

# ARTICLE 9

## OFF-STREET PARKING AND LOADING

### Section 9.01 Purpose.

The purpose of this Article is to:

- A. Protect water quality and storm sewer capacity by limiting the number of off-street parking spaces and amount of impervious surfaces that may be permitted on a parcel of land or accessory to a use or building.
- B. Preserve the character of the Quincy Township by limiting parking in front yard areas, promoting the use and development of shared parking and restricting the use and development of scattered private parking lots.
- C. Establish flexible minimum and maximum standards for off-street parking and loading, and promote the use and development of shared parking and loading facilities, cross-access between sites, and a pedestrian-oriented development pattern.

### Section 9.02 Scope.

Off-street parking and loading shall be provided in all districts in accordance with the provisions in this Article whenever a structure or use is established, constructed, altered, or expanded, an existing use is replaced by a new use (change of use), or the intensity of a use is increased through additional dwelling units, an increase in floor area or seating capacity, or by other means.

### Section 9.03 General Requirements.

The following general standards shall apply to all off-street parking or loading facilities:

- A. **Number of required spaces.** Off-street parking and loading spaces shall be provided for all uses in accordance with the requirements of this Article. The Planning Commission may require any use to provide parking spaces above the required minimum, up to the maximum permitted by Section 9.04 (Schedule of Required Parking by Use).
- B. **Location of spaces.** Off-street parking spaces shall be located within five-hundred feet (500') of a primary building entrance to which such spaces are accessory.
- C. **Similar uses.** Where a use is not specifically mentioned in this Article, the Planning Commission shall apply the standards for a similar listed use.
- D. **Shared facilities.** The development and use of a parking or loading facility shared between two or more contiguous uses is encouraged where peak activity for each use will occur at different periods of the day or week. Shared facilities shall be subject to acceptance by the Planning Commission of a signed shared facility agreement between the property owners.
- E. **Irrevocable use.** All required off-street parking and loading spaces shall be reserved irrevocably and shall not be changed to any other use unless spaces meeting the standards of this Article are provided elsewhere, or the parking requirements of the use change.

- F. **Storage, repairs and displays prohibited.** Parking lots and loading areas shall not be used for parking of inoperable vehicles, outside storage of any equipment, products or materials, or dumping of refuse. Parking of an operable motor vehicle shall not exceed a continuous period of more than forty-eight (48) hours. Repairs, performing service or display of vehicles for sale is prohibited.
- G. **Restriction of parking on private property.** No person shall park any motor vehicle on any private property without the authorization of the owner, holder, occupant, lessee, agent or trustee of such property.

**Section 9.04 Schedule Of Required Parking by Use.**

The minimum and maximum number of required off-street parking spaces shall be determined by the Planning Commission in accordance with the following table. Where calculations determining the number of required parking spaces result in a fractional space, the fraction shall be rounded-up to the next highest whole number:

**Section 9.04 Schedule Of Required Parking by Use.**

USE	NUMBER OF SPACES REQUIRED	
	MINIMUM	MAXIMUM
<b>ANIMAL AND AGRICULTURAL USES</b>		
Veterinary clinics, Kennels or Animal Shelters	One (1) per one-thousand (1,000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.	Three (3) per one-thousand (1,000) square feet of usable floor area.
Greenhouses and Nurseries	One (1) per one-thousand (1,000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.	Three (3) per one-thousand (1,000) square feet of usable floor area One (1) per on-duty employee based upon maximum employment shift.
Garden Centers and Feed Stores		
Produce Stands, Farm Markets,	Three (3) per one-thousand (1,000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.	Four (4) per one-thousand (1,000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
<b>RESIDENTIAL USES</b>		
Accessory Apartments	One (1) per dwelling unit	One and one-half (1.5) per dwelling unit, plus spaces located in any garage accessory building
Bed and Breakfast Inns		
Multiple-Family Dwellings		
Single Family Dwellings, Detached	One (1) per dwelling	Three (3) per dwelling, plus spaces located in any garage accessory building. No maximum for lots larger than 10 ac.
Manufactured Housing	One (1) per dwelling	Two (2) per dwelling, plus spaces located in any garage accessory building.
Townhouses and Stacked Flats	One (1) per dwelling unit	Two (2) per dwelling unit, plus spaces located in any garage accessory building.
Two-Family (Duplex) Dwellings		

**Section 9.04 Schedule Of Required Parking by Use.**

USE	NUMBER OF SPACES REQUIRED	
	MINIMUM	MAXIMUM
Family and Group Day Care Homes	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for the dwelling.	Two (2) per on-duty employee based upon maximum employment shift, plus any required spaces for the dwelling.
<b>OFFICE AND SERVICE USES</b>		
Banks and Financial institutions	Three (3) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Barber Shops, Beauty Salons and Nail Care	One (1) per service chair or station.	Two (2) per service chair or station.
Tattoo Parlors and Body Piercing Salons	One (1) per service chair or station.	Two (2) per service chair or station.
Funeral Homes or Mortuaries	One (1) per five (5) persons allowed within the maximum building occupancy.	One (1) per three (3) persons allowed within the maximum building occupancy.
Halls for Civic Clubs and Membership Organizations		
Catering Facilities	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for the restaurant seating area.	One (1) per three (3) persons allowed within the maximum building occupancy.
Hospitals	One (1) per five (5) beds, plus one-half (0.5) per on-duty employee based upon maximum employment shift.	One (1) per two (2) beds, plus one (1) per on-duty employee based upon maximum employment shift.
Medical, Osteopathic, Chiropractic and Dental Offices, Medical Clinics, Urgent Care or Rehabilitation Centers	Three (3) per one-thousand (1,000) square feet of usable floor area.	Five (5) per one-thousand (1,000) square feet of usable floor area.
Massage Therapists		
Nursing and Convalescent Homes, Foster Care Group Homes, Assisted Living Facilities and Senior Housing	One (1) per two (2) dwelling units or per five (5) beds, plus one (1) per on-duty employee based upon maximum employment shift.	One (1) per dwelling unit or per three (3) beds, plus one (1) per on-duty employee based upon maximum employment shift.
Offices for Professional, Executive, or Administrative Uses, Attorneys, Accountants, Realtors, Architects, Insurance and Similar Occupations	Three (3) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Video Rental Establishments	Three and one-quarter (3.25) per one-thousand (1,000) square feet of usable floor area.	Three and three-quarters (3.75) per one-thousand (1,000) square feet of usable floor area.

**Section 9.04 Schedule Of Required Parking by Use.**

USE	NUMBER OF SPACES REQUIRED	
	MINIMUM	MAXIMUM
Workshops, Showrooms, Studios or Offices of Photographers, Skilled Trades, Decorators, Artists, Upholsterers, Tailors, Taxidermists and Similar Businesses, or for Repair and Service of Bicycles, Electronics, Small Appliances, Furniture, Shoes and Similar Items.	One (1) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
<b>COMMUNITY USES</b>		
Auditoriums and Performing Arts Theaters	One (1) per five (5) seats or ten feet (10') of benches, based upon the maximum seating capacity of the primary assembly space.	One (1) per three (3) seats or six feet (6') of benches, based upon the maximum seating capacity of the primary assembly space.
Churches, Temples and Other Places of Worship		
Child Care or Day Care Centers and Child Caring Institutions	One (1) per six (6) children of authorized capacity in accordance with approved state license.	One and one-half (1.5) per six (6) children of authorized capacity in accordance with approved state license.
Colleges, Universities and Other Institutions of Higher Education, Business Colleges and Commercial or Technical Schools	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for accessory uses, such as an auditorium, etc.	Three (3) per one-thousand (1,000) square feet of usable floor area.
Health Club or Fitness Center	One (1) per four (4) persons allowed within the maximum building occupancy, or three (3) per one-thousand (1,000) square feet of usable floor area.	One (1) per three (3) persons allowed within the maximum building occupancy, or four (4) per one-thousand (1,000) square feet of usable floor area.
Recreation Facilities, Indoor		
Fire and Police Stations	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for storage of vehicles.	One (1) per on-duty employee based upon maximum employment shift, plus four (4) per one-thousand (1,000) square feet of usable floor area.
Government Offices	Three (3) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Post Offices		
Libraries, Museums and Fine Art Centers	One (1) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Recreation Facilities, Outdoor	Six (6) per acre of gross land area.	Nine (9) per acre of gross land area.
Schools, Elementary	One (1) per teacher, employee and administrator, plus any required spaces for accessory uses, such as an assembly hall.	One and one-half (1.5) per teacher, employee and administrator, plus any required spaces for accessory uses, such as an assembly hall.

**Section 9.04 Schedule Of Required Parking by Use.**

USE	NUMBER OF SPACES REQUIRED	
	MINIMUM	MAXIMUM
Schools, Secondary	One (1) per teacher, employee and administrator, plus one (1) per ten (10) students, plus any required spaces for accessory uses, such as an assembly hall or stadium.	One and one-half (1.5) per teacher, employee and administrator, plus one (1) per ten (10) students, plus any required spaces for accessory uses, such as an assembly hall or stadium.
<b>COMMERCIAL USES</b>		
Arcades and Indoor or Outdoor Amusement Centers, Miniature Golf, Golf Driving Ranges, Bowling Alleys, Batting Cages or Similar Facilities.	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per three (3) amusement stations, games, holes, tees, lanes or cages, or one (1) per five (5) persons allowed within the maximum building occupancy.	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per amusement station, video game, miniature golf hole, practice tee, lane or batting cage, or one (1) per three (3) persons allowed within the maximum building occupancy.
Auto Parts Stores	Three and one-quarter (3.25) per one-thousand (1,000) square feet of usable floor area.	Three and three-quarters (3.75) per one-thousand (1,000) square feet of usable floor area.
Automobile, Truck and other Motor Vehicle Fueling Stations, Gas Stations and Similar Facilities	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per fueling location, plus one (1) stacking space per two (2) fueling locations.	One (1) per on-duty employee based upon maximum employment shift, plus one and one-half (1.5) per fueling location, plus two (2) stacking spaces per fueling location.
Automobile, Truck and other Motor Vehicle Service Centers or Repair Stations	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per service bay, plus one (1) stacking space per service bay.	One (1) per on-duty employee based upon maximum employment shift, plus two (2) per service bay, plus one (1) stacking space per service bay.
Bakeries	One (1) per one-hundred fifty (150) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.	One (1) per two hundred (200) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Car washes, Automatic or Self-Service	One (1) per on-duty employee based upon maximum employment shift, plus three (3) stacking spaces per service lane, plus one (1) for post-wash detailing.	Two (2), plus one (1) per on-duty employee based upon maximum employment shift, plus six (6) stacking spaces per service lane, plus two (2) for post-wash detailing.
Cinema or Motion Picture Theater, Indoor	One (1) per five (5) seats, based upon the maximum seating capacity of the primary assembly space.	One (1) per three (3) seats, based upon the maximum seating capacity of the primary assembly space.
Drive-in or Drive-through Facilities	One (1) per service window, booth, cubicle or stall, plus two (2) stacking spaces per drive-through lane.	Two (2) per service window, booth, cubicle or stall, plus six (6) stacking spaces per service lane.
Florists, Gift Shops and Specialty Shops	Three and one-quarter (3.25) per one-thousand (1,000) square feet of usable floor area.	Three and three-quarters (3.75) per one-thousand (1,000) square feet of usable floor area.

**Section 9.04 Schedule Of Required Parking by Use.**

USE	NUMBER OF SPACES REQUIRED	
	MINIMUM	MAXIMUM
Gunsmiths and Licensed Firearms Dealers	One (1) per one-thousand (1,000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.	Three (3) per one-thousand (1,000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Hardware and Home Improvement Stores and Building Supply Yards (indoor)	Three and one-quarter (3.25) per one-thousand (1,000) square feet of usable floor area.	Three and three-quarters (3.75) per one-thousand (1,000) square feet of usable floor area.
Hotels and Motels	One (1) per two (2) occupancy units, plus one (1) per on-duty employee based upon maximum employment shift.	One (1) per occupancy unit, plus one (1) per on-duty employee based upon maximum employment shift.
Laundromat and Dry Cleaning Customer Pick-up/Drop-off Only	One (1) per ten (10) washing or drying machines, or one (1) per one-thousand (1,000) square feet of usable floor area.	One (1) per six (6) washing or drying machines, or two (2) per one-thousand (1,000) square feet of usable floor area.
Manufactured Housing Sales Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Other Items	One (1) per one-thousand (1000) square feet of outdoor sales or display area.	Two (2) per one-thousand (1000) square feet of outdoor sales or display area.
Package Liquor Stores	Three and one-half (3.5) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Pawnshops and Dealers of Second-Hand Merchandise (except for used or vintage clothing and children's goods)	Three and one-quarter (3.25) per one-thousand (1,000) square feet of usable floor area.	Three and three-quarters (3.75) per one-thousand (1,000) square feet of usable floor area.
Printing or Copy Centers	One (1) per one-thousand (1,000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Recording Studios	One (1) per studio, plus one (1) per on-duty employee based upon maximum employment shift.	Four (4) per studio.
Restaurants, Coffeehouses, Doughnut Shops or Delicatessens with Carry-Out Only (no seating)	One (1) per one-hundred fifty (150) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.	One (1) per two hundred (200) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Restaurants, Coffeehouses, Doughnut Shops or Delicatessens with Dine-In Seating	One (1) per five (5) seats, based upon the maximum seating capacity, plus one (1) per on-duty employee based upon maximum employment shift.	One (1) per three (3) seats, based upon the maximum seating capacity, plus one (1) per on-duty employee based upon maximum employment shift.
Outdoor Cafés and Eating Areas		

**Section 9.04 Schedule Of Required Parking by Use.**

USE	NUMBER OF SPACES REQUIRED	
	MINIMUM	MAXIMUM
Retail Stores and COMMERCIAL USES	Three and one-half (3.5) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Showroom or Sales Office (indoor only) for Sales or Rentals of Automobiles, Recreational Vehicles, Boats, Equipment, Machinery or Other Durable Goods	One (1) per one-thousand (1000) square feet of usable floor area of the sales room, plus one (1) per on-duty employee based upon maximum employment shift.	Three (3) per one-thousand (1000) square feet of usable floor area of the sales room, plus one (1) per on-duty employee based upon maximum employment shift.
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club	One (1) per five (5) persons allowed, based upon the maximum seating capacity of the primary assembly space, plus one (1) per on-duty employee based upon maximum employment shift.	One (1) per three (3) persons allowed, based upon the maximum seating capacity of the primary assembly space, plus one (1) per on-duty employee based upon maximum employment shift.
<b>INDUSTRIAL, RESEARCH AND LABORATORY USES</b>		
Brewery, Distillery or Winery	One (1) per on-duty employee based upon maximum employment shift.	One (1) per one-thousand (1000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Carpet and Rug Cleaning and Similar Cleaning Businesses	One (1) per on-duty employee based upon maximum employment shift.	One (1) per one-thousand (1000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Crematoriums	One (1) per on-duty employee based upon maximum employment shift.	One (1) per one-thousand (1000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Dry Cleaner Central Cleaning/Processing Facilities	One (1) per on-duty employee based upon maximum employment shift.	One (1) per one-thousand (1000) square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Manufacturing, Processing, Production, Fabrication or Assembly of Products, and similar Industrial Activities		
Power Plants, Hazardous Materials Storage or Waste Tire Facilities		
Recycling Collection Facilities and Composting Centers		

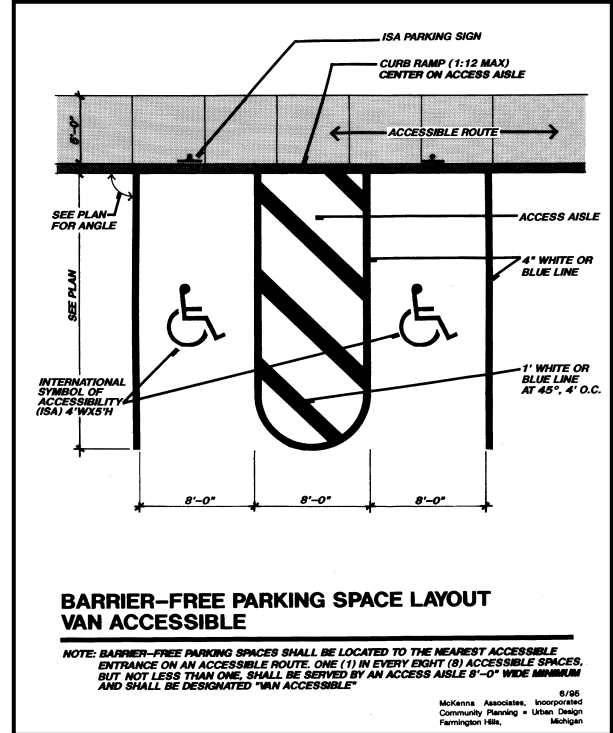
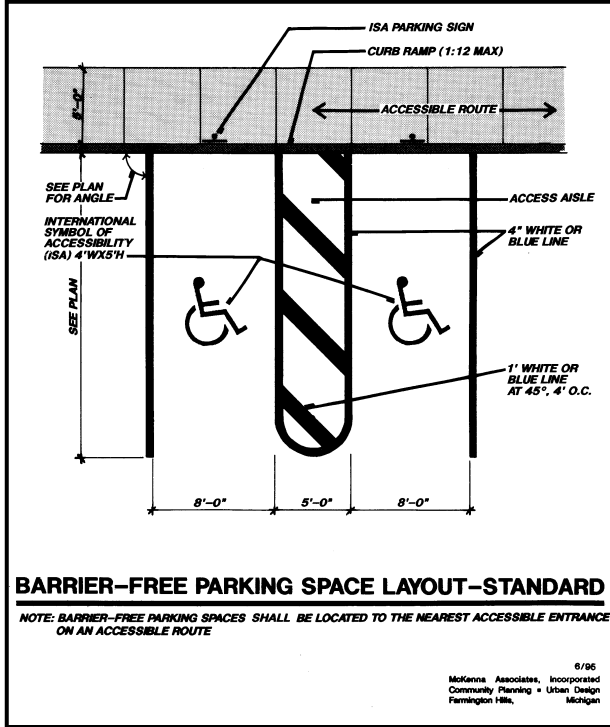
**Section 9.04 Schedule Of Required Parking by Use.**

USE	NUMBER OF SPACES REQUIRED	
	MINIMUM	MAXIMUM
Research and Development Facilities, Technical Centers and Laboratories	One (1) per one-thousand (1000) square feet of usable laboratory/manufacturing space floor area, plus three (3) per one-thousand (1,000) square feet of usable office space floor area.	Two (2) per one-thousand (1000) square feet of usable laboratory/manufacturing space floor area, plus four (4) per one-thousand (1,000) square feet of usable office space floor area.
Self-Storage Warehouses	One (1) per caretaker's quarters, plus three (3) per one-thousand (1,000) square feet of usable floor area in the office building.	One (1) per ten (10) storage units distributed throughout the storage area, plus two (2) per caretaker's quarters, plus four (4) per one-thousand (1,000) square feet of usable floor area in the office building.
Truck Terminals and Distribution Facilities, Wholesaling and Trucking Operations, and Truck Storage	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for storage of vehicles.	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per one-thousand (1,000) square feet of usable floor area, plus any required spaces for storage of vehicles..
Warehousing and Bulk Indoor Storage Facilities		
<b>TEMPORARY, SPECIAL EVENT AND OTHER USES</b>		
Adult Uses and Sexually-Oriented Businesses	Three and one-half (3.5) per one-thousand (1,000) square feet of usable floor area.	Four (4) per one-thousand (1,000) square feet of usable floor area.
Circuses, Fairs, Carnivals and Similar Uses	Ten (10) per acre of gross land area occupied by the use, or one (1) per three persons allowed within the maximum occupancy load that the facilities are designed to accommodate.	Twenty (20) per acre of gross land area occupied by the use, or one (1) per two persons allowed within the maximum occupancy load that the facilities are designed to accommodate..



**Section 9.05 Design Requirements.**

A. **Barrier-Free Parking Requirements.** Within each parking lot, signed and striped barrier-free spaces shall be provided at conveniently accessible locations in accordance with the following, or with any revised standards of the Michigan Department of Labor, Construction Code Commission:



B. **Landscaping.** Landscaping, screening and buffering shall be provided for all parking and loading facilities in accordance with the provisions of Article 11 (Landscaping, Screening and Buffering).

C. **Exterior lighting.** Where provided, exterior lighting shall comply with the standards of Article 13 (Exterior Lighting)

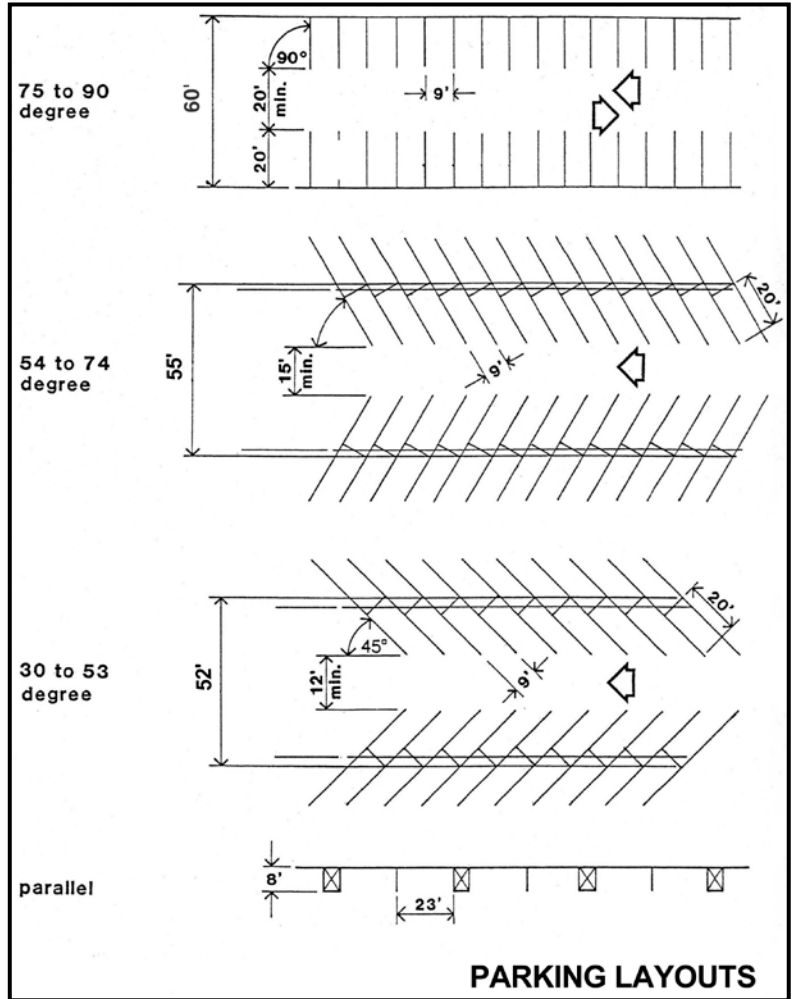
D. **Ingress/Egress.** Adequate means of ingress and egress shall be provided for all parking and loading facilities, and such facilities shall be designed to prevent vehicles from backing into the street, backing into an access drive or requiring the use of the street for maneuvering between parking rows.

TOTAL PARKING SPACES	BARRIER-FREE PARKING SPACES REQUIRED	VAN-ACCESSIBLE BARRIER-FREE PARKING SPACES REQUIRED
Less than 25	1	1
25 – 49	2	1
50 – 74	3	1
75 – 99	4	1
100 – 149	6	1
150 – 199	8	2
200 – 299	10	2
300 – 399	12	3
400 or more	14, plus 1 space for each 50 total parking spaces over 400	4, plus 1 space for each 15 total barrier-free spaces

- E. **Curbing.** Parking lots shall be provided with concrete curbs and gutters for the protection of adjoining properties, streets, sidewalks and landscaped areas.
- F. **Sidewalks.** In all cases where off-street parking spaces directly abut a public or private sidewalk, the sidewalk shall be widened to at least seven feet (7') in width to accommodate vehicle encroachment.
- G. **Stacking spaces for drive-through facilities.** Where required by this Article, stacking spaces shall be ten feet wide by twenty feet long (10' x 20'). Stacking spaces shall not intrude into any street right-of-way, public easement or sidewalk.

- H. **Driveways and parking for single- and two-family (duplex) dwellings.** Parking spaces for a dwelling shall consist of an accessory driveway, garage or combination thereof, plus any on-street parking spaces located between the intersections of the side parcel boundaries and the street right-of-way. Such parking spaces shall be hard-surfaced with concrete, plant-mixed bituminous material, brick or stone, gravel or crushed limestone.

On all lots less than 10 acres in area or three hundred and thirty feet in width, not more than two (2) parking spaces may be provided on a driveway within the required front yard, and no parking shall be permitted on lawns or other unpaved areas of a residential lot. A maximum of one accessory driveway shall be permitted per dwelling, with a maximum width not to exceed twelve feet (12') or the total width of all accessory garage doors served by the driveway, whichever is greater.



- I. **Grading and drainage.** Driveways and other parking areas shall be graded and drained to dispose of surface waters in accordance with Township requirements. Surface water shall not be permitted to drain on to adjoining property, except in accordance with an approved drainage plan.

J. **Parking layout.** Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

PARKING PATTERN (degrees)	MANEUVERING LANE WIDTH (feet)	PARKING SPACE WIDTH (feet)	PARKING SPACE LENGTH (feet)	TOTAL WIDTH OF ONE ROW OF SPACES PLUS MANEUVERING LANE (feet)	TOTAL WIDTH OF TWO ROWS OF SPACES PLUS MANEUVERING LANE (feet)
0° (parallel)	24' (two-way)	8'	24'	20'	40'
30° to 53°	12' (one-way)	9'	20'	30'	52'
54° to 74°	15' (one-way)	9'	20'	33'	55'
75° to 90°	20' (two-way)	9'	20'	40'	60'

**Section 9.06 Off-Street Loading.**

Where determined to be necessary by the Planning Commission, adequate space shall be provided for loading and unloading activities on the same premises with a use involving the receipt or distribution of vehicles, materials or merchandise to avoid undue interference with the public use of streets and alleys. Each loading or unloading space shall be ten feet wide by fifty feet long (10' x 50'), with a fifteen foot (15') height clearance, unless the Planning Commission determines that an alternative size is more appropriate for the site. Such spaces shall be provided in accordance with the following schedule:

USABLE FLOOR AREA (square-feet)	LOADING AND UNLOADING SPACES REQUIRED BY DISTRICT	
	C-1 AND C-2	I
0 to 2,000	None	None
2,001 to 5,000	1	1
5,001 to 20,000	1	1 plus 1/5,000 in excess of 5,000
20,001 to 50,000	1 plus 1/20,000 in excess of 20,000	3 plus 1/15,000 in excess of 20,000
50,001 to 100,000	1 plus 1/20,000 in excess of 20,000	5 plus 1/10,000 in excess of 50,000
100,001 to 300,000	5 plus 1/100,000 in excess of 100,000	10 plus 1/100,000 in excess of 100,000
300,001 to 500,000	10 plus 1/100,000 in excess of 300,000	10 plus 1/100,000 in excess of 300,000
Over 500,000	12 plus 1/250,000 in excess of 500,000	14 plus 1/150,000 in excess of 500,000

- A. No loading space shall be located closer than fifty feet (50') to any residential district or use, except where located within an enclosed building or adequately screened to the satisfaction of the Planning Commission.
- B. Loading spaces shall not be provided in the front yard or on any building facade facing or visible from a public street, except where the Planning Commission determines such a location is necessary due to the location or placement of the building, existing street pattern or other factors.
- C. Loading spaces shall be paved with concrete or plant-mixed bituminous material in accordance with the requirements of the Township.

**Section 9.07            Modification of Standards.**

- A.    **Exceeding maximum number of required spaces.** Exceeding the maximum parking space requirements shall be prohibited, except where the Planning Commission determines that additional parking is necessary, based upon evidence supplied by the applicant, to accommodate the use on a typical day of operation.
  
- B.    **Deferment of parking spaces.** Where an applicant demonstrates to the satisfaction of the Planning Commission that the minimum required number of parking spaces is excessive, the Planning Commission may approve the construction of a lesser number of parking spaces, provided that the deferred parking is shown on the site plan and set aside as open space, and provided that the applicant agrees to construct the additional parking upon request by the Township after the Zoning Administrator documents three (3) incidents of problem parking on the site.
  
- C.    **Special circumstances.** Under the following circumstances, the Planning Commission may permit alternative means (other than the construction of private off-street parking or loading facilities) of complying with the parking or loading requirements of this Article:
  - 1.    Existing off-street parking and/or loading spaces on the lot can effectively accommodate the parking and loading needs of a given use.
  - 2.    Existing on-street spaces adjacent to the lot can effectively accommodate the parking and loading needs of a given use without negatively impacting traffic safety or adjacent uses.
  - 3.    Existing public parking lots and alleys near the lot can effectively accommodate the parking and loading needs of a given use without negatively impacting traffic safety or adjacent uses.
  - 4.    An agreement for shared facilities is in place between adjacent property owners to set aside existing off-street parking and/or loading spaces on an adjacent lot to accommodate the requirements of a given use.

**Section 9.08            Maintenance.**

All parking and loading areas shall be maintained in accordance with the provisions of this Article, an approved site plan and the following:

- A.    Any alterations to an approved parking or loading facility that is not in accordance with an approved site plan shall be a violation of this Ordinance.
  
- B.    Parking and loading facilities for an established use shall not be encroached upon, unless an equivalent number of required spaces have been provided elsewhere in accordance with this Article.
  
- C.    All land between the boundaries of the parking facility and required screening, as well as the surface of the parking area, shall be kept free from tall grass, weeds, rubbish, refuse and debris, and shall be landscaped to conform with the requirements of this Ordinance.