

**CITY OF GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GROSSE POINTE WOODS, CHAPTER 50 – ZONING, SECTION 50-5.3 OFF-STREET PARKING REQUIREMENTS, INCLUDING SIZE OF PARKING SPACES, TRAFFIC LANE MARKINGS, FLEXIBILITY IN OFF-STREET PARKING STANDARDS VIA SHARED PARKING AGREEMENTS AND PARKING WAIVERS, AND SECTION 50.5.5 RESIDENTIAL PARKING AND SEMICIRCULAR DRIVES TO REDUCE THE RADIUS OF SEMICIRCULAR DRIVES, AND TO PROVIDE FOR REPEALER, SEVERABILITY AND EFFECTIVE DATE.

THE CITY OF GROSSE POINTE WOODS ORDAINS:

Section 1. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50, Section 50-5.3 Off-Street Parking Requirements, Subsection E, fourth sentence only is hereby amended to provide as follows:

The off-street parking facilities required for all other uses shall be located on the lot or on property in the city within 500 feet of the permitted use requiring such off-street parking.

Section 2. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50, Section 50-5.3 Off-Street Parking Requirements, Subsection K, is hereby amended to provide as follows:

K. Size of Parking Spaces. A parking space shall be nine feet (9') by nineteen feet (19'). Compact parking spaces may be eight feet (8') by sixteen feet (16'). (The number and location of compact spaces on a site must be approved on a case-by-case basis by the Planning Commission or the City Planner/Building Official. No more than ten percent (10%) of required off-street parking requirements may be compact parking spaces.)

Section 3. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50, Section 50-5.3 Off-Street Parking Requirements, Table 50-5.3.U.1, is hereby amended to provide as follows:

Table 50-5.3.U.1 Off-Street Parking Layout Dimensional Requirements					
<i>Parking Pattern</i>	<i>Maneuvering Lane Width (feet)</i>	<i>Parking Space Width (feet)</i>	<i>Parking Space Length (feet)</i>	<i>Total Width of One Tier of Spaces Plus Maneuvering Lane (feet)</i>	<i>Total Width of Two Tiers of Spaces Plus Maneuvering Lane (feet)</i>
0° (parallel parking)	15	9	23	24	33

30° to 53°	15	9	19	35	57
54° to 74°	18	9	19	37	56
75° to 90°	20	9	19	39	58

Section 4. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50, Section 50-5.3 Off-Street Parking Requirements, is amended by adding Subsection BB, to provide as follows:

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/Zoning Administrator, with review by the City 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.

Section 5. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50, Section 50-5.4 Parking Spaces, is hereby amended as follows:

50.5.4 Parking Spaces

Parking spaces shall not be less than nine feet (9') by nineteen feet (19'). Compact parking spaces may be eight feet (8') by sixteen feet (16'). (The number and location of compact spaces on a site must be approved on a case-by-case basis by the Planning Commission or the City Planner/Building Official. No more than ten percent (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 forty feet (40') 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.

Section 6. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50, Section 50-5.5 Residential Parking and Semicircular Drives, Subsections A.2. and 3., are hereby amended as follows:

- 2. Semicircular drives 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 ten feet (10'), and the overall radius with the hard surface shall be a minimum of twenty feet (20'). See *semicircular driveway illustration at the end of this section.*

3. The hard surface width for a semicircular drive shall be no less than eight feet (8') nor more than twelve feet (12') 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 thirty percent (30%) in coverage of the front yard.

Section 7. The City of Grosse Pointe Woods Code of Ordinances, Chapter 50, Figure 50-5.5 Residential Parking and Semicircular Drives, shall be amended to reflect the amendments set forth in 50-5.5 A.2. and 3.

Section 8. Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 9. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 10. Effective Date. This Ordinance shall be effective twenty (20) days from and after its adoption by the City of Grosse Pointe Woods City Council.

AYES _____

NAYS _____

ABSENT _____

Arthur W. Bryant, Mayor

Attested:

Paul Antolin, City Clerk

CERTIFICATION OF CLERK

I, Paul Antolin, City Clerk of the City of Grosse Pointe Woods, Wayne County, Michigan, do hereby certify that Ordinance No. _____ was adopted by the City Council of Grosse Pointe Woods, assembled in regular session on March _____, 2024. Said Ordinance was posted in the following places:

Notice of said posting was published in _____(*insert newspaper*) on March _____, 2024.

Paul Antolin, City Clerk

First Reading: _____

Proposed Second Reading: _____

Published by Title: _____

Adopted: _____

Effective: _____

Published Final: _____