

CHAPTER 3100
ZONING ORDINANCE
Off-Street Parking and Loading Facilities.
Enacted 9/18/2018 by Ordinance No. 22-2018

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SECTION 3101: General Requirements.

1. No building or structure shall be erected, substantially altered (more than 50%), or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with all applicable provisions of this Ordinance.
2. The provisions of this Chapter, except where there is a change of use, shall not apply to any existing building or structure. Where there is a land use change, there shall be provided as many spaces as required by this Ordinance.
3. Any land use that requires more than **fifty (50)** parking spaces shall add landscaping that is approved by the Planning Commission. In addition, the landscaping must be maintained in good condition.
4. Whenever a building or structure constructed after the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this Ordinance is enlarged or altered, or when the number of employees, number of housing units, or the seating capacity is increased, said building or structure shall then and thereafter comply with the full parking requirements set forth herein. In addition, if there is a change in the use of a building or structure, it shall then fully comply with the regulations set forth herein.

SECTION 3105: Parking Space Dimensions.

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A parking space shall have minimum rectangular dimensions of not less than **nine (9)** feet in width and **eighteen (18)** feet in length for **ninety (90)** degree parking, **nine (9)** feet in width and **twenty-three (23)** feet in length for parallel parking, **ten (10)** feet in width and **nineteen (19)** feet in length for **sixty (60)** degree parking and **twelve (12)** feet in width and **nineteen (19)** feet in length for **forty-five (45)** degree parking. All widths shall be increased by two feet for handicapped parking spaces. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in **Section 3130** of this ordinance. See the diagram on the next page for further clarification of this section.

SECTION 3110: Loading Space Requirements and Dimensions.

A loading space shall have minimum dimension of not less than **twelve (12)** feet in width, **seventy (70)** feet in length, exclusive of driveways, aisles, and other circulation areas, and a height of not less than **fifteen (15)** feet. One off-street loading space shall be provided and maintained on the same lot for all B-3, M-1, and M-2 uses that require the delivery of goods and have a modified gross floor area of up to **ten thousand (10,000)** square feet.

Based on the type of land use, additional loading spaces may be required by the Planning Commission. All loading spaces shall be contained within the boundaries of the parcel and must not infringe upon existing right-of-ways. The Planning Commission has the authority to prescribe locations and other conditions pertaining to loading spaces.

SECTION 3111: Paving.

The required number of parking and loading spaces as set forth in **Sections 3110, 3126, and 3130**, together with driveways, aisles, and other circulation areas, shall be paved with asphalt or concrete.

SECTION 3112: Drainage.

All parking and loading areas shall provide for proper drainage of surface water to prevent ponding and the drainage of such water onto adjacent properties, walkways, or roadways. If such developments alter the natural drainage of the land, it shall be necessary to install such measures as to reestablish the natural drainage. These measures require approval by the Holland Village Engineer.

SECTION 3113: Maintenance.

The owner of property used for parking and/or loading shall maintain such area in good condition, without holes and free of all dust, trash, and other debris.

SECTION 3114: Lighting.

Any parking area intended for use during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from adjoining property.

SECTION 3115: Location of Parking Spaces.

The following regulations shall govern the location of off-street parking spaces and area:

1. Parking spaces for all detached residential uses shall be located on the same lot as the use that they are intended to serve.

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2. Parking spaces for commercial, industrial, or institutional uses shall be located on the same lot and not more than **seven hundred (700)** feet from the principal use.
3. Parking spaces for apartments, dormitories, or similar residential uses shall be located on the same lot and not more than **three hundred (300)** feet from the principal use.
4. All B & M parking areas shall be setback **twenty (20)** feet from a side lot line and **fifteen (15)** feet from the rear lot line, except for that area initially approved as a driveway.
5. Parking shall be prohibited in the front yard except on an approved driveway.
6. Subject to Planning Commission review and approval, any parking for commercial or industrial land uses may be allowed in the front yard immediately across the street from a residentially zoned parcel if screening is provided in front of such parking area.
7. Lighting facilities, where provided, shall be so arranged as to reflect light away from adjacent residential districts and public right-of-ways. The type, height and intensity shall be considered in determining whether the lighting plan is reasonable for the particular installation.

SECTION 3116: Screening and/or Landscaping.

Whenever a parking area is located in or adjacent to a residential district, it shall be effectively screened on all sides that adjoin or face any property used for residential purposes, by an acceptably designed wall, fence, or planting screen. Such fence, wall, or planting screen shall be not less than **six (6)** feet nor more than **eight (8)** feet in height and shall be maintained at this height and in good condition. The space between such fence, wall, or planting screen, and the lot line of the adjoining premises in any residential district shall be maintained in good condition. In the event that the terrain or other natural features are such that the erection of such fence, wall, or planting screen will not serve the intended purpose, then no such fence, wall, or planting screen and landscaping shall be required. Such fence, wall, or planting screen designs, as required by this ordinance, shall be submitted to the Planning Commission for their approval.

SECTION 3118: Residential Driveways.

1. Driveways in residential areas shall be at least three (3) feet from the adjoining property line.
2. Driveways shall be made of asphalt or concrete.
3. Parking areas on uncurbed street right of ways shall be made of asphalt, concrete, stone or gravel. All right-of-way driveways shall require the approval of the Planning Commission.
4. Right-of-way parking areas are prohibited on curbed streets.
5. All residential drives shall be a minimum of eight (8) feet in width.
6. The maximum width for a driveway in any residential district shall be twenty-four (24) feet in width.
7. Driveways may have a flare of three (3) feet on each side of the approach.
8. There shall be only one driveway per parcel, unless approved by the Planning Commission.

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9. Turnaround drives may not exceed twelve (12) feet in width per drive and shall not be located within a required setback. Turnaround drives are considered one drive.
10. No driveway shall exceed thirty (30) percent of the front yard.
11. Driveways shall have a maximum grade of ten percent (10%) with eight percent (8%) preferable.

SECTION 3119: Parking of Commercial Vehicles in R Districts.

Only one commercial vehicle per lot, which does not exceed one and one half ton in capacity, may be stored or parked in residential districts. These vehicles shall be parked in the rear yard of the lot/property and must be properly licensed.

SECTION 3120: Joint Use.

Two or more nonresidential users may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the Zoning Administrator shall be filed with application for a zoning permit.

SECTION 3121: Wheel Blocks.

Whenever a parking lot extends to a property line, wheel blocks of asphalt, concrete, plastic, lumber, or other suitable material shall be installed to prevent any part of a parked vehicle from extending beyond the property line. These blocks shall be maintained in good condition. The Planning Commission may also require wheel blocks when certain conditions exist to prevent travel onto abutting properties.

SECTION 3122: Width of Parking Aisle.

Driveways for commercial and industrial land uses, serving individual parking spaces, shall not be less than **twenty (20)** feet wide for **ninety (90)** degree parking, **twelve (12)** feet wide for parallel parking, **seventeen and one-half (17.5)** feet wide for **(60)** degree parking, and **thirteen (13)** feet wide for **forty-five (45)** degree parking. Parking areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway to denote interior vehicular circulation and ingress and egress.

SECTION 3123: Access.

Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible for a reasonable distance to pedestrians or motorists approaching the access or driveway from a public or private street.

SECTION 3124: Width of Access to Parking.

The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain, for one-way traffic, a minimum width of **fourteen (14)** feet. Access roads for two-way traffic shall have a minimum width of **twenty-four (24)** feet.

SECTION 3125: Striping.

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All parking areas with a capacity over **twelve (12)** vehicles shall be striped with **four (4)** inch lines on both sides of center between stalls, to facilitate the movement into and out of the parking stalls. (Ord. 27-2000)

SECTION 3126: Handicapped Parking.

When stricter, the Americans with Disabilities Act supercedes these requirements. All buildings and facilities are required to be accessible to individuals with physical disabilities and shall have conveniently located and marked designated spaces provided as follows:

Total Spaces in Lot / Structure	Number of Handicapped Spaces
Up to 100	One space per 25
101 to 200	4 spaces, plus one per 50 spaces over 100
201 to 500	6 spaces, plus one per 75 spaces over 200
Over 500	10 spaces, plus one per 100 spaces over 500

SECTION 3130: Off-Street Parking Space Requirements.

For the purpose of this Ordinance, the following off-street parking space requirements shall apply:

	TYPE OF USE:	PARKING SPACES REQUIRED:
	Residential	
1.	Single family or two family dwelling	Two for each unit
2.	Apartment, townhouse, or multi-family dwelling	Two for each unit
3.	Mobile homes	Two for each unit
	Commercial	
1.	Repair garages and service garages	One for every two gas pumps and two for every service bay
2.	Hotels, motels	One for every sleeping room & one for every two employees
3.	Funeral parlors, mortuaries and similar uses	One for every 50 sq. ft. of floor area in slumber rooms, parlors, or service rooms
4.	Boarding houses, rooming houses	One for each sleeping room or one for each dormitory and fraternity house permanent occupant with sleeping rooms
	Recreational or Entertainment	
1.	Dining rooms, restaurants, taverns, night clubs, etc.	One for every three persons of capacity
2.	Bowling alleys	Three for each alley or lane and one space for every three employees
3.	Dance floors, skating rinks	One for every 100 sq. ft. of floor area used for the activity and one for every three employees
4.	Outdoor swimming pools, public or community club	Two for every 10 persons of the pool's capacity
5.	Auditoriums, sport arenas, theaters, and similar uses	One for every four seats
6.	Retail stores	One for every 250 sq. ft. of floor area
7.	Banks, financial institutions and similar uses	One for every 250 sq. ft. of floor area plus one for each employee

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	TYPE OF USE:	PARKING SPACES REQUIRED:
8.	Offices, public or professional administration, or service buildings	One for every 400 sq. ft. of floor area
9.	All other types of business or commercial uses permitted in any business district	One for every 300 sq. ft. of floor area

	TYPE OF USE:	PARKING SPACES REQUIRED:
	Institutional	
1.	Churches and other places of religious assembly	One for every four seats
2.	Hospitals	One for every two beds
3.	Sanitariums, elderly households, nursing homes, children's homes, asylums, and similar uses	One for every two beds
4.	Medical and dental clinics	One for every 100 sq. ft. floor area of examination, treating room, office and waiting room
5.	Libraries, museums and art galleries	Ten plus one for every 300 sq. ft. of floor area over 2000 sq. ft.

	Schools (Public, Parochial, or Private)	
1.	Elementary and junior high schools	Two and ½ for every classroom and one for every four seats in auditoriums or assembly halls
2.	High schools	One for every 10 students and one for every teacher/employee
3.	Business, technical, and trade schools	One for every two students
4.	Colleges and universities	One for every four students
5.	Kindergartens, child care centers, nursery schools, and similar uses	Two for every classroom but not less than six for the building

	Manufacturing	
1.	All types of manufacturing, storage, and wholesale uses permitted in any manufacturing	One for every employee (on the largest shift) plus one for every vehicle used in the business
2.	Cartage, express, parcel delivery and freight terminals	One for every employee (on the largest shift) and one for each motor vehicle maintained on the premises

SECTION 3132 Vehicle Stacking Areas.

The vehicle stacking standards are meant to accommodate the use of drive-up windows and vehicle queuing for banks, gas stations, car washes, pharmacies and other automotive related services while taking into consideration ingress and egress issues, internal parking lot circulation and pedestrian safety.

SECTION 3132.01 Minimum Number of Spaces.

Off-Street stacking spaces must be provided as follows:

Activity Type	Minimum Number of Stacking Spaces	Measured to Right-of-Way line From
Bank Teller Lane	4	Teller or Window

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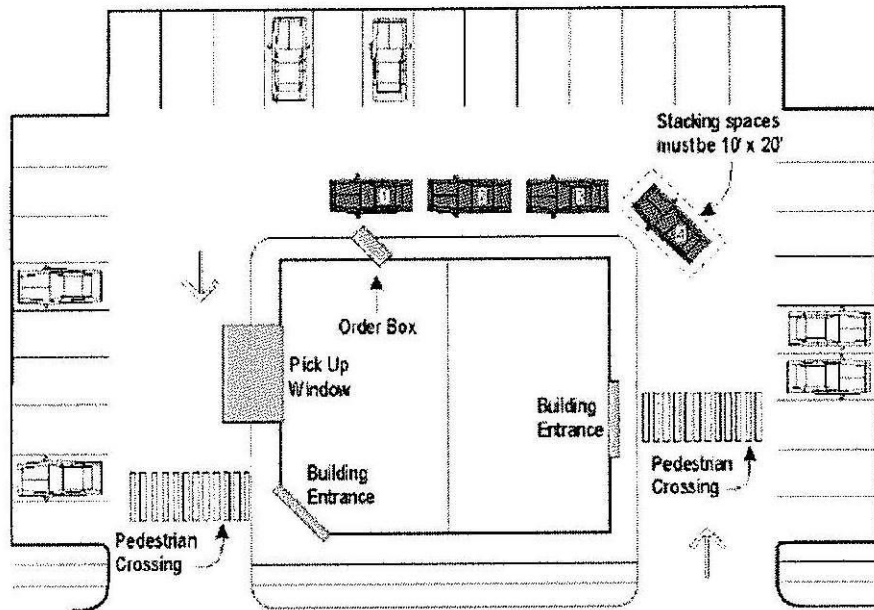
Automated Teller Machine	3	Teller
Pharmacies	4	Window
Restaurant drive-through	7	Order Box
Car wash stall, automatic	10	Entrance
Car wash stall, self-service	3	Entrance
Gasoline pump island	1	Pump Island

SECTION 3132.02 Design and Layout.

Required stacking spaces are subject to the following design and layout standards.

1. **Size**
Stacking spaces must be a minimum of 10 feet by 20 feet in size.

2. **Location and Design**
Stacking spaces may not be located in the street right-of-way and must be located and designed to ensure safe and efficient movement of pedestrian and vehicles. Designated pedestrian crossings at least 5 feet wide must be provided to ensure pedestrian safety. Pedestrian walkways that cross vehicle stacking lanes must be clearly marked though the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt. Raised walkways may be installed if elevated 6 inches with tapered sides and meet ADA standards. Stacking spaces must be separated from other internal walkways or driveways by raised medians.



SECTION 3149: General Interpretations.

In the interpretation of this Chapter, the following rules shall govern:

1. Parking spaces for other permitted or conditional uses not listed in this Chapter shall be determined by the Planning Commission upon an appeal from a decision of the Zoning Administrator.

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2. Fractional numbers shall be increased to the next whole number.
3. Where there is an adequate public transit system or where for any other reason parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Planning Commission upon an appeal from a decision by the Zoning Administrator.
4. In a case of mixed uses on the same lot, the parking requirements for both uses must be met.
(Ord. 22-2018)