

UNIFIED DEVELOPMENT CODE
(Bicycle and Vehicle Parking)

Current Code (Unamended)

Section 1.

5.19.2 Required Parking

A. General

1. Each land use listed in Table 5.19-1 shall provide an amount of off-street parking compliant with this section, unless the requirements are modified by another provision of this section or chapter, in which case the modifications shall apply.
2. No *lot* zoned other than “P” shall have parking as its *principal use*, excepting *lots* containing approved *parking lots* or *parking structures* in the D1 or D2 districts.

B. Calculating Required Parking

1. The *floor area* above grade within a *principal building*, *accessory building* or *accessory structure* used for vehicle or bicycle parking shall not be included in any required parking calculation.
2. Any fraction of a *parking space* shall be considered a full space.
3. A higher class of *parking space* may be used to provide bicycle or *electric vehicle* parking facilities when more than one class is required by this section.

C. Parking Requirements

Parking requirements for permitted land uses are provided in Table 5.19-1.

TABLE 5.19-1: REQUIRED PARKING							
USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts)	MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK)	MINIMUM BICYCLE PARKING SPACES				MINIMUM EV PARKING SPACES	
		SPACES	CLASS			CLASS	
			A	B	C	EV-C	EV-I
RESIDENTIAL USES (Number of Spaces/Dwelling Unit, unless otherwise noted)			% OF SPACES PROVIDED				
HOUSEHOLD LIVING							
Adult Foster Care		None	None			None	
Dwelling, Assisted Living		1/5 units	50%		50%	40%	10%
Dwelling, Multi-Family (5 units or more)		1/5 units	50%		50%	90%	10%
Dwelling, Single-Family, Two- Family, Multi-Family (3 or 4 units)		None	None			See Section 5.19.8A	
Dwelling, Townhouse		1/5 units	50%		50%	100%	
GROUP LIVING							
Emergency Shelter		None				30%	5%
Fraternities, sororities, student cooperatives		1/2 beds	50%	50%		90%	10%
Group Housing, Guest House		1/5 beds	50%	50%		90%	10%
PUBLIC/INSTITUTIONAL USES			% OF SPACES PROVIDED				
COMMUNITY AND CULTURAL							
Club Headquarters or Community Center		1/1,000 sq. ft.			100 %	25%	10%
Conference Center		1/1,000 sq. ft.			100 %	40%	10%
Designated Marijuana Consumption Facility	1/100 sq. ft.	1/500 sq. ft.		50%	50%		
Museum, Art Gallery	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%	5%
Funeral Services		None				None	
Library	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%	5%
Parks, Recreation, and Open Space	None	None				30%	5%
Religious Assembly		1/50 seats or 1/100 ft. of pew			100 %	30%	5%

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		SPACES	CLASS			CLASS	
			A	B	C	EV-C	EV-I
DAY CARE							
<i>Adult Day Care Center, Child Care Center</i>		1/10 caregivers		100 %		25%	10%
EDUCATIONAL							
<i>Institution of Higher Learning, Private</i>		5/classroom			100 %	40%	10%
<i>School, Private</i>		5/classroom			100 %	40%	10%
<i>School, Trade/Industrial</i>		5/classroom			100 %	40%	10%
HEALTH CARE							
<i>Hospital, Nursing Care Facility</i>		1/60 beds		100 %		40%	10%
COMMERCIAL USES			% OF SPACES PROVIDED				
LODGING							
<i>Bed and Breakfast</i>		1/4 rooms		100 %		75%	25%
<i>Hotel</i>		1/30 rooms	100 %			75%	25%
RECREATION, ENTERTAINMENT, AND ARTS							
<i>Adult Entertainment Business</i>	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	25%	10%
<i>Artist Studio</i>		1/6,000 sq. ft.		100 %		25%	10%
<i>General Entertainment</i>	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	25%	10%
<i>Indoor Recreation (Athletics, Rinks)</i>		1/1,000 sq. ft.		100 %		25%	10%
<i>Indoor Recreation (Bowling Alley)</i>		1/5 alleys			100 %	25%	10%
<i>Indoor Recreation (Court Games)</i>		1/2,000 sq. ft.		100 %		25%	10%
<i>Outdoor Recreation (Pools)</i>		1/1,000 sq. ft.			100 %	25%	10%
<i>Outdoor Recreation (Stadiums)</i>		1 space per 100 seats or 200 ft. of bench			100 %	None	

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		SPACES	CLASS			CLASS	
			A	B	C	EV-C	EV-I
<i>Outdoor Recreation (Amphitheaters)</i>		1/150 seats			100 %	None	
SALES							
<i>Automobile, Motorcycle, Recreational Vehicle, Equipment Sales and Rental</i>		1/3,000 sq. ft.		50%	50%	30%	5%
<i>Fueling Station</i>		1 space			100 %	30%	5%
<i>Outdoor Sales, Permanent</i>	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%	5%
<i>Medical Marijuana Provisioning Center, Marijuana Retailer</i>	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%	5%
<i>Restaurant, Bar, Food Service</i>		1/750 sq. ft.		50%	50%	30%	5%
<i>Retail Sales, General Merchandise, Shopping Centers</i>	Up to 600,000 sq. ft.: 1/250 sq. ft.	1/3,000 sq. ft.		50%	50%	15%	5%
	More than 600,000 sq. ft.: 1/235 sq. ft.	1/3,000 sq. ft.		50%	50%	15%	5%
<i>Wholesale, Resale, Building Material and Supplies</i>		1/6,000 sq. ft.			100 %	10%	5%
SERVICE AND REPAIR							
<i>Automobile, Truck, Construction Equipment Repair</i>		1 space			100 %	15%	5%
<i>Contractors, General Construction, and Residential Building</i>		1/3,000 sq. ft.	30%		70%	10%	10%
<i>Laundry, Cleaning, and Garment Services</i>	1 / 265 sq. ft.	1/3,000 sq. ft.		50%	50%	15%	5%
<i>Parking Lot</i>		1/10 parking stalls	30%		70%	10%	10%
<i>Parking Structure</i>		1/10 parking stalls	30%		70%	40%	10%
<i>Personal Services</i>		1/750 sq. ft.	100 %			30%	5%
<i>Vehicle Wash, Automatic</i>		1 space	100 %			15%	10%
<i>Vehicle Wash, Self-serve</i>		1 space	100 %			None	
<i>Veterinary, Kennels and Animal Boarding</i>	1 / 250 sq. ft.	1 / 3,000 sq. ft.	30%		70%	10%	10%

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		SPACES	CLASS			CLASS	
			A	B	C	EV-C	EV-I
OFFICE AND RESEARCH			% OF SPACES PROVIDED				
OFFICE							
<i>Bank, Credit Union, Financial Services</i>	1/180 sq. ft.	1 / 2,000 sq. ft.			100 %	15%	5%
<i>General</i>	1/250 sq. ft.	1/3,000 sq. ft.	30%		70%	40%	10%
<i>Medical or Dental</i>	1/180 sq. ft.	1/1,500 sq. ft.	30%		70%	25%	10%
<i>Nonprofit Corporations</i>	1/250 sq. ft.	1/3,000 sq. ft.	30%		70%	25%	10%
RESEARCH AND DEVELOPMENT							
<i>Laboratories, Research, Development</i>		1/6,000 sq. ft.		100 %		40%	10%
TRANSPORTATION			% OF SPACES PROVIDED				
TRANSPORTATION							
<i>Transit Center, Station, or Depot</i>		1/3,000 sq. ft.	30%		70%	90%	10%
<i>Transportation Facilities</i>		None				None	
INDUSTRIAL			% OF SPACES PROVIDED				
AGRICULTURAL							
<i>Agriculture (Greenhouse, Barn, Borrow Pit)</i>		None				None	
<i>Marijuana Microbusiness</i>	Offices 1/250 sq. ft. Cultivation 1/2,000 sq. ft.	1/3,000 sq. ft.	30%		70%		
<i>Marijuana Grower</i>	Offices 1/250 sq. ft. Cultivation 1/2,000 sq. ft.	1/3,000 sq. ft.		100 %		40%	10%
MANUFACTURING, PROCESSING, ASSEMBLY, AND FABRICATION							
<i>Asphalt and Concrete Mixing Plant, Sand and Gravel Pit; Coal/Coke Dealer; Oil/Gas Well</i>		1/25,000 sq. ft.		100 %		10%	10%
<i>Heavy Manufacturing; Laundry/Dry Cleaning Plant; Scrap/Waste Material; Slaughterhouse</i>		1/25,000 sq. ft.		100 %		40%	10%

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		SPACES	CLASS			CLASS	
			A	B	C	EV-C	EV-I
<i>Light Manufacturing, Pilot Manufacturing</i>		1/25,000 sq. ft.		100 %		40%	10%
UTILITIES AND COMMUNICATIONS							
<i>Broadcasting Facility, Data Processing and Computer Centers</i>		1/3,000 sq. ft.	30%		70%	40%	10%
<i>Electric, Gas, and Sanitary Services; Power and Fuel Rights- of-Way; Wireless Communication Facilities</i>		None				None	
WAREHOUSING AND STORAGE							
<i>Outdoor Storage</i>		None				None	
<i>Warehousing and Indoor Storage</i>		1/30,000 sq. ft.		100 %			10%
ACCESSORY USES				% OF SPACES PROVIDED			
<i>Bed and Breakfast, Accessory</i>		1 space		100 %			
<i>Community Recreation</i>		1/1,000 sq. ft.			100 %	10%	10%
<i>Dwelling Unit, Accessory</i>		None				100%	
<i>Dwelling Unit, Manager's</i>		None				100%	
<i>Family Day Care Home</i>		None				100%	
<i>Group Day Care Home</i>		None				100%	
<i>Home Occupation</i>		None				None	
<i>Management/Maintenance Office and Storage</i>	1/250 sq. ft.	1/3,000 sq. ft.	30%		70%	25%	10%
<i>Restaurant, Bar, Food Service</i>		1/750 sq. ft.		50%	50%	25%	10%
<i>Retail Sales, General Merchandise</i>	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	10%	10%
<i>Roadside Stand</i>		None				None	
TEMPORARY USES							
<i>Christmas Tree Sales</i>	None	None				None	
<i>Outdoor Sales, Temporary by Others</i>	By Special Exception						
<i>Special Event Sales</i>	By resolution of City Council						

Section 2.

5.19.3 Special Parking Districts

Lots located in the D1, D2, or TC1 zoning districts are considered a special parking district and are subject to the standards provided in Table 5.19-2.

TABLE 5.19-2: SPECIAL PARKING DISTRICT REQUIREMENTS							
ZONING DISTRICT	MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK)	MINIMUM BICYCLE PARKING SPACES				MINIMUM EV PARKING SPACES FACILITY STANDARDS	
		SPACES	CLASS			EV-C	EV-I
			A	B	C		
NUMBER OF SPACES/SQUARE FOOT			% OF SPACES PROVIDED				
D1, D2 – Residential		1/2,500 sq. ft.	100%			90%	10%
D1, D2 – Nonresidential		1/10,000 sq. ft.			100%	90%	10%
TC1	1/333 sq. ft.	1/5,000 sq. ft.	50%	25%	25%	90%	10%

Section 3.

5.19.5 Use of Parking Facilities

A. General

1. *Parking spaces* shall not be obstructed by storing objects, *structures*, or vehicles that are inoperable, unregistered, or for sale.
2. *Bicycle parking spaces* required by this section shall be accessible to a public Street or Alley.
3. Vehicle *parking spaces* shall be accessible by a *driveway* connected to a public Street, private street or Alley.
4. Nothing in this section shall preclude a reasonable charge for the use of any *parking space*.

B. All Vehicles

1. Vehicles must be parked in a *driveway*, in a *structure*, or within an approved *parking space* or *parking lot*.
2. Vehicle Exception: This subsection shall not be applicable on those days when University of Michigan football games or scrimmages are played in Michigan Stadium, or on the day(s) and place(s) designated as a special event by resolution of City Council.

C. Commercial Vehicles, Oversized Vehicles, Trailers, Boats, Campers, and Similar

1. Residential Zoning Districts

- a. Commercial vehicles, oversized vehicles, trailers, boats, campers, and similar vehicles, subject to paragraph c below, must be stored in a *parking structure*, on a *driveway*, or in a location other than the *front yard*.
- b. No more than two commercially-licensed vehicles shall be kept in the open on the vehicle owner's private property or within 500 feet of the property on a public Street.
- c. No vehicle over 22 feet long or a commercial vehicle licensed for an empty weight of more than 10,000 pounds shall be parked anywhere on a *lot*.

2. Nonresidential Zoning Districts

Commercial vehicles, oversized vehicles, trailers, boats, campers and similar vehicles must be stored in a *building* or approved *outdoor storage*.

Section 4.

5.19.7 Design of Bicycle Parking Facilities

A. General

1. *Bicycle parking spaces* shall conform to the dimensional standards in Table 5.19-5. Alternatives may be allowed by the Planning Manager for designs that use available space more efficiently and store the equivalent number and bicycles and accessories in a smaller area.

TABLE 5.19-5: BICYCLE PARKING DIMENSIONAL STANDARDS

CLASS	MINIMUM WIDTH	MINIMUM LENGTH	MINIMUM VERTICAL CLEARANCE	MINIMUM ACCESS AISLE
A	2 ft.	6 ft.	N/A	3 ft.
B	2 ft.	6 ft.	7 ft.	3 ft.
C	2 ft.	6 ft.	N/A	3 ft.

2. All *bicycle parking spaces* must be easily accessible, well lit, and durable, and securely anchored to pavement, floors, or walls.

3. *Bicycle parking spaces* outside of a *building* shall be considered and included in *open space* calculations. *Bicycle parking spaces* on the first *floor* inside of a *building* shall not be included in *floor area ratio* calculations.
4. *Buildings* or *structures* used for *bicycle parking spaces* shall comply with all regulations for *accessory buildings* per Section 5.16.6A.
5. Asphalt, concrete, porous pavement, pavers, or brick shall connect *bicycle parking spaces* to a Sidewalk or *driveway*.

B. Placement

1. *Bicycle parking spaces* outside of a *building* shall be in close proximity to the main *building* entrances and in a location that is visible and easily accessible.
2. *Bicycle parking spaces* inside of a *building* or *structure* that also has vehicle parking facilities shall have a physical barrier to separate the parking facilities.
3. *Bicycle parking spaces* inside of a *building* or *structure* shall be located near a main entrance, on the Street level, or on a level accessible by an elevator large enough to accommodate the bicycle.

C. Class Standards

1. Class A (Enclosed Bicycle Storage)

Class A spaces shall store a bicycle and necessary accessories for longer periods, well protected from weather and theft. Class A is typically intended for use occupants at their residence. Examples of Class A spaces are individual enclosed storage lockers, enclosed bicycle parking sheds, a room within a *building* that contains individual storage lockers or individual hoop spaces with additional storage area, or private garages.

2. Class B (Covered Bicycle Racks)

Class B spaces shall store a bicycle for intermediate periods with some protection from weather and allowing both the wheels and frame of a bicycle to be securely locked. Class B is typically intended for use by employees at their place of employment. Examples of Class B spaces are hoops or racks covered by *canopies* or overhangs.

3. Class C (Fixed Bicycle Racks)

Class C spaces shall store a bicycle for shorter periods, allowing both the wheels and frame of a bicycle to be securely locked. Class C is typically intended for use by customers and visitors of a residence, business, or office.

