

CHAPTER 15 Parking and Loading Regulations

Section 15.1 Purpose

The parking and circulation aspects of all developments should be designed to minimize their impact on neighboring properties and be well designed with regard to safety, efficiency, and convenience for pedestrians and vehicles. To do so, this section prescribes two types of regulations. First, it sets requirements for the number of parking spaces by use to provide reasonable protection to adjacent land uses from light, noise, stormwater runoff, and other effects of parking. Second, it contains regulations for the design of parking lots to ensure that they are safe, efficient, and convenient for pedestrians and vehicles and to minimize their impact on neighboring properties.

Section 15.2 General Requirements by Use

In all Zoning Districts, there shall be provided, before any Building or Structure is occupied, or is enlarged or increased in capacity, off-street parking spaces or parking area for motor Vehicles as follows:

Use	Minimum Requirement
Residential	
One and Two Family Dwellings	1 per unit
Multiple Family Dwellings <ul style="list-style-type: none"> • One Bedroom • Two Bedroom or more 	<ul style="list-style-type: none"> • 1.5 per unit • 2 per unit
Mobile Homes in a Mobile Home Park	2 per site. In addition to the two (2) required off-street parking spaces, one (1) additional parking space is permitted on each site provided it is hard surfaced and contains at least two hundred (200) square feet of area.
Housing for the Elderly <ul style="list-style-type: none"> • Independent Living Units • Convalescent, Nursing Home 	<ul style="list-style-type: none"> • 1.5 per unit • 1 per 2 beds plus 1 per employee
Institutional	
Churches, Synagogues, Temples, Mosques	1 per 4 seats
Health Facilities <ul style="list-style-type: none"> • Hospitals • Outpatient Care Facilities 	<ul style="list-style-type: none"> • 1.75 per bed • 2 per exam room plus 1 per lab or recovery room plus 1 per employee
Group Day Care	1 per employee plus 1/8 licensed capacity
Libraries, Museums, Art Galleries	2.5 per 1000 square feet gross floor area
Schools <ul style="list-style-type: none"> • Elementary and Middle • Secondary 	<ul style="list-style-type: none"> • 2 per classroom plus 1 per employee or 1 per 4 seats in the gymnasium or auditorium, whichever is greater • 2 for each 3 employees normally engaged in or about the building and grounds plus 1 for each 4 students enrolled in the institution
Retail	

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Use	Minimum Requirement
Low Intensity Retail	2 per 1000 square feet gross floor area
Convenience Retail	4 per 1000 square feet gross floor area
Other Retail	5 per 1000 square feet gross floor area
Shopping Center <ul style="list-style-type: none"> • 25,000 to 400,000 sq. ft. gross leasable area • 400,000 to 600,000 sq. ft. gross leasable area • Over 600,000 sq. ft. gross leasable area 	<ul style="list-style-type: none"> • 4 per 1000 square feet gross leasable area • 4.5 per 1000 square feet gross leasable area • 5 per 1000 square feet gross leasable area
Financial Services	3 per 1000 square feet gross floor area
General Vehicle Servicing and Maintenance	5 per 1000 square feet plus 1 per employee
Drive Through Vehicle Maintenance	1 per 1000 square feet plus 1 per employee
Vehicle Sales	1 per 5000 square feet of sales area plus 1 per sales desk or office plus 1 per employee
Personal Services	6 per 1000 square feet gross floor area
Restaurant <ul style="list-style-type: none"> • Standard • Fast Food 	<ul style="list-style-type: none"> • 10 per 1000 square feet of gross floor area • 15 per 1000 square feet of gross floor area
Hotel, Motel, or Bed & Breakfast	1 per unit plus 1 per 2 employees plus amount required for accessory use
Bars, Taverns, and Nightclubs	10 per 1000 square feet of gross floor area
Recreational/Entertainment	
Indoor Commercial Recreational	6 per 1000 square feet of gross floor area
Outdoor Commercial Recreational	.3 per person at maximum capacity
Golf Course	60 per 9 holes plus 50% of amount regularly required for accessory uses
Stadiums	1 per 4 seats. When a stadium exceeds 5000 seats a separate parking plan describing how parking will be handled for special events must be submitted with the site plan. The parking plan must be designed to minimize the total impervious surface area constructed while still providing adequate parking area. Techniques to do so include, but are not limited to, sharing parking lots, providing shuttle buses, and using non-impervious parking surface materials.
Theaters	1 per 4 seats
Private Clubs	1/3 maximum occupancy
Office	
General Office	3 per 1000 square feet gross floor area
Medical Office	4 per 1000 square feet gross floor area
Industrial	
Warehousing	1 per 4000 square feet gross floor area plus amount for office or 1 per employee
Manufacturing and other industrial uses	1.5 per 1000 square feet gross floor area

Section 15.3 Maximum Parking Requirements

In order to limit excess areas of pavement that cause increased volumes of stormwater runoff and adverse aesthetic impacts, the number of parking spaces provided on any development site, excluding single family residential developments and institutional uses, shall not exceed the

minimum standards of this Chapter by more than twenty five per cent (25%), unless the Planning Commission or the Site Plan Review Committee approves a greater amount. The Planning Commission or Site Plan Review Committee shall not approve such additional parking unless it determines, based on documentation provided by the applicant, that such additional parking is necessary for the operation of the proposed use. The Commission may consider, but are not limited to, the following factors: the type of use proposed, the floor plan layout of proposed buildings, number of employees, examples of similar existing uses requiring such additional parking, and the likely frequency and duration of the need for additional parking.

Section 15.4 Reduced or Deferred Parking

The Planning Commission or Site Plan Review Committee may permit a reduction from the standards contained in Section 15.2 if the Planning Commission or Site Plan Review Committee determines that the requirements of this Chapter would result in an unneeded number of spaces based on documentation that the applicant provides. Alternatively, the Planning Commission or Site Plan Review Committee may permit the construction of a portion of the required parking to be deferred to a later date, subject to the following requirements:

- A. The site plan shall include the design and layout for the total number of parking spaces required by this Chapter, and shall designate the parking area to be constructed initially, as well as parking area that is being deferred.
- B. The entire planned parking area, both initial and deferred, shall comply with all applicable standards of this Ordinance, including dimensions, setbacks, internal landscaping and landscape buffer requirements.
- C. The area reserved for deferred parking must not have physical characteristics, such as excessive slope or wetland, which would interfere with its use for parking.

At any time following the approval of a plan for deferred parking and the construction of the use associated therewith, the Planning Commission may require that the deferred parking area be constructed.

Section 15.5 Joint Use of Facilities

Provision of common parking facilities for several lots is encouraged. In such cases, the total space requirement is the sum of the individual requirements for the individual lots. The Planning Commission or Site Plan Review Committee may grant exceptions to this requirement when the uses have parking demands that do not coincide in the time of day or in the day of week. In considering such exceptions, the following shall be considered:

- A. The nature of the uses and their respective parking demands;
- B. Their hours of operation and the days of the week in which they operate;
- C. The location of the parking area intended for joint use and its proximity to the uses; and

- D. The nature of the surrounding area and the potential impact of a parking area intended for joint usage.

Section 15.6 Location of Facilities

Parking for residential buildings and nonresidential buildings or uses in residential Zoning Districts shall be provided on the lot or premises with the building, structure or use it is required to serve. For non-residential buildings, structures and uses in commercial or industrial Zoning Districts, required parking shall be provided within three hundred (300) feet. The three hundred feet shall be the walking distance measured from the nearest point of the parking facility to nearest normal entrance to the Building, Structure, or use that such facility is required to serve.

Section 15.7 Size of Parking Space

Parking spaces and aisles for automobiles shall meet the following standards:

Angle	Width	Length	Aisle		Total Width	
			One way	Two way	One way	Two way
Parallel	8.5 feet	22 feet	12 feet	22 feet	29 feet	39 feet
<53°	9 feet	18 feet	13 feet	22 feet	49 feet	58 feet
54° to 74°	9 feet	18 feet	16 feet	22 feet	52 feet	58 feet
75° to 90°	9 feet	18 feet	13 feet	24 feet	48 feet	60 feet

Section 15.8 Requirements for Parking Areas

All land hereafter established as an off-street public or private parking area for more than five (5) vehicles, including a municipal parking lot, commercial parking lot, automotive sales and/or service lot, and accessory parking areas for Multiple Family Dwellings, businesses, industry, public assembly and institutions, shall be developed and maintained in accordance with the following requirements:

- A. The parking lot and its driveway shall be: (1) designed to provide adequate drainage per Kent County Drain Commission standards, (2) surfaced with concrete or asphalt, and (3) maintained in good condition, free of dust, trash and debris. The Planning Commission or Site Plan Review Committee may approve alternate parking lot surfaces for overflow parking or employee parking in order to reduce the amount of impervious surface and the corresponding storm water runoff. Alternate parking lot surfaces may include but shall not be limited to gravel, crushed stone, or products that are installed in the ground to support a vehicle but allow grass to grow within the supporting spaces.
- B. The parking lot and its driveways shall not be used for repair, dismantling or servicing of any Vehicles.
- C. The parking lot shall be provided with entrances and exits so located as to minimize traffic congestion.

- D. The parking lot shall be provided with wheel or bumper guards or other appropriate means, so located that no part of a parked Vehicle will extend beyond the parking area.
- E. Lighting facilities shall be so arranged as to reflect the light away from any Street or adjoining premises.
- F. No part of any public or private parking area regardless of the number of spaces provided shall be closer than ten (10) feet to the Street right-of-way line.
- G. All private driveway entrances shall conform to the minimum standards as adopted by the Kent County Road Commission and shall be marked with a reflector device making them visible from both directions.

Section 15.9 Off-Street Loading Spaces

For every Building or addition to an existing Building hereafter erected, to be occupied by industrial, manufacturing, storage, display of goods, retail store or block of stores, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other similar uses requiring the receipt or distribution in Vehicles of materials or merchandise, there shall be provided and maintained on the same Lot or parcel of land with such Building or addition (1) an area or means adequate for maneuvering and ingress and egress for delivery Vehicles, and (2) off-street loading spaces in relation to Floor Areas as follows: (a) up to twenty thousand (20,000) square feet one space; (b) 20,000 or more but less than fifty thousand 50,000 (2) spaces; and (c) one additional space for each additional 50,000 square feet or fraction thereof. In addition, the following shall apply with regard to off-street loading and unloading spaces:

- A. Each loading space shall be at least 10 feet in width, 35 feet in length and 14 feet in height.
- B. Such space may occupy all or any part of any required Yard, provided that such space shall be on those sides of the Building that do not face a frontage Street.
- C. No such space shall be closer than 50 feet to any Lot in any R Zoning District unless wholly within a completely enclosed Building or enclosed on all sides by a wall or solid fence not less than 6 feet in height.

Section 15.10 Site Plan Review of Parking Areas

A new parking area for more than 5 vehicles or an addition for more than 5 vehicles to an existing parking area cannot be constructed until the Site Plan Review Committee has reviewed and approved a site plan that shows conformance with the requirements contained in this chapter.