



# Memorandum on Amendments to Parking Requirements

**TO:** Grosse Pointe Woods Planning Commission  
**FROM:** Brigitte Wolf, AICP  
**SUBJECT:** ZO Amendments to Consider on Off-Street Parking  
**DATE:** December 12, 2023

## AMENDMENT TO THE ZONING ORDINANCE FOR PARKING FLEXIBILITY

The Zoning Ordinance amendments under consideration to allow for reasonable flexibility in parking requirements and to optimize space are proposed to Section 50-5.3 Off-Street Parking and Section 50-5.5 Semi-Circular Driveways. Planning Commission has expressed support to allow for **compact car parking spaces**, **shared parking agreements** between property owners, and **parking waivers** to be granted by City Administration and/or Planning Commission, and to **reduce the radius of semicircular driveways**. The following pages show the current sections of the Zoning Ordinance with the tracked, proposed revisions.

## RECOMMENDATION

Pending comments from the public hearing and discussion of the Planning Commission, we recommend the following: To implement business-friendly practices, improve the efficiency of reviews, and maximize space, a motion should be made to recommend the following Zoning Ordinance amendments for City Council to consider

amending 50-5.3 Off-Street Parking Requirements to

1. Add compact parking spaces to Subsection **K. Size of Parking Spaces**;
2. Amend subsection **U. Traffic Lane Markings** to reduce the maneuvering lane width to 20 ft for 75-90 degree parking spaces;
3. Add Subsection **BB. Flexibility in Off-Street Parking Standards via Shared Parking Agreements and Parking Waivers to be granted up Planning Commission or the Zoning Administrator**, provided that there is no reduction in the number of spaces reserved for persons with disabilities; and

amending 50-5.5 Residential parking and semicircular drives to

4. Reduce the overall radius of the semicircular drive to be 20 feet, and reduce the hard surface width to a minimum of 8 feet and the radius from the front property line to the inside edge of the semicircular drive to be a minimum of 10 feet.

## 50-5.2 Off-street Loading Requirements

- A. On the same premises with every building, structure or part thereof erected and occupied for storage, goods display, department stores, markets, mortuaries, hospitals, laundries, dry cleaning or other uses similarly 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 services in order to avoid undue interference with public use of the streets and alleys.
- B. Such loading and unloading space, unless otherwise adequately provided for, shall be an area 12 feet by 50 feet, with a 14-foot height clearance, according to the following schedule:

TABLE 50-5.2.B off-street Loading Requirements	
Gross Floor Area (square feet)	Loading and Unloading Spaces Required
0–2,000	None
2,000–5,000	One space
5,000–20,000	One space plus one space for each 5,000 square feet in excess of 5,000 square feet.
20,000–100,000	Four spaces plus one space for each 20,000 square feet in excess of 20,000 square feet.
100,000–500,000	Five spaces plus one space for each 40,000 square feet in excess of 100,000 square feet.
Over 500,000	15 spaces plus one space for each 80,000 square feet in excess of 500,000 square feet.

### 50-5.3 Off-street Parking Requirements

In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for the use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of the ordinance from which this chapter is derived shall be provided and maintained as prescribed in this section.

- A. **Loading space not to be counted as parking space.** Loading space as required in [section 50-5.2 Off-street loading requirements](#) shall not be construed as supplying off-street parking space.
- B. **Calculations resulting in fractional space.** When units or measurements determining the number of required parking spaces result in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.
- C. **Increase in floor area of existing use.** Whenever a use requiring off-street parking is increased in floor area, and such use is located in a building existing on or before the effective date of the ordinance from which this chapter is derived, additional parking space for the additional floor area shall be provided and maintained in the amount specified in this section for that use.
- D. **Gross floor area of office, merchandising and service uses.** For the purpose of this section, gross floor area, in the case of office, merchandising or service types of uses, shall mean the number of square feet contained in such structure, which figure shall be obtained by multiplying the outside dimensions of the structure, inclusive of any basement. (See the definitions of the terms “[Floor area, gross](#)” and “[Basement](#)” in [Article 2 - Definitions](#).)
- E. **Location of parking facilities.** Off-street parking facilities for one-family homes, two-family homes and multiple-family dwellings, including high-rise structures, shall be located on the same lot or plot of ground as the building they are intended to serve. For one-family homes and two-family houses, two of the required parking spaces per dwelling unit shall be in an enclosed garage structure served by a paved driveway from the garage to the access street or alley. For multiple-family dwellings, including high-rise dwellings, two of the required parking spaces shall be provided within an enclosed garage structure. The off-street parking facilities required for all other uses shall be located on the lot or on property in the city within 300 feet of the permitted use requiring such off-street parking. Such distance shall be measured along lines of public access to the property between the nearest point of the parking facility and the building to be served, provided that the off-street parking facility shall not be separated from the building to be served by a major thoroughfare.
- F. **Uses not specifically listed.** In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned, and to which such use is similar, shall apply.
- G. **Collective facilities.** Nothing in this section shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or uses, provided that, collectively, such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table.
- H. **Required parking spaces.** The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing buildings as specified in this section shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use:



Table 50-5.3.H Off-street Parking Requirements	
Use	Minimum Number of Parking Spaces
1. Residential uses:	
a. One-family and two-family residential	Four for each dwelling unit.
b. Multiple-family residential	Two for each efficiency or one-bedroom dwelling unit, and three for each two-bedroom dwelling unit, and one parking space for each bedroom over two.
2. Institutional uses:	
a. Places of worship, temples or synagogues	One for each four seats in the main place of assembly or worship.
b. Hospitals	One per each patient bed, plus one additional space for every three employees during that eight-hour shift in which the greatest number of employees are on duty, plus one space for every ten doctors on the hospital staff.
c. Elementary and junior high schools	One for each teacher and administrator, plus sufficient off-street space for the safe and convenient loading and unloading of students.
d. Senior high schools (public, parochial and private)	One for each employee and one for each four students.
e. Private clubs, civic clubs or lodge halls	One for each employee on the largest shift, plus one for every three persons allowed within the maximum occupancy load as established by city, county or state fire, building or health codes.
f. Tennis clubs or other similar uses	Six for each court, plus one for each employee. Should a spectator area be provided, one space for each three seats shall be required.
g. Places of outdoor assembly	One for every three seats or six feet of benches.
h. Theaters and auditoriums (indoor)	One for each four seats, plus one for each employee.
3. Business and commercial uses:	
a. Planned shopping centers (as approved by the planning commission)	5.5 for each 1,000 square feet of gross leasable floor area.
b. Automobile carwash establishments	Eight spaces for each establishment, plus 25 waiting spaces for each washing stall, plus a drying lane 50 feet long at the exit of each washing stall.
c. Beauty parlors and barbershops	Three spaces for each of the first two beauty or barber chairs, and 1.5 spaces for each additional chair.
d. Bowling alleys	One for each employee, plus five for each bowling lane.

1. Purpose & Intent

2. Definitions

3. Zoning Districts

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1. Purpose & Intent

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**Table 50-5.3.H Off-street Parking Requirements**

Use	Minimum Number of Parking Spaces
e. Dancehalls, pool or billiard parlors, roller or ice skating rinks, exhibition halls and assembly halls without fixed seats	One for each 100 square feet of gross floor area (note: McCann Ice Skating Arena would be subject to these requirements).
f. Establishments for sale and consumption on the premises of beverages, food or refreshments	One for each 200 square feet of gross floor area, plus one for each employee on the premises during the peak employment shift.
g. Establishments for sale and consumption off the premises of beverages, food or refreshments involving delivery services	One for each employee on the premises during the peak employment shift, plus one for each motorized delivery vehicle used in delivering goods sold.
h. Establishments for sale and consumption on and off the premises of beverages, food and refreshments involving delivery service	One for each 200 square feet of gross floor area, plus one for each employee on the premises during the peak employment shift, plus one for each motorized delivery vehicle used in delivering goods sold.
i. Furniture and appliance, household equipment or repair shops, showrooms, or a plumber, decorator, electrician or similar trade, shoe repair and other similar uses	One for each 500 square feet of gross floor area. For that floor area used in processing, one additional space shall be provided for each employee.
j. Automobile service stations	One for each employee, plus one for the owner and manager, plus two for each grease rack or stall for servicing automobiles or wash rack.
k. Laundromats and coin-operated dry cleaners	One for each 100 square feet of gross floor area.
l. Mortuary or funeral home establishments	One for each 50 square feet of space in the slumber room, parlors or individual funeral service rooms.
m. Motels, hotels and other commercial lodging establishments	One for each occupancy unit, plus one for each employee, plus extra spaces for dining rooms, ballrooms or meeting rooms as required in this section.
n. Motor vehicle sales and service establishments, and trailer sales and rental	One for each 400 square feet of gross floor area of salesroom.
o. Retail stores except as otherwise specified in this section	One for each 200 square feet of gross floor area.



Table 50-5.3.H Off-street Parking Requirements	
Use	Minimum Number of Parking Spaces
p. Fitness and training centers	Three-street parking spaces for each of the first two pieces of equipment, and 1.5 spaces for each additional piece of equipment, in addition to one for each two persons allowed within the maximum occupancy load as established by the building code.
4. Offices:	
a. Banks	One for each 200 square feet of gross floor area, plus one for each office or each staff member and employee, whichever is the greater. Where drive-up windows are provided, waiting space equivalent to 12 spaces for each drive-up window shall be provided.
b. Business offices or professional offices except as indicated in subsection 4.c of this table	One for each 300 square feet of gross floor area.
c. Medical or dental centers or clinics, and professional offices of doctors, dentists or similar professions	One for each 200 square feet of gross floor area.

On all changes of occupancy where a new tenant occupies the building, whether the new tenant continues the same use or not, in structures existing prior to the adoption of the ordinance from which this subsection is derived, the off-street parking requirements shall conform to at least 50 percent of the requirements specified in this subsection, provided that the total area of the original structure remain unchanged. If the total area of an existing building is changed, the building must conform to the requirements specified in this subsection. Any and all buildings constructed after the adoption of the ordinance from which this chapter is derived must conform to the requirements of this subsection.

- I. **Reduction of parking facilities.** Off-street parking existing on the effective date of the ordinance from which this chapter is derived, which serves an existing building or use, shall not be reduced in size less than required under the terms of this section.
- J. **Establishment of parking facilities by city.** The council, in consultation with the city planning commission, shall make studies of various areas in the city for the purpose of determining areas within which there is need for the establishment of off-street parking facilities to be provided by the city and to be financed in whole or in part by a special assessment district, or by other means, where such need is found. This study and report shall include recommendations on the site, location and other pertinent features of the proposed off-street parking facilities and the areas they should be intended to serve. Wherever, pursuant to this procedure, the city shall establish off-street parking facilities by means of a special assessment district, or by any other means, the council may determine, upon completion and acceptance of such off-street parking facilities by the council, that all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district shall be exempt from the requirements of this section for privately supplied off-street parking facilities.

- K. **Size of parking spaces.** A parking space shall be nine feet by 19 feet. Compact parking spaces may be eight feet by 16 feet (The number and location of compact spaces on a site and must be approved on a case-by-case basis by the Panning Commission or the City Planner/Building-Official. No more than 10% of required off-street parking requirements may be compact parking spaces).
- L. **Compliance required.** It shall be unlawful for any person to establish, lay out, operate or use a parking lot in the city contrary to the provisions of this section, or to permit another person to do so upon land owned or controlled by them.
- M. **Means of ingress and egress.** A parking lot shall be provided with adequate means of ingress and egress to public streets or alleys, which shall be of such size, number and location so as to minimize traffic congestion within and without the parking lot and will not create unnecessary hazards to pedestrian and vehicular traffic in the vicinity thereof.
- N. **Requirements for barriers for parking lots adjacent to sidewalk.**
  1. Where a parking lot regulated by the provisions of this section shall adjoin a public sidewalk, there shall be erected on such parking lot, to the extent that such parking lot adjoins the public sidewalk, a barrier so located as to prevent cars parked on such parking lot from extending over or encroaching upon such public sidewalk. Such barrier shall be not in excess of eight inches in height, nor less than six inches in height and shall be firmly attached or anchored to such parking lot; and such barrier shall be of such type as to prevent vehicles using such parking lot from interfering with or jeopardizing pedestrian traffic on such public sidewalk; provided that a fence complying with the governing chapter may be provided in lieu of the barrier as aforesaid.
  2. The provisions of this subsection shall not apply to authorized means of ingress and egress to the parking lot.
  3. Necessary curbs or other protection against damage to adjoining properties, streets and sidewalks shall be provided and maintained.
- O. **Method of parking.** It shall be unlawful to park or stand any vehicle in a municipally owned and operated off-street metered parking lot in such a position that the vehicle is not entirely within the area so designated as a parking space by such lines or markings. All vehicles parked or stood in any parking space shall be parked in such a manner so that the front of such vehicle shall be facing the parking meter designated for the parking space so occupied.
- P. **Drainage and surfacing.** Parking lots shall be surfaced with concrete, plant-mixed bituminous or other all-weather impervious, dust-free material of sufficient thickness so as to provide a suitable and proper dustproof, usable pavement and shall be properly graded and drained to dispose of surface water. Plans and specifications for drainage and surfacing of parking lots shall be submitted to the city engineer for approval. Means of ingress and egress to public streets shall be surfaced with concrete or plant-mixed bituminous materials.
- Q. **Off-street parking areas adjacent to residential property.**
  1. **Setbacks; protective wall or landscape screening.** Side yards shall be maintained for a space of not less than ten feet between the side lot lines of adjoining residentially zoned or used property and the parking area. The depth of the front yard or setback line from the street as established for houses in any block in any given residential area shall be continued and made applicable to parking space in such residential area. It shall be unlawful to use the space between such setback line and the sidewalk for the parking of motor vehicles; provided that the barrier specified in [subsection 2](#) shall be located in the setback line as required in this subsection.



2. **Ornamental wall.** Whenever a parking area adjoins residential property or a residential street, an ornamental masonry wall not less than two feet or more than four feet in height shall be erected and maintained between the required yard space and area to be used for parking, except for such portions as are used for entrances and exits. On such other locations where a protective barrier is required, the use of a dense shrubbery screen meeting the standards of [section 50-5.19 Greenbelts](#) shall be as followed.
  3. **Maintenance.** All required walls or other landscape screening shall be properly maintained and kept free of debris, signs or any advertising whatsoever. Bumper guards, composed of either a curb at least six inches high or steel posts 24 inches to 30 inches high and not more than five feet apart set three feet in concrete, shall be provided to prevent vehicles from striking such wall or shrubbery.
  4. **Open lots.** Open off-street parking lots are allowed for the periodic storage of private passenger vehicles for periods of less than one day when the space used for parking is separated from all required yards and contiguous streets by an ornamental wall or fence four feet in height, and if all vehicular access to such lot is from the alley and not directly from any street, and such use is recommended for approval to the board of appeals by the planning commission as not being injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this chapter, provided such use complies with the noise requirements of [subsection Y](#).
  5. **Landscaping.** Where required landscaping is not sufficiently and properly maintained, the city administrator may, after five days' notice has been given to the property owner as shown on the latest assessment roll, order whatever steps are necessary to suitably maintain the landscaped area and charge all of the costs plus a fee as currently established or as hereafter adopted by resolution of the city council from time to time to the property owner.
  6. **Variance from this subsection.** The city council may, after a public hearing and an affirmative vote of a majority of the council, grant a variance from the requirements of this [subsection Q](#), which variance may permit the construction of a fence which will provide substantial protection for adjoining residential properties and such variance shall be subject to proper and reasonable conditions which may be imposed by the council.
- R. **New construction.** No person shall construct a new parking lot without first having obtained site plan approval from the planning commission. Plans and specifications for the construction of a new parking lot shall be submitted to the city administrator and building official, who shall cause to be determined whether such plans and specifications comply with the provisions of this Code. If such plans and specifications are found to be in compliance with the provisions of this Code, the planning commission shall authorize the construction of such parking lot. If the application is rejected, the applicant shall be notified to that effect and shall be given an opportunity to be heard by the city council, either in person or by legal counsel, and to present such evidence pertinent to the application, after which the city council shall take final action upon the application and, as a prerequisite to granting such application, the council may impose reasonable conditions so as to preserve the character of the neighborhood.

1. Purpose & Intent

2. Definitions

3. Zoning Districts

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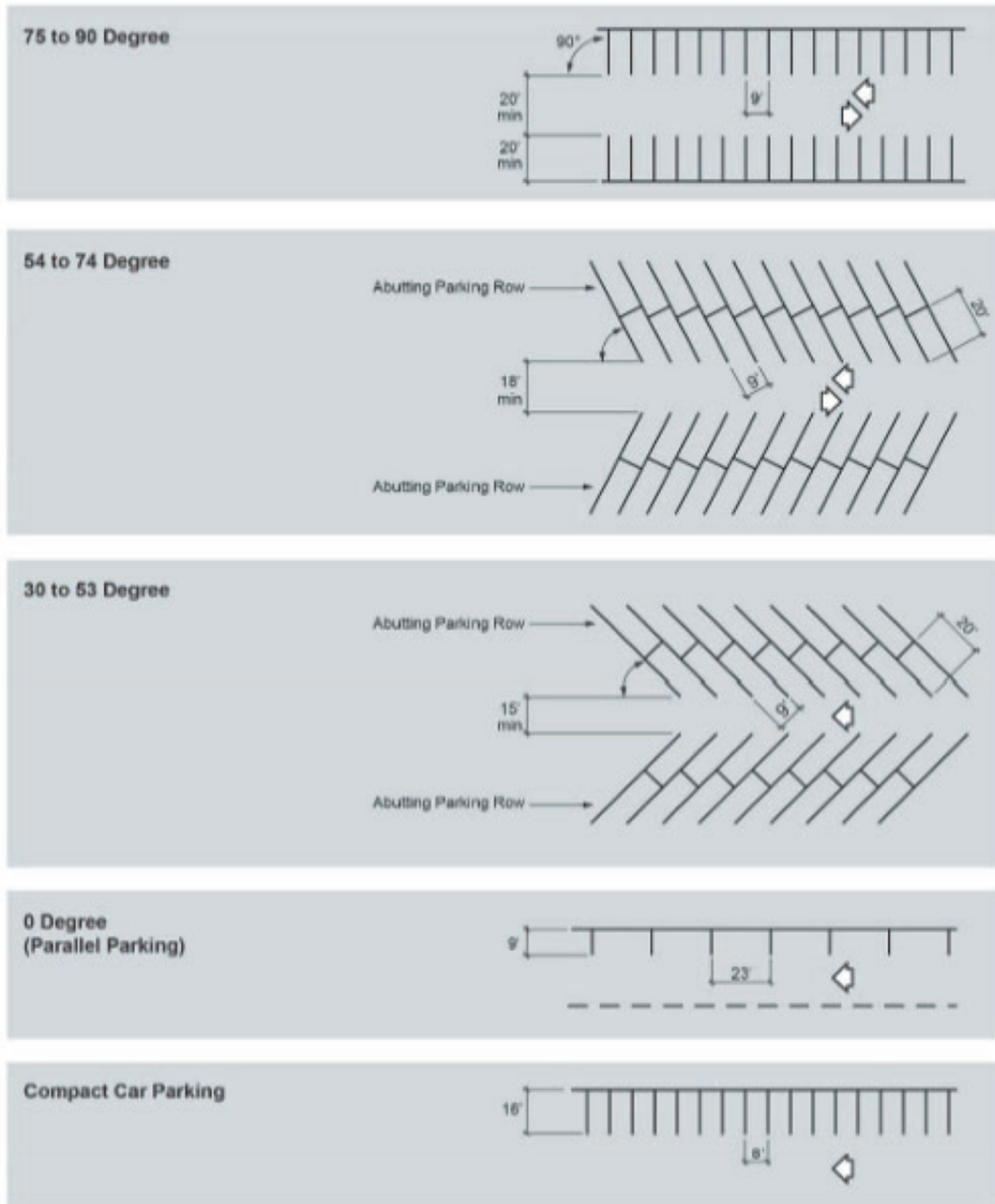
- S. **Lighting.** Every parking lot which is operated during any hours of the night shall be provided with adequate lighting units to enable parking attendants to have a reasonable view of all portions of the parking facility at all times. Lights shall be shielded and directed away from residences and other adjacent property and from the public streets in such manner as to prevent a disturbing glare to occupants of adjacent property and to vehicular traffic using the public streets.
- T. **Limitation on period of parking.** It shall be unlawful to permit or allow any motor vehicle to be parked, stored or kept in or upon any licensed parking lot for a continuous and uninterrupted period of more than 24 hours at any one time, it being the intent of the provisions of this section to prohibit the use of any such parking lot for the unlimited storage or parking of motor vehicles.
- U. **Traffic lane markings.** The parking lot shall be provided with such markings as to indicate entrances and exits, traffic lanes for the safe and orderly movement of vehicles to and from parking spaces, and such other traffic safety controls which may be designated by the director of public safety.
  - 1. **Dimensional requirements.** Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements: ●▲

Table 50-5.3.U.1 Off-street Parking Layout Dimensional Requirements

Parking pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of One Tier of Spaces Plus Maneuvering Lane (feet)	Total Width of Two Tiers of Spaces Plus Maneuvering Lane (feet)
0° (parallel parking)	15	9	23	24	33
30° to 53°	15	9	19	35	57
54° to 74°	18	9	19	<del>60</del> <u>39</u> <u>37</u>	<del>60</del> <u>56</u>
75° to 90°	<del>20</del> <u>5</u>	9	19	<del>44</del> <u>39</u>	<del>63</del> <u>58</u>



Figure 50-5.3.U.1 Off-street Parking Requirements, Parking Layouts



**Parking Space Layout**

1. Purpose & Intent

2. Definitions

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4. Use Standards

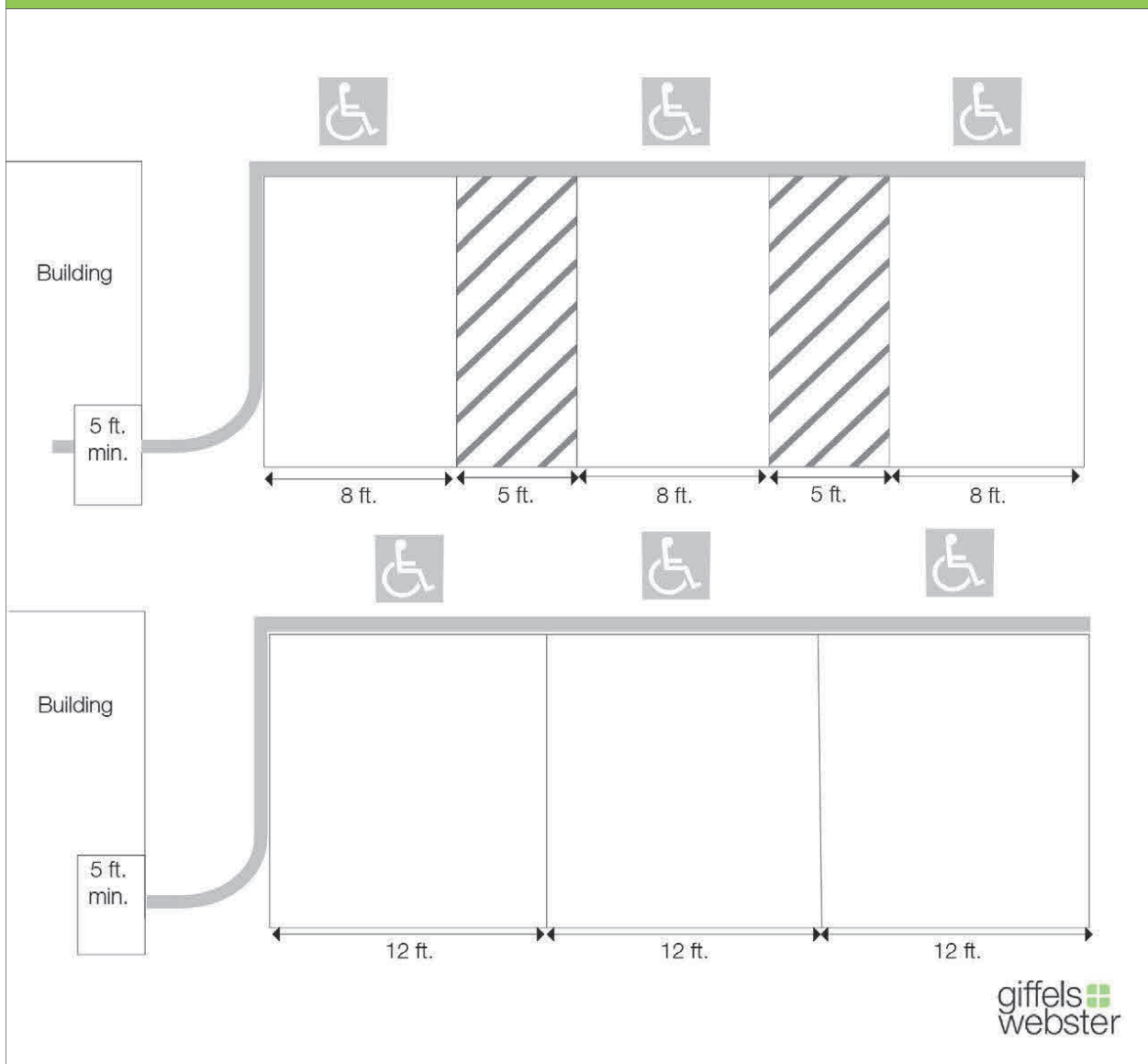
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- Barrier-free parking spaces.** Barrier-free parking spaces shall be located as close as possible on the most direct route to barrier-free building entrances. Signs shall be provided to indicate the direction of travel to barrier-free building approaches when the barrier-free entrance is not visible from the accessible parking space or spaces. Each accessible parking space shall have not more than a nominal three percent grade and be not less than 12 feet wide or be not less than eight feet wide and be adjacent to an access aisle which is not less than five feet wide and which is not a traffic lane. The parking space surface shall be stable and firm. There shall be a barrier-free route of travel from accessible parking spaces to the nearest barrier-free building approach. ●●

Figure 50-5.3.U.2 Barrier-free Parking Spaces



- V. **Attendants, private security guards; when required.** When in the opinion of the director of public safety a hazard to the welfare and safety of any person exists in or adjacent to any parking lot, the director of public safety shall certify such fact and reasons for such opinion to the city council. The city council acting upon such written certification of the director of public safety and after ten days' notice to the owner and/or operator of such parking lot shall hold a public hearing, at which time all parties interested shall be given an opportunity to be heard. Upon a finding by the city council that such a hazard in fact exists, the council may, as a condition for the continued use of such property as a parking lot, require the owner and/or operator to provide sufficient attendants and/or uniformed private security guards licensed under the laws of the state at such parking lot during the hours of operation of such parking lot, or any portion thereof. Upon a failure of the owner and/or operator to furnish attendants or private security guards, if so required by the city council, such lot shall be closed to parking and the continued use thereof for parking shall be deemed a violation of this Code.
- W. **Inspections; correction of defects.** All parking lots within the city shall be inspected from time to time as directed by the city administrator. Any failure to comply with the provisions of this section shall be reported in writing to the owner and/or operator of the parking lot to remedy such condition or make such correction. Failure to comply with any notice to remedy or correct any conditions of a parking lot may be the basis for the filing of a complaint against the owner and/or operator.
- X. **Maintenance.** It shall be the duty of the owner and operator of any parking lot to maintain such lot and any greenbelt of shrubbery thereon, the barriers, entrances, exits, and surface and drainage system in a state of good repair at all times while operating such lot or permitting the use thereof.
- Y. **Noise.** The use of any loud noise-producing device or public address system shall be prohibited upon off-street parking lots permitted by this section.
- Z. **Prohibited uses.** No repairs, service to vehicles or display of vehicles for the purpose of sale shall be carried on or permitted upon such premises.
- AA. **Signs.** No sign shall be erected upon such parking lots, except not more than one sign at each entrance to indicate the operator, the purpose for which operated, and the parking rates. Such signs shall not exceed 15 square feet in area, shall not extend more than ten feet in height above the nearest curb, and shall be entirely upon the parking lots.

**BB. Flexibility in Off-Street Parking Standards.**

- 1. **Shared Parking Agreement.** In all non-residential and mixed-use zones, private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The applicant has the burden of proof of a reduction in the total number of required off-street parking spaces. No reduction in the number of spaces reserved for persons with disabilities is permitted on site.
  - a. **Proof from Applicant.** Evidence must be submitted that demonstrates shared parking will not result in inadequate parking. Below is a list of required application information:
    - i. An analysis of available and used parking spaces based on parking counts taken at certain time intervals and days to verify parking usage patterns.
    - ii. The type and hours of operation and parking demand for each land use.
    - iii. A sketch or site plan displaying shared use spaces in the lot and walking distance to the uses sharing the lot.
    - iv. A description of the character of land use and parking patterns of adjacent land uses.

v. An estimate of anticipated turnover in parking space use over the course of 12 to 24 hours at the site.

b. Distance and Design Standards.

- i. The agreed upon off-street, privately owned parking spaces to be shared must be within 500 feet from property line of the business to the property line of the parking area to support that business.
- ii. Users sharing a parking facility shall provide for safe, convenient walking between land uses and parking, including safe, well-marked pedestrian crossings, signage, and adequate lighting. Pedestrian paths should be as direct and short as possible, without compromising safety. A pedestrian circulation plan that shows connections and walkways between the parking facilities and subject uses must be provided.
- iii. Shared parking areas must be paved and properly striped. Details regarding the maintenance of the shared parking areas, including snow removal, must be provided within the shared parking agreement.
- iv. Signage to direct drivers to the most convenient parking areas for each use shall be provided.

c. Process. A shared parking agreement requires a public hearing with the Planning Commission. Planning Commission has final authority over granting shared parking agreements. If the Planning Commission approves the shared parking agreement, and prior to the issuance of a certificate of compliance, the written agreement shall be reviewed and approved by the city attorney and executed by the property owner to assure the continued availability of the shared parking spaces for the life of the development. The agreement shall, at a minimum:

- i. List the names and ownership interest of all parties to the agreement and contain the signatures of those parties.
- ii. Provide a legal description of the land upon which the parking area(s) and building(s) appurtenant to the parking areas are located.
- iii. Include a sketch or site plan showing the area of the parking parcel, pedestrian and driver circulation, maintenance, etc.
- iv. Provide details regarding the maintenance of the shared parking areas, including snow removal.

d. Change in Use. Should any of the shared parking uses be changed, or should the planning department find that any of the conditions described in the approved shared parking study or agreement no longer exist, or if insufficient parking is an issue due to complaints, the owner shall have the option of submitting a revised shared parking study and an amended shared parking agreement in accordance with the standards of this subsection or of providing the number of spaces required for each use as if computed separately. If the Building Department determines that the revised shared parking study or agreement does not satisfy the off-street parking needs of the proposed uses, the shared parking request shall be denied, and no certificates of occupancy shall be issued until the full number of off-street parking spaces are provided.

2. **Parking Waivers.** The Zoning Administrator and Planning Commission may grant waivers in off-street parking requirements, provided that there is no reduction in the number of spaces reserved for persons with disabilities.

- a. Building/Planning Department. The Planner or Zoning Administrator may waive up to 10% of the total site parking.
- b. Planning Commission. The Planning Commission may modify the numerical requirements for off-street parking. The Planning Commission may attach conditions of approval to a modification in the minimum required parking.
- c. Proof from Applicant. In order for the Zoning Administrator or Planning Commission to waive off-street parking requirements, the applicant must demonstrate that the required amount of parking spaces is excessive based on the needs of the proposed use or that the site cannot physically accommodate the required number of parking spaces.
- d. Process. If the parking space reduction is more than 10% of the total site parking, then a public hearing is required. Planning Commission has final authority over granting parking waivers.

3.



## 50-5.4 Parking spaces

Parking spaces shall not be less than nine feet by 19 feet, ~~unless~~ Compact parking spaces may be eight feet by 16 feet (The number and location of compact spaces on a site and must be approved on a case-by-case basis by the Planning Commission or the City Planner/Building Official. No more than 10% of required off-street parking requirements may be compact parking spaces). If the structure for which the parking space is required is situated on a lot that is 40 feet or less in width, the area of the lot required for driveway purposes may be utilized for parking spaces without regard to providing a driveway for ingress and egress.

- 1. Purpose & Intent
- 2. Definitions
- 3. Zoning Districts
- 4. Use Standards
- 5. Site Standards
- 6. Development Procedures
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## 50-5.5 Residential parking and semicircular drives

### A. Semicircular driveways.

1. Semicircular driveways shall be permitted on any residential lot that has a minimum of 75 feet of frontage onto a single public street.
2. The semicircular drive shall be so constructed that the measured distance from the front property line to the inside edge of the semicircular drive (defined as that edge closest to the road at the point which is farthest from the front property line) shall be a minimum distance of ~~42 10 feet~~ and the overall radius with the hard surface shall be a minimum of 20 feet. See semicircular driveway illustration at the end of this section.
3. The hard surface width for a semicircular drive shall be no less than ~~nine-eight~~ feet nor more than 12 feet in width. As provided in subsection (g) of this section paved driveway and parking areas, including semicircular driveways for any residential lot, shall not exceed 30 percent in coverage of the front yard.
4. In no instance shall semicircular driveways be used for the storage of motor vehicles. Semicircular driveways shall not be counted in determining off-street parking, etc., as required by subsection E of this section.
5. Semicircular driveways shall be approved by the building official.
6. Parallel parking of motor vehicles side-by-side on semicircular driveways and parking areas shall be prohibited.

### B. Curb cuts for residential property.

1. Curb cuts shall not be constructed beyond the property lines of adjacent lots.
2. Curb cuts shall be the width of the driveway at the front lot line plus two feet.
3. In no instance shall the total curb cuts for one lot or parcel exceed 46 feet. Curb cuts shall be approved by the building official.

### C. Parking and driveway surfaces. Paved driveway and parking areas shall be made of concrete,

asphalt, brick, slate or other solid impervious surfaces as approved by the building official. The pavement system shall be designed to resist the elements, frost, erosion, rutting, blowing dirt or dust and the ponding of water. Impervious strips (e.g., ribbon driveways) in the driveway or parking area shall not be allowed.

### D. Parking on private property. It shall be unlawful for any person to park any motor vehicle on any private property without the express or implied consent, authorization or ratification of the owner, holder, occupant, lessee, agent or trustee of such property. Complaints for the violation of this section shall be made by the owner, lessee, agent or trustee of such property.

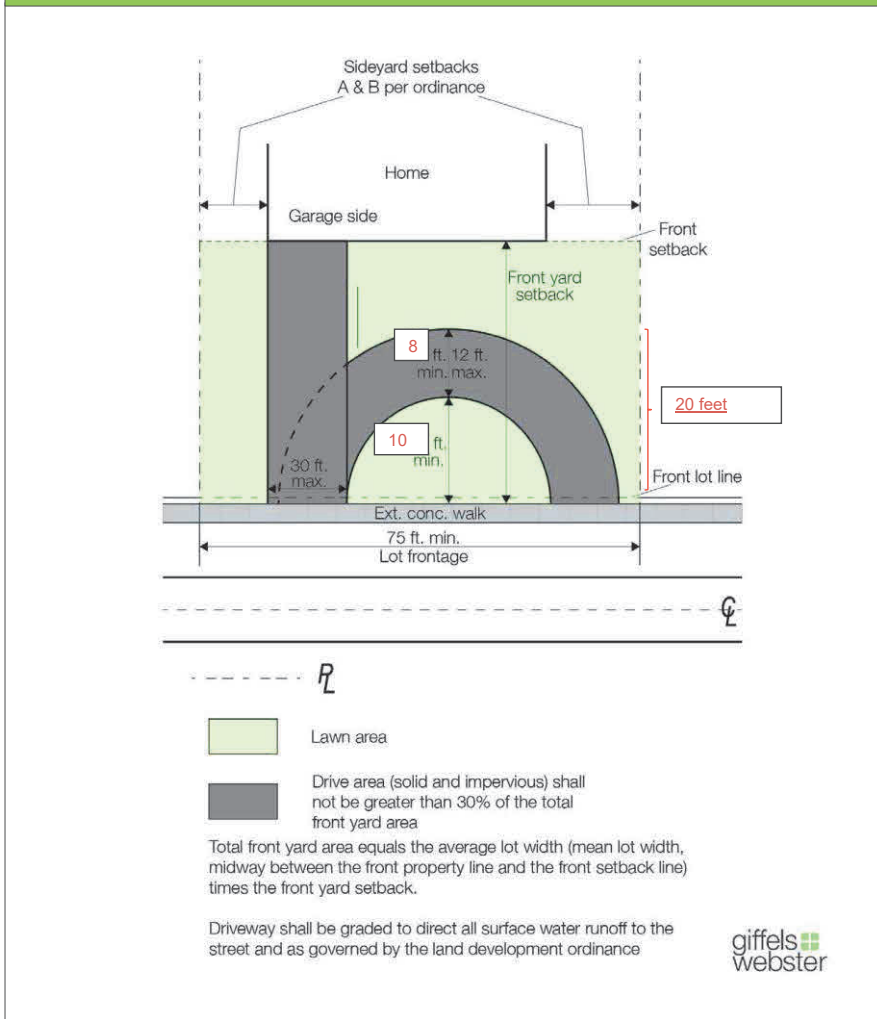
### E. Restricted to paved parking area. It shall be unlawful for the registered owner of any motor vehicle or for any owner or tenant of any residential property located within the city to allow or permit the parking of any motor vehicle in the area between the curb and the front setback line of any residential lot except upon the paved driveways and parking area thereof.

### F. Parking area and driveway prohibitions. Paved driveways and parking areas on any residential lot of more than 45 feet in width shall not exceed 30 feet in width and shall not exceed 30 percent in coverage of the front yard. Paved driveways and parking areas on any residential lot of 45 feet or less in width shall not exceed 12 feet in width. The width of any paved driveway and parking area on any residential lot shall be measured at the widest point of the paved driveway and parking area based on a straight line running parallel to the front lot line, starting at the edge of the paved driveway and

Commented [B51]: Are permeable pavers acceptable?

parking area closest to the side lot line and ending at the opposite edge of the paved driveway and parking area. ☒

Figure 50-5.5.f Semicircular Driveway



G. **Lot and building regulations generally.** The provisions of this zoning chapter shall be applicable.

- 1. Purpose & Intent
- 2. Definitions
- 3. Zoning Districts
- 4. Use Standards
- 5. Site Standards
- 6. Development Procedures
- 7. Administration & Enforcement