CITY OF GRAND LEDGE

Zoning Administrator

Established 1893

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Grand Ledge, MI 48837

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NOTICE

The Grand Ledge Planning Commission will conduct its regular meeting on **Thursday, March 1, 2012 at 7:00 p.m.** The meeting will be held at Grand Ledge City Hall, 200 E. Jefferson St., Grand Ledge, MI.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of minutes of regular meeting held February 2, 2012
5. Notice of Agenda Item Conflicts
6. Business from the Floor

New Business

7. Public Hearing - Sections 220-4, Definitions & 220-79, Keeping of Animals
8. Zoning Ordinance Amendments - Article XIX. General Exceptions
9. Zoning Ordinance Amendments – Parking Lot Requirements
10. Zoning Ordinance Amendments – Off-Street Loading & Unloading

Other Business

11. Review of Violation Report
12. Zoning Administrator's Report
13. Zoning Board of Appeals Representative's Report
14. Council Representative's Report
15. Mayor's Comments
16. Comments from Commissioners
17. Chairman's Report

MEMO

TO: Planning Commission

FROM: Susan Stachowiak
Zoning Administrator

DATE: February 23, 2012

RE: Ordinance Violations - February, 2012

Gary Landon 465 Union Street	Violation of Ord. 220-57 Junk Vehicles	Owner still has time to comply
Susan Bartlett 205 West Street	Violation of Ord. 220-57 Junk Vehicle	Owner has not complied Final Notice has been sent
Frank & Allegra Worcester 205 West Street	Violation of Ord. 220-57 & 124-3 Front Yard Parking & Junk	Owner still has time to comply
Robert & Karen Pugh 176 McMillan Street	Violation of Ord. 220-57 Junk Vehicles	Owner is complying
Jeffrey Kimball 117 Edwards Street	Violation of Ord. 220-57 Junk Vehicles	Owner is complying
Roy & Mary Smith 134 Perry Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has not complied Final notice has been sent
Roy & Mary Smith 634 Pleasant Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Mary Jussila & Mary Willems 1105 Tulip Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Hilarion Casillas 508 Jenne Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Jessica Buffenbarger 414 Jenne Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Paul & Tammie Davison 219 Madison Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Dr. William Brooks 118 S. Bridge Street	Violation of Ord. 220-78 Illegal Signs	Owner has not complied Final notice has been sent

L.A. Customs 530 E. Saginaw Hwy.	Violation of Ord. 220-78 Illegal Sign	Owner still has time to comply
Don Keller 409 N. Bridge Street	Violation of Ord. 220-78 Illegal Signs	Owner has complied
Big L Lumber 520 N. Clinton Street	Violation of Ord. 220-78 Illegal Sign	Owner has complied
DeFore's Barber Shop 325 E. Saginaw Highway	Violation of Ord. 220-78 Illegal Sign	Owner has complied
Myja's Grey Wolf Inn 219 N. Bridge Street	Violation of Ord. 220-78 Illegal Sign	Owner has complied in part Final notice has been sent
Barn Tavern 207 S. Bridge Street	Violation of Ord. 220-78 Illegal Sign	Owner has complied in part Final notice has been sent
Jeff Fitzgerald 801 Willow Hwy.	Violation of Ord. 220-79 Keeping of chickens	Owner has not complied Being reviewed by city attorney
David Meredith 109 E. Lincoln Street	Violation of Ord. 220-13 Illegal Home Occupation	Owner has not complied Final notice has been sent

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, February 2, 2012

Vice-Chairman Bob Doty called the meeting to order at 7:00 p.m.

Attendance: Bob Doty, Ann Lawrence, Bill Kane, Steve Willobee, Steve Baribeau, Todd Gute and Jamie Malecki. Absent: Mike Stevens and Ron Graber. Also present: Zoning Administrator, Sue Stachowiak, Assistant City Administrator, Amee King and City Council Representative, Jon Bonofiglio

Pledge of Allegiance – Ms. King led those present in the pledge of allegiance.

Approval of the Agenda - Mr. Gute made a motion to approve the agenda. Ms. Lawrence seconded the motion. Motion carried 7 - 0.

Approval of the Minutes – Mr. Doty pointed out that page 3 states that Ms. Norris read several letters when in fact she only read 1 and the others were just supposed to be entered into the record. Mr. Baribeau made a motion to approve the minutes from the regular meeting held on January 5, 2012 with the change noted by Mr. Doty. Mr. Willobee seconded the motion. Motion carried 7 - 0.

Notice of Agenda Items Conflicts - None

Business from the Floor

Assistant City Administrator Amee King, 9648 Hartel Road, stated that she is happy to do the minutes any way the Commission desires however, there are a few issues that need to be addressed. Ms. King said that when the Commissioners do not speak directly into the microphones, she cannot hear what they are saying. She also said that minutes are not intended to be a transcript of the meeting but rather a record of the actions taken by the Commission. She stated that too much information in the minutes leaves it open for things to be misstated which could create legal problems for the city.

Mr. Gute stated that minutes should simply include the motion, the findings of fact and a brief statement as to why the members voted for or against the motion.

The other Commissioners agreed with Mr. Gute's assessment of what should be included in the minutes.

Ms. King stated that Mr. Bayless is in the process of scheduling a meeting with MDOT to discuss the Jefferson Street project.

NEW BUSINESS

Public Hearing – Zoning Ordinance Amendments – Article XIX – General Exceptions

Ms. Stachowiak stated that primary purpose of the amendments is to:

1. Require the review and approval of the "Planning Commission" rather than the "Board of Appeals" for essential services,
2. Remove an inconsistency in the ordinance with regard to the front yard setback requirement for porches in residential districts,
3. Clarify the ordinance language prohibiting nonconforming lots from being further reduced below the minimum dimensional standards, and
4. Eliminate the 50 foot width requirement for use of existing residential lots.

Mr. Doty opened the public hearing at 7:25. Seeing no one wishing to speak, Mr. Doty closed the public hearing at 7:25.

Mr. Kane made a motion, seconded by Mr. Gute to recommend approval of the proposed amendments to Article XIX of the Zoning Ordinance. On a roll call vote, the motion carried (7-0).

Zoning Ordinance Amendments – Sections 220-4, Definitions & Section 220-79, Keeping of Animals

Ms. Stachowiak reviewed the proposed ordinance. She said that the Commission should hold another public hearing on the amendments before sending it to Council because the ordinance is very different from the one that the hearing was held on last month.

The Commission agreed that "unless the adjacent property owner consents in writing" should be stricken from the paragraph (C) (3).

There was discussion about how the City would enforce a restriction on the number of cats. Ms. Stachowiak said that it would be very difficult to enforce, however, if the cats are being kept in the house like they should be, it would never be an issue. In other words, the ordinance would be in place to address extreme cases where cats are being hoarded at a particular residence and causing a problem for the neighbors.

Mr. Baribeau questioned why there is a 10 foot setback for chicken enclosures when dog enclosures can be located right on the property lines.

Ms. Stachowiak stated that all of the ordinances that she reviewed from other communities has the 10 foot setback.

Mr. Kane stated that dogs can be housed inside of a residential dwelling whereas, chickens cannot.

Mr. Baribeau made a motion, seconded by Mr. Gute to schedule a public hearing for the March meeting on the Zoning Ordinance Amendments to Section 220-4, Definitions. & 220-79, Keeping of Animals. On a voice vote, the motion carried 7-0.

Mr. Baribeau made a motion, seconded by Mr. Willobee to schedule a public hearing for the March meeting on the Zoning Ordinance Amendments to Section & 220-79, Keeping of Animals. On a voice vote, the motion carried 7-0.

Zoning Ordinance Amendments - Parking Lot Requirement.

Ms. Stachowiak stated that she made substantial changes to the ordinance since the last meeting. She included a section allowing one utility trailer to be parked outside on a residential parcel of land.

She also changed the proposed ordinance to make bicycle parking incentivized rather than mandated. The incentive is relief from the vehicular parking requirements.

Mr. Gute said that the businesses should be required to at least put in one or two bicycle racks and they could be given relief for those as well as additional bicycle racks that may be provided. The Commission agreed to revise the ordinance language accordingly.

Mr. Baribeau stated that since the existing ordinance language regulating commercial vehicles in residential neighborhoods has worked well for the city in the past, there is no reason to change it. The Commission agreed to leave the ordinance as is, except for the regulation on utility trailers.

Mr. Kane stated that he is concerned that the ordinance amendments will not be requiring enough parking spaces for multiple family residential uses. The Commission decided to require 2 parking spaces for each multiple family residential unit, regardless of the number of bedrooms.

Ms. Stachowiak stated that she would make the changes that were discussed at this meeting and bring back a revised ordinance for the March meeting.

Child Care Centers in the CBD, Central Business District

Ms. Stachowiak stated that she prepared some ordinance language that would permit child care centers in the CBD district, with conditions. She said that most of the properties in the CBD district would not be able to comply with the conditions since one of them is the provision of on-site outdoor play area. She also said that the CBD district is intended for customer oriented businesses.

Mr. Kane stated that he is not sure that it would be appropriate to allow child care centers in the CBD district since there are very few sites that could provide outdoor play area and a proper location for pick-up and drop-off of children.

Several other Planning Commissioners agreed with Mr. Kane and stated that a store front in the downtown does not seem like a good environment for child care.

The Planning Commission asked that Ms. Stachowiak refer this matter to the Downtown Development Authority to get their input as to whether child care centers should be permitted in the CBD district.

OTHER BUSINESS

Review of Violation Report

Ms. Stachowiak reviewed the violation report.

Mr. Bonofiglio stated that there is indoor furniture on the porch next to 502 Jenne Street.

Mr. Doty stated that there is still one junk car at 176 McMillan Street and there are still two illegal signs on the north side of 119 S. Bridge Street

Mr. Bonofiglio asked about the status of 308 Union Street.

Ms. Stachowiak stated that this matter went to court this afternoon and she would check with Dick Robinson to see what happened.

Zoning Administrator's Report -None.

Zoning Board of Appeals Representative's Report - None

Council Representative's Report - None

Mayor's Comments - None

Comments from Commissioners

Mr. Gute stated that he appreciates the grain elevator being demolished on N. Clinton Street. He said that it is a big improvement to that area.

Mr. Kane stated that he will not be in attendance at the March meeting.

Chairman's Report

Mr. Doty stated that Mr. Graber was unable to attend the meeting tonight because his dad passed away.

He also said that a site plan for a new medical building in Ledges Commerce Park may be submitted shortly.

Adjournment

Ms. Lawrence made a motion, seconded by Ms. Malecki to adjourn the meeting at 8:45 p.m. Motion carried 7 - 0.

Submitted By:

Susan Stachowiak
Zoning Administrator

Ann Lawrence, Secretary
Planning Commissioner

Chickens Permitted

§ 220-79. Keeping of animals.

A. Household pets.

(1) The keeping of household pets, including dogs, cats, fish, birds, hamsters and other animals ~~generally regarded as~~ COMMONLY HOUSED INSIDE HUMAN DWELLINGS AS household pets, is permitted as an accessory use in any zoning district.

(2) No more than three dogs AND THREE CATS, ~~four~~ SIX (6) months of age and older, shall be kept or housed in or at one dwelling unit.

B. Wild animals. The keeping of wild animals, as defined in this chapter, shall be prohibited in any residential or agricultural zoning district.

C. LIVESTOCK. THE KEEPING OF LIVESTOCK, AS DEFINED BY THIS CHAPTER, SHALL BE PROHIBITED IN ANY RESIDENTIAL DISTRICT, EXCEPT THAT THE KEEPING OF CHICKENS, IN COMPLIANCE WITH THE FOLLOWING REQUIREMENTS, IS PERMITTED AS AN ACCESSORY USE TO ANY SINGLE OR TWO FAMILY DWELLING:

(1) NO MORE THAN THREE (3) HENS (FEMALE CHICKENS) MAY BE KEPT ON ANY ONE OR TWO-FAMILY RESIDENTIAL PROPERTY, AND NO ROOSTERS SHALL BE ALLOWED;

(2) CHICKENS MUST BE KEPT IN AN ENCLOSURE SO CONSTRUCTED OR REPAIRED AS TO KEEP THE CHICKENS CONFINED ON THE OWNER'S PROPERTY, AND TO PREVENT RATS, MICE, OR OTHER RODENTS FROM BEING HARBORED UNDERNEATH, WITHIN, OR WITHIN THE WALLS OF THE ENCLOSURE;

(3) A COVERED ENCLOSURE OR FENCED ENCLOSURE SHALL BE KEPT IN A REAR YARD AND SHALL NOT BE LOCATED CLOSER THAN 10 FEET FROM ANY ADJACENT PROPERTY LINE, NOR CLOSER THAN 40 FEET FROM ANY RESIDENTIAL STRUCTURE ON AN ADJACENT PROPERTY;

(4) NO PERSON SHALL SLAUGHTER ANY CHICKENS.

D. NOTHING IN THE SECTION IS INTENDED TO PROHIBIT PETS SUCH AS FISH, GERBILS, HAMSTERS, NONVENOMOUS REPTILES AND SNAKES AND OTHER SMALL ANIMALS THAT ARE KEPT CONFINED TO A CAGE OR BOWL.

E. IN GENERAL.

(1) A PERSON OWNING, POSSESSING, OR HARBORING ANY ANIMAL PERMITTED BY THIS SECTION SHALL MAINTAIN ALL YARDS AND EXERCISE RUNS IN A SANITARY MANNER, INCLUDING THE REMOVAL OF ALL ANIMAL WASTE AND UNEATEN FOOD, AS NOT TO BECOME A NUISANCE BECAUSE OF ODOR OR ATTRACTION FOR FLIES AND VERMIN.

(2) IT SHALL BE UNLAWFUL FOR ANY PERSON TO ALLOW HIS/HER ANIMALS ON ANY PUBLIC AND/OR PRIVATE PROPERTY WITHOUT THE EXPRESSED PERMISSION OF THE OWNER AND WITHOUT FIRST HAVING THE MEANS OF RETRIEVING AND DISPOSING IN THEIR OWN FACILITIES ANY ANIMAL WASTE PRODUCED WHILE ON SUCH PROPERTY.

(3) NO PERSON SHALL KNOWINGLY OWN OR POSSESS ANY ANIMAL WHICH HABITUALLY BARKS, HOWLS OR YELPS IN SUCH A MANNER AS TO DISTURB THE REASONABLE PEACE AND QUIET OF THE NEIGHBORHOOD.

§ 220-4. Definitions.

WILD ANIMAL

Any animal not domesticated by humans or any animal which a person is prohibiting from possessing by law. Wild animals shall include, but shall not be limited to, the following: alligator (family), deer (family), opossum (family), badger, dog (wild family), primate excluding humans (family), bear, dog-wolf, raccoon, skunk, cat (wild family), lemur, spider (poisonous), coyote, lizard (poisonous), weasel (family), marten, snakes.

KENNEL

Any lot or premises on which four or more ~~animals~~ DOGS AND/OR FOUR OR MORE CATS, ~~four~~ SIX (6) months or more old~~, of the same species~~, are temporarily or permanently kept for sale, breeding, boarding, training, hobby, protection, or as pets.

LIVESTOCK

Horses, cattle, sheep, goats, POULTRY, SWINE, MULES, LLAMAS, and other useful animals normally kept or raised on a farm.

Article XIX. General Exceptions

§ 220-81. Essential services.

Essential services serving the City of Grand Ledge and essential transportation services authorized by state and federal law shall be permitted as authorized and regulated by law and other ordinances of the municipality. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the municipality shall receive the review and approval, after public hearing, of the ~~Board of Appeals~~ PLANNING COMMISSION. Such review of the ~~Board of Appeals~~ PLANNING COMMISSION shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and, further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the City.

§ 220-82. Voting place.

The provisions of this chapter shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

§ 220-83. Porches in residential districts.

[Amended 7-27-1998 by Ord. No. 442-98.2]

A. ~~An unenclosed, uncovered porch, deck, balcony or awning may project from a principal building into the required rear setback for a distance not to exceed 15 feet.~~ An unenclosed porch, deck balcony or awning may project from a principal building into the required rear setback for a distance not to exceed ~~20~~ FIFTEEN (15) feet; into a required front yard setback area for a distance not to exceed eight (8) feet; and into a required side yard setback area for a distance not to exceed three (3) feet, but in no case shall a porch, deck, balcony or awning be placed closer than five (5) feet to any lot line. When projecting from a detached accessory building, an unenclosed porch, deck, balcony or awning must comply with the minimum setback requirements for detached accessory buildings contained in § 220-64. Physical structures relating to barrier-free access, such as ramps, shall not be required to comply with setback requirements.

B. For purposes of this section, "unenclosed" is hereby defined as a porch, deck, balcony or awning which, except for roofs, pillars, posts, or railings, is completely open to the elements on at least two sides. If an unenclosed porch, deck, balcony or awning projects into the required setbacks as stated above, such structures shall not be enclosed by walls, windows, doors, screens or other barriers unless they are brought into compliance with the required setback requirements of this chapter.

§ 220-84. Access through yards.

For the purposes of this chapter, access drives may be placed in the required front or side yards so as to provide access to rear yards or accessory structures. These drives shall not be considered as structural violations in front and side yards. Further, any walk, terrace or other pavement servicing a like function, and not in excess of nine (9) inches above the grade upon which placed,

shall for the purpose of this chapter not be considered a structure, and shall be permitted in any required yard. Access drives shall in no instance drain onto adjacent properties.

§ 220-85. Architectural projections.

In any zoning district, architectural features, such as, but not limited to, window sills, cornices, eaves, bay windows, gutters, pilasters, chimneys, flues and other similar features may extend or project into a required yard not more than two (2) inches for each one (1) foot of width of such yard, and may extend or project into a required front or rear yard not more than three (3) feet. Architectural features shall not include those details which are nominally demountable such as wall signs or insignias.

§ 220-86. Yard regulations.

When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape or topography, or due to architectural or site arrangement, such regulations may be modified or determined by the ZONING Board of Appeals.

§ 220-87. Required lot area for residential districts.

Any residential lot created and recorded prior to the effective date of this chapter may be used for any permitted use even though the lot area and/or dimensions are less than those required for the district in which the lot is located, provided:

A. That the other requirements of the district are met.

B. That no adjacent VACANT land or lot is owned by the owner of the lot in question.

C. ~~That no lot shall be so reduced in area that the required open space will be smaller than those established as a minimum for the district in which the lot is located.~~ IF A LOT ALREADY HAS LESS THAN THE MINIMUM REQUIRED LOT AREA OR LOT WIDTH IT SHALL NOT BE DIVIDED OR REDUCED IN DIMENSIONS OR AREA SO AS TO INCREASE ITS NONCOMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THIS ORDINANCE

~~D. That any lot so excepted shall be no less than 50 feet in width at the street line.~~

§ 220-88. Lots adjoining alleys.

In calculating the area of a lot that adjoins an alley, for the purposes of applying lot area and setback requirements of this chapter, 1/2 of such alley abutting the lot shall be considered as part of such lot.

§ 220-89. Height limit.

The following kinds of structural appurtenances shall be permitted to exceed the height limitations for authorized nonresidential uses only when all of the following conditions can be satisfied:

A. No portion of any building or structure permitted as an exception to a height limitation shall be used for human occupancy or for commercial enterprise.

B. Any structural exception to height limitations shall be erected only to such height as may be necessary to accomplish the purpose it is intended to serve and will not become a hazard to aviation.

C. Structural elements may not exceed 20% of the gross roof area, without approval of the Zoning Board of Approval.

D. Structures qualifying for exception include those listed below:

(1) Structures that are ornamental in nature such as church spires, belfries, cupolas, domes, ornamental towers, flag poles and monuments.

(2) Appurtenances that have a mechanical or structural function such as chimneys and smokestacks, water tanks, elevator and stairwell, penthouses, ventilators, bulkheads, cooling towers, and grain and seed elevators.

(3) Public monuments.

§ 220-90. ~~Gas station~~ Canopies.

ACCESSORY canopy structures ~~accessory to a gasoline service station~~ may be permitted to extend into a required yard setback when the following conditions are met:

A. Such canopies shall remain unenclosed.

B. Cantilevered canopies may be no closer than 15 feet to a lot line or road right-of-way.

C. In no instance shall a pier or other supporting member be located within a required setback.

D. Such canopies shall not cover more than 25% of the zoning lot.

§ 220-57. Parking requirements.

There shall be provided in all districts at the time of erection, alteration or enlargement of any principal building or structure, automobile off-street parking space, with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

A. All uses within the ~~Parking Special Assessment~~ CENTRAL BUSINESS District shall be exempt from the numerical parking space requirements of this Zoning Chapter.

B. All off-street parking areas required in this chapter shall be located on the same lot, on the immediate premises of the developed site, and in the same district as the use they are intended to serve~~, with the exception of the following uses:~~. Parking for places of worship or assembly, private clubs, associationS and institutions shall be within ~~500~~ 300 feet measured from the ~~nearest point of the~~ parking area to the nearest point of pedestrian entrance to the building.

~~(1) In an I-1 Industrial District, parking for employees shall be within 800 feet from a pedestrian entrance for employees.~~

~~(2) Parking for places of worship or assembly, private clubs, association and institutions shall be within 500 feet measured from the nearest point of the parking area to the nearest point of pedestrian entrance to the building.~~

C. In addition to other applicable standards of this chapter in general and this article in particular, within residential districts the following additional standards shall apply:

(1) Residential off-street parking spaces shall consist of a parking bay, strip, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve.

(2) In single-family residential districts, the parking of vehicles in a ~~required~~ front yard is prohibited, except in a driveway and no driveway located in a required front yard shall occupy more than 30% of the required front yard. IN NO CASE, HOWEVER, SHALL A DRIVEWAY IN SINGLE-FAMILY RESIDENTIAL DISTRICTS EXCEED 20 FEET IN WIDTH WITHIN THE ROAD RIGHT-OF-WAY.

(3) The parking or storage of junk vehicles as defined by this chapter shall not be permitted in a residential district.

(4) ~~Unless otherwise provided in this chapter~~ The parking or storage of the following shall not be permitted in a residential district unless within a completely enclosed building.

(a) A vehicle with three or more axles;

(b) A construction vehicle, farm vehicle or equipment including, but not limited to, a trailer, backhoe, BULL DOZER, CHERRY PICKER or dump truck;

(c) A vehicle with a gross weight exceeding 10,000 pounds; and

(d) A vehicle which exceeds 12 feet in height or 35 feet in length.

(5) THE PARKING OF ONE UTILITY TRAILER ON AN APPROVED DRIVEWAY IS PERMITTED ON EACH SINGLE FAMILY RESIDENTIAL LOT. ADDITIONAL UTILITY TRAILERS MUST BE PARKED IN A COMPLETELY ENCLOSED STRUCTURE.

D. In all districts, any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

E. In all districts, off-street parking existing at the effective date of this chapter in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building, structure or use.

F. Joint use of parking space.

(1) The joint use of parking facilities by two or more uses may be granted by the Planning Commission whenever such use is practical and satisfactory to each of the uses intended to be served and when all requirements for location, design and construction can be satisfied.

(2) In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced below the sum total of the individual space requirements.

(3) A copy of an agreement between joint users shall be filed with the application for a building permit and recorded with the Registrar of Deeds of Eaton County. The agreement shall include a guarantee for continued use of the parking facility for each party to the joint use.

G. The storage of trucks, merchandise and equipment, the display of motor vehicles for sale, or the repair of vehicles is prohibited, EXCEPT IN THOSE ZONING DISTRICTS WHERE SUCH ACTIVITY OR USE IS OTHERWISE PERMITTED. ON SINGLE FAMILY RESIDENTIAL LOTS, ONE VEHICLE MAY BE DISPLAYED FOR SALE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE VEHICLE MUST BE PARKED ON AN APPROVED DRIVEWAY/PARKING SPACE;

2. THE OWNER OF THE VEHICLE MUST RESIDE ON THE PROPERTY ON WHICH THE VEHICLE IS BEING SOLD;

3. NO MORE THAN FOUR (4) VEHICLES MAY BE DISPLAYED/SOLD FROM ANY SINGLE FAMILY RESIDENTIAL LOT OVER THE COURSE OF ONE (1) CALENDAR YEAR.

H. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission determines to be similar in type.

I. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including 1/2 shall be disregarded and fractions over 1/2 shall require one parking space.

J. For the purpose of computing the number of parking spaces required, § 220-4, Definitions, "floor area, usable" and "floor area, gross," shall govern.

K. Off-street parking may be permitted in a side or rear yard unless otherwise provided in this chapter.

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

Use	Number of Minimum Parking Spaces Per Unit of Measure
Residential	
a. Housing for the elderly	1 for each 3 units and 1 for each employee; should units revert to general occupancy, then 1 1/2 ~~units~~ SPACES FOR EACH DWELLING UNIT
b. Residential, one-family	2 for each dwelling unit
c. Multiple-family	2 for each dwelling unit ~~containing 1 bedroom; 2 1/2 for each dwelling unit containing 2 bedrooms; 3 for each dwelling unit containing 3 bedrooms~~
d. Mobile home park	2 for each mobile home pad and 1 for every ~~3~~ 10 mobile homes to accommodate visitor parking
e. Family day-care home	2 plus 1 for each nonresident employee
f. Group day-care home	2 plus 1 for each NONRESIDENT employee~~; in addition, a designated drop-off area is required~~
Institutional	
a. Places of worship	1 for each 3 seats or ~~5~~ 6 feet of pew in the main area of worship
b. Hospitals/health care centers	2 for each ~~1~~ bed
c. Convalescent homes, nursing homes and adult foster care facilities with more than 6 adults receiving foster	1 for every ~~4~~ 10 persons in residence plus 1 for each employee in the largest working shift

Use	Number of Minimum Parking Spaces Per Unit of Measure
care]	
d. Elementary or junior high schools	1 for each ~~1~~ teacher & employee~~, or administrator plus the requirements for an auditorium or stadium~~; in addition, 5 spaces shall be provided for visitor parking
e. High schools	1 for each employee or administrator, and 1 for each 5 students, ~~plus the requirements for an auditorium or stadium~~; in addition, 10 spaces shall be provided for visitor parking
f. Private clubs, or lodges	1 per 100 square feet of usable floor area
g. Private golf clubs, swim clubs, tennis clubs, or other similar uses	1 for every 2 member families or individuals plus additional spaces for accessory uses
h. Golf courses open to the general public except miniature courses	3 for each golf hole and 1 for each employee, plus spaces required for each accessory use such as a restaurant or bar
i. Stadium or sports arenas or similar outdoor place of assembly	1 for each 3 seats or 6 feet of benches
j. Theaters and auditoriums	1 for each 3 seats plus 1 for each employee
k. Library, museum or post office	1 for each 150 square feet of usable floor space
l. Nursery schools\day-care centers	2 plus 1 for each caregiver or teacher, plus off-street loading space for children entering and leaving the facility
Commercial	
a. Auto service stations (full service)	~~2~~ 1 for each lubrication stall, rack or pit; and 1 for each gasoline pump stand; ~~and 1 for each vehicle used as part of the equipment of the gasoline service station~~; in addition, parking for accessory uses, such as minimarkets must be provided
b. Auto service stations (self-serve)	1 ~~1/2~~ spaces for each fueling station~~; in addition, 1 parking space shall be provided for each 50 square feet of usable floor area in the cashier's and office areas~~; in no instance shall such a facility provide less than 3 parking spaces; in no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel; in addition, parking for accessory uses, such as minimarkets, must be provided
c. Auto wash (automatic)	1 for each ~~1~~ employee
d. Auto wash (self-washing or coin-operated)	~~3~~ 1 for each stall in addition to the stall itself
e. Beauty parlor, barber-shop, or salon	2 spaces for each of the first 2 chairs, and 1 ~~1/2~~ spaces for each additional chair
f. Carry-out restaurants (with no eating on premises)	1 for each employee and 1 for each ~~60~~ 100 square feet of usable floor area with a minimum of 4 spaces
g. Bowling alleys	4 for each bowling lane plus parking for accessory uses such as restaurants or bars

Use	Number of Minimum Parking Spaces Per Unit of Measure
h. Dance halls, roller rinks, exhibition halls and assembly halls without fixed seats	1 for each 3 persons allowed within the maximum occupancy load as established by the Fire Marshal
i. Drive-in restaurant	1 for each employee and 1 for each ~~25~~ 50 square feet of usable floor area, IN ADDITION TO STACKING SPACES FOR THE DRIVE-THROUGH LANE(S)
j. Establishments for sale and consumption, on the premises, of beverages, food or refreshment	1 for each 50 square feet of usable floor area
k. Funeral home or mortuaries	1 for each 50 square feet of usable area of assembly room and parlors
l. Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or other similar uses	1 for each 800 square feet of usable floor area (for that floor area used in processing, 1 additional space shall be provided for each 2 persons employed therein)
m. Golf driving range	1 space for each driving tee plus 3 spaces for employees
n. Hardware stores	1 for each ~~300~~ 500 square feet of usable floor area
o. Ice-skating or roller rink	1 for each seat or 6 feet of benches, or 1 for each 150 square feet of skating area, whichever is greater
p. Laundromats and coin-operated dry cleaners	1 for each ~~2~~ 4 machines
q. Miniature golf courses	2 spaces per hole plus 5 additional spaces to accommodate employees
r. Motel/hotel, bed-and-breakfast	1 for each rental unit, plus 2 additional spaces for management and/or service personnel
s. Motor vehicle sales establishments	1 for each ~~200~~ 300 square feet of usable floor area of sales room plus 1 for each auto service stall in the service room if provided
t. Pool hall or club	1 for each 3 persons allowed within the maximum occupancy load as established by the Fire Marshal
u. Retail stores except as otherwise specified herein	1 for each ~~150~~ 250 square feet of usable floor area
v. Self storage rental	1 space for each employee and 1 space for each 50 storage rental units
w. Shopping center and super markets	1 for each ~~200~~ 300 square feet of usable floor area for the first 15,000 square feet; 1 for each ~~250~~ 350 square feet for the next 15,001 to 450,000 square feet of usable floor area
x. Amusement arcade	1 for each ~~1 game table and 1 for each amusement device~~ 200 SQUARE FEET OF USABLE FLOOR AREA
y. Athletic clubs, exercise establishments, health studios, sauna baths, martial arts studios and other similar uses	1 parking space for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes plus 1 space per

Use	Number of Minimum Parking Spaces Per Unit of Measure
	employee; in those instances where memberships are provided for, not less than 1 space per each 5 memberships shall be provided plus 1 space per employee
Offices	
a. Banks	1 for each ~~100~~ 200 square feet of usable floor area
b. Banks (drive-through only)	1 for each employee, IN ADDITION TO STACKING SPACES FOR THE DRIVE-THROUGH LANE(S)
c. Business offices or professional offices except as indicated the following item	1 for each ~~200~~ 250 square feet of usable floor area
d. Professional offices or clinics of doctors, dentists or similar professions	1 for each ~~100~~ 200 square feet of usable floor area
Industrial	
a. Industrial or research establishments	5 plus 1 space for every 1 1/2 employees in the largest working shift or 5 plus 1 space for every 450 square feet of usable floor area, which ever is greater; space on the site will also be provided for all construction workers during periods of plant construction
b. Wholesale establishments	1 for every 1 employee in the largest working shift, or 1 for every 1,200 square feet of usable floor space, whichever is greater

M. IF REQUESTED BY AN APPLICANT, UP TO TWENTY PERCENT OF THE REQUIRED PARKING SPACES MAY BE LEFT AS OPEN GREEN SPACE, IF THE PROPERTY OWNER CAN DEMONSTRATE TO THE SATISFACTION OF THE PLANNING COMMISSION THAT SUCH SPACES ARE NOT NEEDED. IF SUCH MODIFICATION IS APPROVED BY THE PLANNING COMMISSION, THE FOLLOWING CONDITIONS SHALL APPLY:

(1) THE SITE PLAN MUST DEMONSTRATE THAT THE PROPERTY AND THE STORM WATER MANAGEMENT SYSTEM THERON IS CAPABLE OF ACCOMMODATING THE TOTAL NUMBER OF REQUIRED PARKING SPACES.

(2) THE SITE MAY BE PERIODICALLY REVIEWED TO DETERMINE IF THE PARKING SPACES PROVIDED ARE ADEQUATE TO SUPPORT THE USE OF THE PROPERTY. IF FOUND TO BE INADEQUATE, THE REQUIRED AMOUNT OF PARKING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN WITHIN NINE (9) MONTHS AFTER NOTIFICATION BY THE PLANNING OFFICE.

N. IN ORDER TO MINIMIZE EXCESSIVE AREAS OF PAVEMENT WHICH NEGATIVELY IMPACT AESTHETIC STANDARDS AND CONTRIBUTE TO HIGH VOLUMES OF STORMWATER RUNOFF, THE MAXIMUM AMOUNT OF OFF-STREET PARKING PERMITTED FOR ANY USE SHALL NOT EXCEED THE AMOUNT OF PARKING REQUIRED BY SECTION 220-57(L). THIS REQUIREMENT SHALL NOT APPLY TO

SINGLE-FAMILY OR TWO-FAMILY DWELLINGS. IF PERMEABLE PAVEMENT IS UTILIZED, THE NUMBER OF PARKING SPACES MAY BE INCREASED BY 10% OF THE AMOUNT OF PARKING REQUIRED BY SECTION 220-57(L). IN ANY CASE, THE PLANNING COMMISSION MAY PERMIT ADDITIONAL PARKING OVER AND ABOVE THE NUMBER OF SPACES REQUIRED BY SECTION 220-57(L) BASED ON EVIDENCE DEMONSTRATING THAT ADDITIONAL PARKING SPACES ARE NECESSARY TO ACCOMMODATE THE USE ON A TYPICAL DAY.

(O) ONE BICYCLE RACK THAT CAN SUPPORT AT LEAST TWO BICYCLES IN AN UPRIGHT POSITION IS REQUIRED FOR EACH PARCEL OF LAND IN THE B-1 HIGHWAY SERVICE AND OS OFFICE SERVICE DISTRICTS. A REDUCTION IN THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY SECTION 220-57(L) SHALL BE PERMITTED FOR THE PROVISION OF BICYCLE PARKING IN ALL DISTRICTS PROVIDED THAT:

(A) NO FEE IS REQUIRED FOR USE OF THE BICYCLE PARKING;
(B) WHEN CALCULATION OF THE MAXIMUM NUMBER OF REDUCED PARKING SPACES RESULTS IN A FRACTION, THE RESULTING NUMBER SHALL BE ROUNDED TO THE NEXT HIGHEST INTEGER;
(C) BICYCLE PARKING SPACES SHALL BE LOCATED WITHIN 100 FEET OF AN ENTRANCE TO THE STRUCTURE;
(D) BICYCLE PARKING SPACES MUST SUPPORT A BICYCLE IN AN UPRIGHT POSITION; ALLOW BOTH THE BICYCLE FRAME AND THE FRONT WHEEL TO BE LOCKED; BE SECURELY ANCHORED TO A HARD SURFACE, SUCH AS ASPHALT, CONCRETE, OR BRICK PAVERS, WITH DIMENSIONS OF AT LEAST 6 FEET BY 2 FEET; AND BE CONSTRUCTED OF MATERIALS THAT RESIST CUTTING, RUSTING, BENDING, AND DEFORMATION; AND
(E) THE REDUCTION IN THE NUMBER OF AUTOMOBILE PARKING SPACES SHALL BE REDUCED BY NO MORE THAN ONE (1) SPACE FOR EACH SIX (6) BICYCLE PARKING SPACES, BUT BY NO MORE THAN TWENTY (20) PERCENT OF THE TOTAL REQUIRED SPACES.

<u>§ 220-58. Off-street parking layout, standards, construction and maintenance.</u>

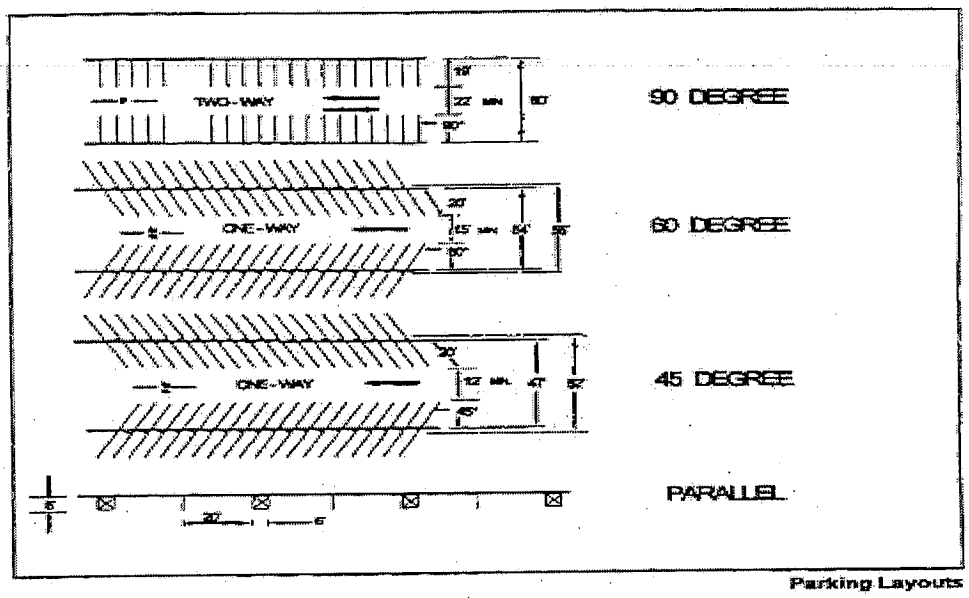
Any permanent off-street parking facility, unless otherwise specified in this section, shall be laid out, constructed and maintained in accordance with the following standards and regulations:

A. No parking lot shall be constructed without review and approval by the City Engineer and review by the Zoning Administrator or Planning Commission. ~~Review and approval by the City Engineer is also required.~~ Applications for a permit shall be submitted to the City in such form as may be determined by the Zoning Administrator and shall be accompanied with ~~two sets of~~ plans for the development and construction of the parking lot showing that the provisions of this article will be fully complied with.

B. Plans for the layout of parking facilities shall be in accord with the following minimum requirements:

Parking Pattern	Aisle Width* (feet)	Parking Space Length (feet)	Parking Space Width (feet)	Total Width of One Tier of Spaces + Aisle (feet)	Total Width of Two Tiers of Spaces + Aisle (feet)
0° (parallel)	12	23	8	28	36
45°	12	20	8.5	32	52
60°	15	20	8.5	36	58
90°	22	19	9	41	60

NOTES: * The required aisle width may be reduced by not more than four feet provided that the depth of each parking space shall be increased by a dimension not less than the reduction of the aisle width for that portion of the parking area so reduced.



Parking Layouts

C. Except for single-family and two-family residential uses, adequate lighting shall be provided throughout the hours when the parking area is in operation. All lighting shall be in conformance with § 220-70, Exterior lighting.

D. Adequate ingress and egress to the parking lot shall be provided. The Planning Commission shall have full power to regulate and determine the places of ingress and egress so that traffic on the streets and highways of the City shall be controlled, regulated and coordinated and to require the installation and maintenance of suitable barriers to insure the safety of pedestrians passing any such parking lot, in order to provide for the greatest possible public safety and welfare. Such necessary directional signs and controls as are required by the City shall be established and maintained by the owner or lessee of the parking lot.

E. The Planning Commission may require the joining of parking lots in adjacent parcels in order to reduce the number of curb cuts onto a public street and to facilitate movement between sites.

F. All parking spaces shall be clearly striped with lines at least four inches in width.

G. Except for parallel parking, where parking abuts a private sidewalk or other on-site pavement at least five feet in width, two feet may be credited toward the total required parking space length.

H. Except for single-family and two-family uses, all parking lots shall have access from a clearly limited and defined driveway not less than 15 feet wide for a one-way and 22 feet wide for two-way traffic.

I. The required number, size and spacing of handicapped parking spaces shall be determined by state rules and regulations.

J. Parallel parking spaces shall be striped so as to show a space 20 feet in length with a six-foot maneuvering space for each two parking spaces.

K. Except for a driveway providing access to a single OR TWO FAMILY dwelling unit, all parking spaces shall have access from an aisle on the site.

L. Vehicular access to a parking lot shall not be across any zoning district that would not permit the principal use or parking lot.

M. Bumper stops, curbing or wheel blocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, fence or buffer strips or upon any building adjacent to the parking lot.

N. All required parking spaces, drives and aisles shall be hard-surfaced concrete or asphalt except for such seasonal and transient uses as City parks, golf courses, carnivals, stadiums and sports arenas and like uses. THE USE OF PERMEABLE PAVING MATERIAL THAT MEETS THE FOLLWING CRITERIA IS PERMITTED, AFTER REVIEW AND APPROVAL BY THE CITY ENGINEER:

(1) THE PERMEABLE PAVING MATERIAL SHALL HAVE SIMILAR STRUCTURAL CHARACTERISTICS TO ASPHALT OR CONCRETE, AND SHALL BE CAPABLE OF WITHSTANDING NORMAL PARKING LOT AND DRIVE AISLE USE.
(2) PRODUCTS, INCLUDING SUB-GRADE SOILS, SHALL BE INSTALLED PER MANUFACTURER AND PRODUCT INSTALLATION SPECIFICATIONS.
(3) DECOMPOSED GRANITE, CRUSHED ROCK AND GRAVEL ARE NOT PERMITTED AS A DRIVE AISLE OR PARKING LOT SURFACE.
(4) ANY PRODUCT INSTALLED WITHIN AREAS DESIGNATED BY THE FIRE DEPARTMENT AS A FIRE LANE MUST BE APPROVED BY THE FIRE DEPARTMENT.

O. Except for a driveway providing access to a single OR TWO FAMILY dwelling unit, all hard-surface parking areas, including landscape islands, shall be constructed with concrete curbs. THIS REQUIREMENT MAY BE WAIVED BY THE PLANNING COMMISSION, AFTER REVIEW AND RECOMMENDATION BY THE CITY ENGINEER.

P. ~~All interior and abutting streets shall have rights-of-way of a sufficient width to accommodate the vehicular traffic generated by the uses permitted in the district or adequate provision shall be made at the time of the approval of the parking plan for such sufficient width of rights-of-~~

~~way. The right-of-way provided to satisfy this condition shall conform to the right-of-way standards as provided by the City.~~

Q. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single OR TWO family residential use shall be at least 25 feet ~~distant~~ from AN adjacent property. In unusual circumstances or where a significant public benefit can be achieved, the Planning Commission may waive or modify this requirement.

R. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

~~S. Where access to the off-street parking facility is onto an unpaved street or alley, provisions shall be made for paving 1/2 of the street abutting the length of the property in accordance with the standards set by the City. Such provisions shall consist of a cash deposit or letter of credit in an amount equal to the estimated assessable cost of said improvement in accordance with the standard policy of the City of Grand Ledge. Said money or letter of credit shall be returned after one year if the improvement is not carried out.~~

~~T.~~ S. Maneuvering lanes serving angle parking shall permit one-way traffic movements only; lanes serving right angle parking may permit two-way movement. The mixing of one-way and two-way movements within a lot shall be permitted only in exceptional instances and with the approval of the Planning Commission.

~~U.~~ T. Dead-end off-street parking aisles are discouraged, especially in connection with business uses. Such aisles shall be no more than eight spaces deep and should, in any case, be used only when there is no reasonable alternative. If more than eight spaces deep, the layout shall provide a means for vehicles to turn around if all spaces are occupied.

~~V.~~ U. Parking lot trees shall be provided in accord with § 220-66, Landscaping.

~~W.~~ V. Walls, FENCES and berms shall be provided in accordANCE with § 220-67, Walls, FENCES and berms.

§ 220-59. Off-street loading and unloading.

LOADING AND UNLOADING SPACE SHALL BE PROVIDED FOR EACH ~~On the same premises with every~~ building~~,~~ OR structure ~~or part thereof,~~ involving the receipt or distribution of vehicles, materials or merchandise~~, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading~~ in order to avoid undue interference with public use of dedicated streets or alleys. Such space shall be provided as follows:

A. Unless otherwise indicated, all spaces shall ~~be laid out in the~~ HAVE dimensions of at least 10 feet by 50 feet, with a clearance of at least 14 feet in height.

B. Loading space may be enclosed.

C. Loading dock approaches shall be provided with a pavement having an asphaltic or cement binder so as to provide a permanent durable and dustless surface.

~~D. Access to a loading space shall be provided directly from a public street or alley and such space shall be so arranged as to provide sufficient off-street maneuvering space as well as adequate ingress to and from a street or alley.~~

E. Unless otherwise indicated, loading space is permitted in a rear yard only. In exceptional instances, loading space may be permitted in a side yard with approval of the Planning Commission, provided that such location is necessitated by the site conditions, the side yard is not a street yard and provided that the area is screened from view from any public street.

F. Loading space shall be distinct from and shall not interfere with parking aisles or spaces.

G. The Planning Commission may waive or modify loading requirements where unusual circumstances exist.

H. Within an OS~~, CBD or~~ B-1 District, off-street loading and unloading shall be provided IN ~~according~~ ACCORDANCE WITH ~~to~~ the following provisions:

(1) FOR USES WITH A GROSS FLOOR AREA OF LESS THAN 2,000 SQUARE FEET, NO LOADING SPACE IS REQUIRED.

(2) FOR USES WITH A GROSS FLOOR AREA FROM 2,000 TO 20,000 SQUARE FEET, ONE LOADING SPACE SHALL BE PROVIDED.

(3) FOR USES WITH A GROSS FLOOR AREA FROM 20,001 TO 100,000 SQUARE FEET, ONE LOADING SPACE SHALL BE PROVIDED FOR EACH 20,000 SQUARE FEET IN EXCESS OF 20,001 SQUARE FEET.

(4) FOR USES WITH A GROSS FLOOR AREA OF MORE THAN 100,001 SQUARE FEET, FIVE LOADING SPACES SHALL BE PROVIDED PLUS ONE SPACE FOR EACH 50,000 SQUARE FEET IN EXCESS OF 100,001 SQUARE FEET.

~~(1) For office buildings of less than 20,000 square feet in gross floor area, at least one loading space with minimum dimensions of nine feet by 20 feet, separate from off street parking, shall be provided and may be located in any yard.~~

~~(2) For office buildings greater than 20,000 square feet loading shall be provided at the ratio of one space for each 40,000 square feet above 20,000 square feet.~~

~~(3) For commercial uses, loading shall be provided at the ratio of 10 square feet per front foot of building.~~

~~(4)~~(5) For automobile service stations required loading space may be located in any yard.

~~(5)~~(6) Where a public alley exists or is provided at the rear of buildings, the loading requirements may be computed from the center of said alley.

I. All spaces in an I-1 or I-2 District shall be provided in the following ratio of spaces to usable floor area:

(1) For uses with a gross floor area of less than 20,000 square feet, one loading space shall be provided.

(2) For uses with a gross floor area from 20,000 to 100,00~~0~~1 square feet, one loading space shall be provided plus one space for each additional 50,000 square feet.

(3) For uses with a gross floor area from 100,00~~0~~1 to 500,000 square feet, three loading spaces shall be provided plus one space for each 50,000 square feet in excess of 100,00~~0~~1 square feet.

~~J. Unless otherwise provided, within any zoning district, loading space shall be provided for uses other than single-family or multiple-family dwellings as follows:~~

~~(1) Funeral homes and mortuaries shall provide one loading space for each 5,000 square feet of gross floor area plus one space for each additional 10,000 square feet.~~

~~(2) For hospitals and similar uses of less than 10,000 square feet in gross floor area, at least one loading space with minimum dimensions of nine feet by 20 feet, separate from off-street parking, shall be provided and may be located in any yard.~~

~~(3) For hospitals and similar uses with a gross floor area of 10,000 square feet or greater, one loading space shall be provided plus one space for each 50,000 square feet in excess of 10,000 square feet.~~

~~(4) For all other uses, one space shall be provided per building or use. The Planning Commission shall determine the appropriate size of such space.~~