

Article 7.16 Parking, Loading, Access and Circulation Requirements

7.16.01 General Requirements

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

- (a) **Location of Spaces on a Lot.** Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard or within a minimum side yard setback unless otherwise provided in this Ordinance.
- (b) **Off-site Spaces.** Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
- (c) **Single and Two-family Dwellings Parking Components.** Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage or combination thereof including spaces in a stacking configuration and shall be located on the premises they are intended to serve. Lawn and yard areas, other than designated parking areas, shall not be utilized for off-street parking.
- (d) **Parking for Other Uses.** Required off-street parking for all other uses shall consist of an unencumbered parking stall or strip, parking bay, vehicle maneuvering space or driveway, garage or combinations thereof. All residential parking shall be located on the premises it is intended to serve. Parking garages or structures, when accessory to a principal use, shall be subject to the applicable provisions of this Ordinance.
- (e) **Replacement of Required Parking Spaces.** Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal parking facilities are provided elsewhere.
- (f) **Reduction of Existing Parking.** Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- (g) **Collective Parking.** The required off-street parking spaces for two (2) or more buildings or uses may be provided collectively by a group of off-street parking spaces subject to the following:
 - (1) The total number of spaces provided collectively shall not be less than the sum of spaces required for each separate use. However, the Planning Commission may

reduce the total number of spaces if they determine that the operating hours of the buildings or uses do not overlap.

- (2) The collective off-street parking shall not be located farther than five hundred (500) feet from the building or use being served measured from the nearest point of the building or use entrance to the nearest point of the off-street parking lot.
- (h) The sale or storage of merchandise, motor vehicles or trailers, trucks, construction trailers or the repair of vehicles is prohibited on off-street parking lots.
- (i) For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which is similar in type.
- (j) When units or measurements determining the number of required parking spaces result in the requirement for a fractional space, any fraction up to and including one-half (2) shall be disregarded and fractions over one-half (2) shall require one (1) parking space.
- (k) Wherever the City shall establish off-street parking facilities by means of a special assessment district, or by any other means, the City may determine, upon completion and acceptance of such off-street parking facilities by the City, all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district, or districts, shall be exempt from the requirements of this Section for privately supplied off-street parking facilities.

(l) Recreational Vehicle Parking and Storage

(1) Standards in Residential Districts

- a. Except as otherwise permitted in this Section, recreational vehicles and equipment greater than one hundred and four (104) inches in width or thirty-seven (37) feet in length shall not be parked or stored on any lot or parcel or on the road in any Residential District.
- b. Recreational vehicles and equipment one hundred and four (104) inches in width or thirty-seven (37) feet in length or less shall be parked and stored in the side or rear yards.
- c. For the purposes of loading and unloading, recreational vehicles, and equipment may be parked anywhere in a driveway or parking area on a residential premises for a period not to exceed two (2) days.
- d. Such equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.
- e. Recreational vehicles and equipment may not be stored or parked in residential districts for the purpose of making major repairs, refurbishing, or reconstruction of the recreational vehicle or equipment.

f. Recreational vehicles must have a current or prior year license plate and registered to an occupant of the dwelling unit on the parcel on which it is stored.

(2) **Non-Residential Districts.** The storage of recreational vehicles and equipment in Non-Residential Districts when it is not associated with the business of the property, shall provide proper screening so that it is not visible from the road and abutting residential areas.

(m) Repair of Vehicles

(1) The parking, carrying out of repair, restoration and maintenance procedures or projects on vehicles in any Residential District, when such work is not conducted entirely within the interior of the vehicle, shall be subject to the following limitations:

- a. All vehicles parked or being worked on outside shall be on an improved driveway surface, licensed, and operable.
- b. Procedures exceeding forty-eight (48) hours in duration or which require the vehicle to be inoperable in excess of forty-eight (48) hours shall be conducted within an enclosed building.
- c. Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.

(n) Parking of Commercial Vehicles

(1) Parking of commercial vehicles over two (2) tons shall be prohibited in all Residential Districts; except this restriction shall not apply to essential public service vehicles.

(2) It shall be unlawful for the owner, tenant, or lessee of any lot to permit the open storage or outdoor parking of semi-tractor (WB-50 or larger) trucks and/or semi-trailers, bulldozers, earth carriers, cranes, or any other similar equipment or machinery, unless the storage or display of such vehicles is an approved use or unless the vehicles are temporarily parked while in use for approved construction on such lot.

7.16.02 Number of Spaces Required

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule. The requirements of this section shall not apply to property located within the area zoned CBD-1 Central Business District and shall be reduced to one-half (1/2) for that area zoned CBD-2 Central Business District:

Table 7.16.1: Parking Space Numerical Requirements

GFA = Gross Floor Area UFA = Useable Floor Area	
Residential	
One-Family Dwellings	Two (2) spaces per dwelling unit
Multiple-Family Dwellings	Two (2) spaces for each dwelling unit having two (2) or less bedrooms and two and one-half (2½) spaces for each dwelling unit having three (3) or more bedrooms
Manufactured Homes in a Manufactured Housing Park	Three (3) spaces for each mobile home site and one (1) space for each employee of the mobile home park
Boarding and rooming houses	Two (2) spaces for the owner-occupant and one (1) space for each roomer
Housing for the Elderly	
Assisted Living or Interim Care Housing	One (1) space per each room or three (3) beds, whichever is less
Dependent Housing Facilities including convalescent homes, nursing homes, rest homes, etc.	One (1) space per each four beds or two rooms, whichever is less
Senior Apartments	One (1) space per unit
Institutional/Public	
Churches, Temples & Other Places of Worship or Public Assembly	The greater of one (1) space per each three seats or six (6) feet of pews in the main unit of worship, plus required spaces for any accessory uses such as a school, child care center, recreation facilities, etc.
Hospitals, Urgent Care Centers, & Similar Uses	Two (2) spaces per bed plus parking for related uses
Municipal Office Buildings	One (1) space per 250 sq. ft. of GFA
Schools, Elementary & Junior High Schools	One (1) space for each teacher, employee or administrator plus spaces required for any assembly hall, auditorium, and/or outdoor arena or athletic fields
Senior High Schools	One (1) space for each teacher, employee or administrator, and one (1) space for each 10 students, plus spaces required for any assembly hall, auditorium, and/or outdoor arena or athletic fields
Group Day-care Homes, Adult Foster Care Group Homes, & Adult Congregate Care Facilities	One (1) space per four residents, plus one (1) space per employee, plus adequate drop-off spaces
Public Utility Use	One (1) space per employee
Colleges, Business & Vocational Schools, & Technical Training Facilities	Two (2) spaces per classroom plus 15 student spaces per classroom plus parking required for any assembly hall, auditorium, or outdoor arena
Lodge & Union Halls; Fraternal Orders; Private & Civic Clubs & Similar Uses	One (1) space per every three (3) persons allowed within the maximum occupancy load as established by the Michigan Building Code
Fraternity or sorority	One (1) space for each five (5) permitted active members; or one (1) space for each two (2) beds, whichever is greater
Stadium, sports arena or similar place of outdoor assembly	One (1) space for each three (3) seats or five (5) feet of benches
Theaters and auditoriums	One (1) space for each three (3) seats plus one (1) space for each two (2) employees

GFA = Gross Floor Area UFA = Useable Floor Area	
Nursery school, day nurseries or child care centers	One (1) space for each 350 sq. ft. of UFA plus one (1) space for each employee
Library, museum, post office	One (1) space for each 150 sq. ft. of UFA
Business and Commercial	
Retail stores with 80,000 square feet GFA or less, unless otherwise specified	One (1) space for each 250 sq. ft. of GFA including outdoor sales space
Retail stores, Planned Commercial Center or Regional Retailer with over 80,000 sq. ft. GFA	One (1) for each 275 sq. ft. of GFA, including outdoor sales space
Animal Grooming Establishments	One (1) space per 300 sq. ft. of GFA plus one (1) space per employee
Automobile Service Stations	One (1) space per each pump island and service bay (bay can be included as a space), plus one (1) space per employee, one (1) space for each 500 sq. ft. of GFA devoted to sales of automotive goods, plus required spaces for any convenience store (mini-mart), restaurant or auto wash
Automobile Washes (Automatic)	One (1) space per employee, plus stacking space equal to five times the maximum number of possible vehicles undergoing some phase of washing at the same time
Automobile Wash (self-service or coin operated)	Five (5) spaces for each washing stall in addition to the stall itself
Minor and Major Auto Repair Shops	Three (3) spaces for each service bay (bay can be included as a space), plus one (1) space per employee, plus one (1) space for each tow truck. Plus one (1) stacking space per bay
Automobile & Vehicle Dealerships incl. Recreational Vehicles, Boats, Motorcycles, & Mobile Homes	One (1) space per 400 sq. ft. of GFA of interior sales space plus one (1) space per 600 sq. ft. of GFA of exterior display, plus one (1) space per each service bay
Beauty parlor or barber shop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1-1/2) spaces for each additional chair
Dance halls, pool or billiard parlors	One (1) space for each two (2) persons allowed within the maximum occupancy load as established by the Michigan Building Code
Repair shops, showroom of a plumber or decorator, electrician or similar trade, shoe repair, and other similar uses	One (1) space for each eight hundred (800) sq. ft. of UFA
Furniture and appliance, carpeting and flooring, hardware and home improvement stores	100,000 sq. ft. GFA or less: One (1) for 250 sq. ft. of GFA, including outdoor sales space Over 100,000 sq. ft. GFA: One (1) for each 275 sq. ft. of GFA, including outdoor sales space
Wholesale establishments and Warehouse Clubs	One (1) for each 500 sq. ft. of GFA, including outdoor sales space
Banks, with or without drive-thru service	One (1) for each 100 sq. ft. of UFA, plus stacking space for drive-thru windows as required in Section 7.16.07
Kennels, Commercial	One (1) space per 400 sq. ft. of GFA, plus one (1) space per employee

GFA = Gross Floor Area UFA = Useable Floor Area	
Laundromats	One (1) space per each two (2) washing machines, plus two (2) spaces for employees
Mini or Self-storage Warehouses	Minimum of six (6) spaces
Motel, Hotel, Bed & Breakfast Inn, Boarding Houses & Similar Uses	One (1) space per guest room, plus one (1) space per employee, plus 75% of required spaces for restaurants, conference rooms, banquet halls and other uses
Conference, Meeting or Banquet Rooms, Exhibit Halls and Similar Uses	One (1) space for each two (2) persons allowed within the maximum occupancy load as established by the Michigan Building Code
Open Air Businesses including Nurseries, Garden Centers & Other Outdoor Display, Sales, & Storage Uses	One (1) space per 500 sq. ft. of GFA of outdoor display, sales and storage area, plus one (1) space per 200 sq. ft. of GFA of indoor space, plus one (1) space per employee
Pharmacies	One (1) space per 200 sq. ft. of GFA plus stacking space for drive-thru windows as required in Article 7.16.07
Restaurants, Standard, with Liquor License	One (1) space per 60 sq. ft. of GFA, or one-half (0.5) space per seat, whichever is greater, plus spaces required for any banquet or meeting rooms
Restaurants, (Standard, Without Liquor License)	One (1) space per 70 sq. ft. of GFA or one-half (0.5) space per seat, whichever is greater, plus spaces required for any banquet or meeting rooms, plus up to three (3) double length spaces designated for recreational vehicles and semi trucks (as required by the Planning Department for sites in proximity to M-24)
Restaurants, Fast Food with Drive-through Window, Including Coffee Shops, Cafes, Delicatessens, etc.	One (1) space per 80 sq. ft. of GFA, plus stacking space for drive-thru windows as required in Article 7.16.07, plus up to two (2) double length spaces designated for recreational vehicles and semi trucks (as required by the Planning Department for sites in proximity to M 24)
Restaurants, Fast Food Without Drive-through Window	One (1) space per 80 sq. ft. of GFA or one-half (0.5) space per seat, whichever is greater, plus up to two (2) double length spaces designated for recreational vehicles and semi trucks (as determined by the Building Official/Planning Department for sites in proximity to M-24)
Restaurant Carry-out & Open Front Window, with fewer than Six (6) Tables and/or Booths	Six (6) spaces plus one (1) space per employee
Studios for Art, Photography, Music, Dance & Similar Uses	One (1) space per 300 sq. ft. of GFA plus one (1) space per employee
Offices	
Business or professional offices	One (1) space for each 300 sq. ft. of GFA
Professional office of doctor, dentist or similar professions	One (1) space for each 250 sq. ft. of GFA
Veterinary Offices, Clinics or Animal Hospitals	One (1) space per 250 sq. ft. of GFA
Industrial	
Light industrial, Research, Design & Development Centers and accessory offices	Five (5) plus one (1) space for every one and one-half (1 ½) employees in the largest working shift. Space on site shall also be provided for all construction workers during periods of plant construction

GFA = Gross Floor Area UFA = Useable Floor Area	
Warehouse (Non-retail) and related accessory offices	Five (5) plus one (1) space for every one (1) employee, in the largest working shift, or five (5) spaces plus one (1) space for each 1,700 sq. ft. of UFA, whichever is the greater
Recreation/Entertainment	
Arcades	Two (2) spaces per machine plus one (1) space per employee
Baseball & Softball Fields	Twenty-five (25) spaces per field
Batting Cages	Three (3) spaces per cage
Bowling Centers	Three (3) spaces per lane, plus 0.5 spaces per seat in spaces designated for any lounge or dining area
Recreation Centers (Indoor) Commercial, Not Already Specified	One (1) space per 1,000 sq. ft. of GFA, plus required spaces for restaurants, banquet rooms, offices, sales area, and other uses
Golf Course Driving Ranges	One (1) space per practice tee
Private golf clubs, swimming pool clubs, tennis clubs, or other similar uses	One (1) space for each two (2) member families or swimming pool clubs, individuals plus spaces required for each accessory tennis clubs, or other use such as a restaurant or bar
Athletic clubs, exercise establishments, health studios, sauna baths, judo clubs and other similar health uses.	One (1) parking space for each three (3) persons allowed within the maximum occupancy load as established by the Michigan Building Code plus one (1) space per employee
Golf courses open to the general public, except miniature or par-3 courses	Six (6) spaces for each one (1) golf hole and one (1) space for one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar
Recreation Centers (Outdoor) Public or Commercial, Not Already Specified	One (1) space per 200 sq. ft. of GFA
Ice skating or roller rink	One (1) for each seat or six (6) feet of benches, or one (1) for each 150 square feet of skating area, whichever is the greater.
Soccer and Football Fields	Thirty (30) spaces per field
Tennis Courts & Racquetball Centers	One (1) space per 1,000 sq. ft. GFA or six (6) spaces per court, whichever is greater, plus 50% of required spaces for restaurants, banquet rooms, offices, sales area, & other uses

7.16.03 Barrier-free Parking Requirements

- (a) Each parking lot that serves a building or use, with the exception of single and two-family dwelling units, shall provide spaces for physically handicapped persons in accordance with the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division.
- (b) The required number of accessible parking spaces shall be included with the number of total parking spaces for the use and shall be in accordance with the following schedule:

Table 7.16.2: Barrier Free Parking Spaces

Total Number of Parking Spaces Required	Minimum Number of Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 for each 100 spaces over 1,000

7.16.04 Off-street Parking Space Design and Setback Requirements

Where required, off-street parking facilities shall be designed, constructed and maintained according to the following standards and regulations:

- (a) **Ingress and Egress.** Adequate ingress and egress to the parking facility shall be provided by clearly defined driveways and maneuvering lanes. Spaces backing directly onto a street shall be prohibited. Access to off-street parking which serves a non-residential use shall not be permitted across land that is zoned or used for residential purposes.
- (b) **Surfacing and Drainage**
 - (1) Grading, surfacing, and drainage plans shall comply with City engineering specifications and subject to the review and approval of the City Engineer. All driveways, parking lots, access lanes and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material in accordance with specifications of the City.
 - (2) Off-street parking areas, access lanes, and driveways shall be graded and drained so as to dispose of surface waters. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.
- (c) **Curbs.** Curbs shall be subject to review and approval by the City Engineer and in compliance with the City of Lapeer Construction Specifications or engineers specifications.
- (d) **Parking Lot Setbacks**
 - (1) **From Street Rights-of-Way.** Parking lots, including drives and maneuvering aisles but excluding driveways, shall not be permitted within any minimum required yard abutting a street right-of-way, private road, or access drive unless otherwise provided in this ordinance.

- (2) **From Non-Residential Districts.** Parking lots shall have a minimum setback of ten (10) feet from any non-residential property line that is not a street right-of-way line. This requirement may be waived by the Planning Commission in the CBD or where a shared access driveway, connected parking lots, frontage road, or rear service drive is provided.
- (3) **From Landscaped Buffer.** Parking lots shall be setback from required berm or buffer zones as required in Table 7.15.1
- (e) **Lighting.** Lighting of parking lots shall conform to the lighting standards set out in *Article 7.15, General Site Development Requirements*.
- (f) **Dimensions.** All spaces shall be designed and marked with dimensions described below and shown in *Figure 7.16.1 Off-Street Parking Design Standards*:

Table 7.16.3: Off-Street Parking Design Standards

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length*	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0 degree (parallel parking)	12 feet	8 feet	23 feet	20 feet	28 feet
30 to 53 degrees	12 feet	8.5 feet	20 feet	32 feet	52 feet
54 to 74 degrees	15 feet	8.5 feet	20 feet	36.5 feet	58 feet
75 to 90 degrees	20 feet	9 feet	20 feet	40 feet	60 feet

*The parking space length may be reduced by two (2) feet when the space is adjacent to a sidewalk at least seven (7) feet wide or a curbed landscape area.

- (g) **Parking Lot Marking.** All parking spaces must be marked with double (or loop) stripes three (3) to four (4) inches wide and spaced eighteen (18) to twenty-four (24) inches apart (see *Figure 7.16.1 Off-Street Parking Design Standards*).
- (h) **Pedestrian Circulation.** The design and layout of the parking lots shall provide appropriate pedestrian circulation and connections to perimeter pedestrian connections.

7.16.05 Parking Lot Construction and Maintenance

- (a) Two (2) sets of plans and specifications for parking areas shall be submitted to the Planning Department prior to the issuance of a building permit. These plans shall be subject to review and approval by the City Engineer and in compliance with the City of Lapeer Construction Specifications or engineers specifications and shall include:
 - (1) Existing and proposed grades;
 - (2) Indication that storm water runoff shall be accommodated on-site through approved

drainage facilities, including catch basins, runoff calculations, pipe sizes and connections to existing drainage structures; and

- (3) Indication of surface and base materials to be used during construction.
- (b) Required parking lots shall be installed and completed within six (6) months of receipt of a building permit and before issuance of an occupancy permit. The Planning Department may grant a single extension for an additional six (6) months in the event of adverse weather conditions or unusual delays beyond the control of the property owner.
- (c) All parking areas shall be maintained free of dust, trash, and debris. Surfacing, curbing, lighting fixtures, signs, and related appurtenances shall be maintained in good condition. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.
- (d) All off-street parking and loading facilities required by this Article shall be maintained free of accumulated snow or standing water which prevents full use and occupancy of such facilities, except for temporary periods of no more than five (5) days in the event of heavy rainfall or snowfall.
- (e) **Parking Deferment.** A smaller amount of parking may be approved by a finding by the Planning Commission that the required amount of parking is excessive, provided that the area to meet the full parking requirement is retained as open space. The site plan shall note the area where parking is being deferred with a dotted parking lot layout. If within a two (2) year period following issuance of a certificate of occupancy the Planning Commission determines based on observed use that the deferred parking is needed, then the parking shall be constructed by the applicant within six (6) months of being informed in writing by the City Planner. The Planning Commission may require posting of a performance bond to cover the estimated construction cost of the deferred parking with a refund in two (2) years if the additional parking is not found to be necessary.
- (f) **Limits on Excessive Parking.** In order to minimize excessive areas of pavement which reduces aesthetic standards and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.

7.16.06 Off-Street Loading and Unloading Requirements

- (a) Compliance with the loading space regulations set forth herein shall be required in order to avoid interference with the public use of streets, alleys, parking areas, driveways, sidewalks, and other public areas.
- (b) **General Applicability.** On-premises space for standing, loading and unloading vehicles shall be provided for each use involving the receipt or distribution of goods.
- (c) **Change in Use and Intensity.** Whenever use of a building, structure, or lot is changed,

loading space shall be provided as required by this Article for the new use, regardless of any variance which may have been in effect prior to change of use.

(d) **Location**

- (1) Loading/unloading areas and docks shall be prohibited in the front yard or on any building side facing and directly visible to a public street.
- (2) In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in said exterior side yard when the setback is equal to at least 50 feet.
- (3) Loading/unloading operations shall not interfere with traffic on public streets or off-street parking.
- (4) The vehicular path to the loading area must be shown on the site plan to verify truck maneuverability on site.

(e) **Size.** The size of all required loading/unloading spaces shall be at least ten (10) feet by fifty (50) feet or five hundred (500) square feet in area with a clearance of at least fourteen (14) feet in height.

(f) **Surfacing and Drainage**

- (1) Loading areas shall be hard-surfaced with concrete or plant mixed bituminous material.
- (2) Loading areas shall be graded and drained so as to dispose of surface waters.
- (3) Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.
- (4) Grading, surfacing, and drainage plans shall be subject to review and approval by the City Engineer and in compliance with the City of Lapeer Construction Specifications or engineer's specifications.

(g) **Storage and Vehicle Repair Prohibited.** The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.

(h) **Central Loading.** Central loading facilities may be substituted for individual loading spaces serving businesses on separate lots provided that all of the following conditions are fulfilled:

- (1) Each business served shall have direct access to the central loading area without crossing streets or alleys.
- (2) The total loading space provided shall meet the minimum requirements specified herein, in consideration of total floor area of all businesses served by the central loading space.

- (3) No building served shall be more than three hundred (300) feet from the central loading area.
- (i) **Number of Spaces.** The minimum number of loading spaces shall be provided in accordance with the following table. The Planning Commission may modify these requirements upon making the determination that another standard would be more appropriate because of the number or type of deliveries experienced by a particular business or use.

Table 7.16.3: Loading Spaces Required

Institutional, Commercial and Office Uses	
Up to 5,000 sq. ft. GFA	One (1) space
5,001 - 60,000 sq. ft. GFA	One (1) space, plus one (1) space per each 20,000 sq. ft. GFA or fraction thereof
60,001 sq. ft. GFA and over	Three (3) spaces, plus one (1) space per each 50,000 sq. ft. GFA or fraction thereof
Industrial Uses	
Up to 1,400 sq. ft. GFA	0
1,401 - 20,000 sq. ft. GFA	One (1) space
20,001 - 100,000 sq. ft. GFA	One (1) space, plus one (1) space per each 20,000 sq. ft. GFA in excess of 20,000 sq. ft. or fraction thereof
100,001 sq. ft. GFA and over	Five (5) spaces

- (j) **Screening.** When off-street loading in a non-residential district is visible from a public right-of-way or abuts a residential district, the off-street loading shall be screened from such contiguous, residential district by a solid, ornamental masonry wall at least six (6) feet in height above the grade elevation at the residential district line, in addition to the landscape requirements of Article 7.15.
- (k) **Calculation.** Required loading areas shall not be included in calculations for off-street parking space requirements.

7.16.07 Stacking Requirements for Drive-Thru Facilities

- (a) In addition to the parking requirements, establishments with drive-thru facilities shall provide stacking space for vehicles awaiting service as follows:

Drive-thru restaurant	8 spaces per window
Minor automobile service or repair	2 spaces per service stall
Gasoline fueling station	2 spaces per fueling station
Drive-thru banking	4 spaces per window
Drive-thru pharmacy	3 spaces per window

- (b) Each stacking space shall be measured at not less than twenty (20) feet in length and ten (10) in width. In no instance shall stacking spaces interfere with required parking or maneuvering lanes.

