

ARTICLE XV

PARKING DISTRICT

15.0 STATEMENT OF PURPOSE

This zoning district is intended to provide vehicular parking facilities that are associated with business or industrial districts. Such facilities are effective as buffer zones between such districts and residential districts.

15.1 PRINCIPAL PERMITTED USES

In the P District, no uses shall be permitted unless otherwise provided in this Ordinance, except the following:

- A. Premises in this district shall be used only for vehicular parking areas subject to all regulations provided below.
- B. Billboards. (Subject to 15.7 below)

15.2 LIMITATION OF USE

- A. Parking area shall be used for parking or storage of private passenger vehicles only.
- B. Parking may be with or without charge.
- C. No business involving the repair or services to vehicles permitted there or sale, or other storage, or display, shall be conducted upon such premises.
- D. All P Districts shall be contiguous to a Business District or Industrial District; provided, however, that there may be a private drive, public alley or public street between such P District and such Business or Industrial District.
- E. No sign shall be erected or placed on the premises except that not more than one directional sign at each point of ingress and egress may be erected or placed. Such signs may also contain information on price and duration and shall not exceed twelve (12) square feet in area nor fifteen (15) feet in height.

- F. Construction lighting and screening requirements shall be in Accordance with Article XVIII.
- G. All parking areas shall accommodate surface parking only; no parking structures shall be permitted.
- H. Every such parking area shall be surfaced with an asphalt, concrete or similar durable and dustless surface, and shall be graded and drained to dispose of all surface water to the nearest adjoining street and away from adjoining properties.

15.3 SPECIAL USES PERMIT

- A. Single-family dwellings.
- B. Two family dwellings.

15.4 SITE PLAN APPROVAL

For permitted uses and uses subject to a special use permit, a site plan shall be submitted in accordance with Article XVIII.

15.5 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Front Yard	None Dwellings ? 30 feet
Side Yards	Side abutting a residential district - 5 feet for buildings and parking and loading areas. Side abutting all other districts - 0 feet. Dwellings 10 feet each side.
Rear Yards	None Dwellings ? 20 feet
Lot Coverage	100% Dwellings ? 35%

Minimum Lot Area	None Dwellings ? 10,000 square feet
Minimum Lot Width	30 feet
Minimum Floor Area	Dwelling Units ? 800 square feet

- A. Accessory buildings shall not be erected in any required yard, except a rear yard.
- B. No detached accessory building shall be located closer than (10) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line.
- C. No detached accessory building shall exceed one (1) story of fourteen (14) feet in height.
- D. When an accessory building is located on a corner lot, the rear yard shall be the yard opposite the street address front yard. In no instance shall an accessory building be located nearer than twenty (20) feet to a side yard street right-of-way line.
- E. When an accessory building is intended for other than the storage of private motor vehicles, the accessory use shall be subject to the approval of the Planning Commission. Accessory buildings with a floor area of one hundred twenty (120) square feet or less shall not be subject to Planning Commission review.

15.6 OFF-STREET PARKING AND LOADING

Surfacing: Except as otherwise provided in this sub-section, all parking spaces and any driveway accessing such parking spaces shall be paved with concrete or bituminous material in accordance with plans approved by the City Engineer. Such concrete pavement shall be a minimum thickness of six (6) inches. Any bituminous paving shall be a minimum thickness of two (2) inches, or shall be a triple seal coat and shall be placed upon a base of limestone or gravel a minimum thickness of six (6) inches. All paving and/or sealing of parking spaces shall be complete within a period of twelve (12) months after site plan approval. Off-street parking for one (1) and two (2) family dwellings and any driveway accessing such parking shall be paved with concrete or bituminous material in a manner which is adequate to prevent washout from obstructing storm sewers and catch basins, and in a manner which is adequate to provide safe access to the dwellings in question. The off-street parking areas for one (1) and two (2) family dwellings and for any driveways accessing them shall be a minimum of eight (8) feet in width for their entire length and shall at a minimum extend between the public or private right-of-way and the required front setback line on each lot.

Within a required residential street front yard no driveway may exceed twelve (12) feet in width for each garage parking stall facing the street within twenty (20) feet of the required front setback line. In no case shall the driveway width exceed twenty-six (26) feet in width between the right-of-way line and the curb or road shoulder.

15.7 REGULATION OF BILLBOARDS

Billboards may be erected adjacent to M-89, provided that they must meet all of the following conditions. For purposes of these conditions, double-faced billboards (i.e. structures with back-to-back faces containing or able to contain advertising) and V-shaped billboards having only one face visible to traffic proceeding from any given direction on a Street shall be considered as one (1) billboard. Otherwise, billboards having more than one (1) face, including billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple billboards and shall be prohibited in accordance with the minimum spacing requirements set forth below. A billboards surface display area containing or able to contain advertising shall be considered to be the billboards face(s).

- A. Not more than three (3) billboards may be located per linear mile of Street, regardless of the fact that such billboards may be located on different sides of the Street. The linear mile measurement shall not be limited to the City's boundaries if the particular Street extends beyond such boundaries.
- B. No billboard may be located within one thousand (1,000) feet of another billboard. The one thousand (1,000) feet measurement shall not be limited to the City's boundaries.
- C. No billboard may be located within two hundred (200) feet of any residential zoning district, of a pre-existing dwelling, of a pre-existing church or of a pre-existing school. If the billboard is illuminated, the required distance shall be increased to three hundred (300) feet.
- D. No billboard may be located closer than seventy-five (75) feet from a property line adjoining a street. No billboard may be located closer than ten (10) feet from any other property line of the lot on which the billboard is located.
- E. A billboards face may not exceed three hundred (300) square feet. Double-faced billboards and V-shaped billboards may have two (2) faces, but neither one may exceed three hundred (300) square feet.
- F. A billboards height may not exceed twenty (20) feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher.
- G. No billboard may be placed on top of, cantilevered from or otherwise suspended above the roof of any building.
- H. A billboard may be illuminated, but only if such illumination is concentrated on the billboards face(s) and is located so as to avoid glare or reflection onto any portion of an adjacent street, the path

of oncoming vehicles, or any adjacent lot. No rotating or oscillating beam, beacon, flashing illumination or intermittent lights may obscure or interfere with the effectiveness of an official traffic sign, signal or device.

- I. A billboard shall be securely anchored and otherwise adequately constructed in order to withstand all wind and vibration forces, which can normally be expected to occur in the vicinity. A billboard shall be adequately maintained to assure its continued structural soundness and the continued readability of its message.
- J. A billboard adjacent to the interstate highway, freeway and primary highway systems of the State of Michigan, as such terms are defined in the Highway Advertising Act of 1972 (Michigan Public Act 106 of 1972, as amended), shall comply with all of the above requirements as well as the applicable regulations promulgated thereunder, as such provision and/or regulations may be amended from time to time.