creates a requirement for an excessive amount of parking, the required number of parking spaces shall be reduced by the appropriate mixed-use coefficient from Illustration 12.5.

B. To calculate mixed-use parking requirements, the required parking for each use, per the minimum parking space requirement tables in this Article, shall be totaled and then divided by the appropriate mixed-use coefficient. This will yield an adjusted required parking value that shall be used as the new required number of spaces.

C. This mixed-use coefficient shall be applied to all mixed-use projects.

D. Refer to Illustration 12.5 for mixed-use / shared parking coefficients. Illustration 12.5 also includes an example of how to apply mixed-use coefficients.

ILLUSTRATION 12.5

MIXED-USE / SHARED PARKING COEFFICIENTS

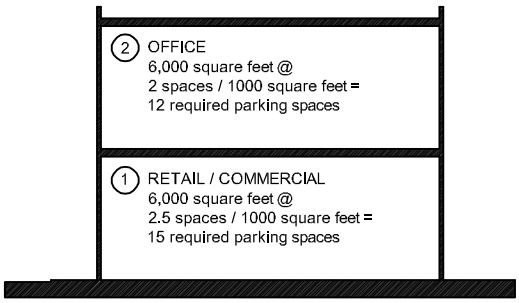
USE / FUNCTION	RESIDENTIAL	LODGING	COMMERCIAL / RETAIL	SERVICES	OFFICE	PUBLIC / INSTITUTIONAL	INDUSTRIAL
RESIDENTIAL	1.0	1.1	1.2	1.2	1.4	1.4	1.2
LODGING	1.1	1.0	1.3	1.3	1.7	1.7	1.3
COMMERCIAL / RETAIL	1.2	1.3	1.0	1.0	1.2	1.2	1.0
SERVICES	1.2	1.3	1.0	1.0	1.2	1.2	1.0
OFFICE	1.4	1.7	1.2	1.2	1.0	1.0	1.2
PUBLIC / INSTITUTIONAL	1.4	1.7	1.2	1.2	1.0	1.0	1.2
INDUSTRIAL	1.2	1.3	1.0	1.0	1.2	1.2	1.0

EXAMPLE OF HOW TO APPLY MIXED-USE / SHARED PARKING COEFFICIENTS

EQUATION:

$$\text{TOTAL ADJUSTED REQUIRED PARKING} = \frac{\text{REQUIRED PARKING}_{use} + \text{REQUIRED PARKING}_{use}}{\text{APPROPRIATE MIXED-USE PARKING COEFFICIENT}}$$

EXAMPLE:
A mixed-use building with professional offices on the second floor and retail space on the lower floor is required to have 27 parking spaces per the minimum parking space requirement tables in this Article.



$$\text{TOTAL ADJUSTED REQUIRED PARKING} = \frac{\text{REQUIRED PARKING}_{office} + \text{REQUIRED PARKING}_{retail}}{1.2}$$

$$\text{TOTAL ADJUSTED REQUIRED PARKING} = \frac{12 + 15}{1.2} = \frac{27}{1.2} = 22.5 = 23 \text{ PARKING SPACES}$$

THEREFORE, IN THIS EXAMPLE, THE MIXED-USE / SHARED PARKING COEFFICIENTS WOULD NET 23 REQUIRED PARKING SPACES IN LIEU OF THE 27 THAT WOULD BE REQUIRED IF THE USES WERE CONSIDERED INDEPENDENTLY.

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