

**2008.00 PURPOSE**

The purpose of this section is to manage vehicular and bicycle parking in a manner consistent with the regulating plan of this Form Based Code. Incremental infill development will enable applicants and the City to strategically accommodate parking needs while not comprising the urban form desired within downtown Muskegon.

**2008.01 APPLICABILITY**

The regulations of this Section shall apply in the following instances:

- A. Whenever the use of a building or lot is changed to another classification of use, off-street parking facilities shall be provided as required by this Section.
- B. If the intensity of use of any existing building (other than a detached house or duplex building) is increased through the addition of floor area, seating capacity, or number of employees, additional off-street parking shall be provided.

**2008.02 PARKING AND LOADING REVIEW**

Whenever three or more parking spaces are required, specifications shall be submitted to the Zoning Administrator for approval prior to permitting per Section 2326, 3 of the Muskegon Zoning Ordinance.

**2008.03 USE OF PARKING AREAS**

Vehicles shall not be repaired, stored or displayed for sale or hire in parking lots unless the principal use is classified in the applicable context area. Upon approval of the Zoning Administrator, parking lots may be used for temporary events and gathering.

**2008.04 ACCESS STANDARDS**

Parking shall be accessed from a side street whenever possible. If parking is accessed from a front street, there shall only be one point of access. Entries shall not exceed two lanes in width.

**2008.05 MAINTENANCE STANDARDS**

Parking and loading areas, as required, shall be paved, marked, and defined by curbs. Utilizing porous pavement, low impact design, and green infrastructure best practices for stormwater is encouraged.

**2008.06 DIMENSIONAL REQUIREMENTS**

Parking spaces shall be a minimum of 8' wide by 18' long. Maneuvering aisles shall be a minimum of 12' wide for one way traffic and 22' for two-way traffic. Excessively wide aisles shall not be permitted.

**2008.07 ESTABLISHMENT OF USE CLASSES**

The following table lists uses permitted in the Form Based Code and designates various use classes for establishing parking requirements.

**PARKING USE CLASS****RESIDENTIAL**

Single-family residential  
Shared/Co-op housing  
Multi-family  
Two-family residential

**RETAIL**

Retail  
Club, lodge, hall  
Micro brewery, distillery, winery under 2500 barrels  
Micro brewery, distillery, winery under 2500 barrels  
Restaurant, cocktail lounge, brewpub

**OFFICE**

Office  
Personal service  
Veterinary and kennel  
Bank  
Business school/private or public school/higher ed.  
Taxi/limo service

**LODGING**

Hotel/Motel

**CIVIC**

Church  
Gallery/museum  
Railway terminal

**RECREATION**

Amusement and recreation facility  
Outdoor recreation  
Outdoor theater  
Indoor theater/live music concert hall

**INDUSTRIAL**

Auto service station  
Warehousing  
Shipping, port related activity  
Research and development  
Light manufacturing  
Machine shop

| Parking Use Class | REQUIRED MAXIMUM OFF-STREET SURFACE PARKING BY USE CLASS AND CONTEXT AREA |                                    |                                    |                                    |                                    |                            |
|-------------------|---------------------------------------------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|----------------------------|
|                   | DT<br>DOWNTOWN                                                            | MS<br>MAINSTREET                   | MSW<br>MAINSTREET<br>WATERFRONT    | NC<br>NEIGHBORHOOD<br>CORE         | NE<br>NEIGHBORHOOD<br>EDGE         | UR<br>URBAN<br>RESIDENTIAL |
| RESIDENTIAL       | 1 per DU                                                                  | 1 per DU                           | 1 per DU                           | 1 per DU                           | 1 per DU                           | 1 per DU                   |
| RETAIL            | 1 per 500 SF of floor area                                                | 1 per 500 SF of floor area         | 1 per 500 SF of floor area         | 1 per 350 SF of floor area         | 1 per 350 SF of floor area         |                            |
| OFFICE            | 1 per 500 SF of floor area                                                | 1 per 500 SF of floor area         | 1 per 500 SF of floor area         | 1 per 350 SF of floor area         | 1 per 350 SF of floor area         |                            |
| LODGING           | 1 per guest room                                                          | 1 per guest room                   | 1 per guest room                   | 1 per guest room                   | 1 per guest room                   |                            |
| CIVIC             | 1 per 6 people by fire code                                               | 1 per 6 people by fire code        | 1 per 6 people by fire code        | 1 per 4 people by fire code        | 1 per 4 people by fire code        |                            |
| RECREATION        | 1 per 500 SF of useable floor area                                        | 1 per 500 SF of useable floor area | 1 per 500 SF of useable floor area | 1 per 350 SF of useable floor area | 1 per 350 SF of useable floor area |                            |
| INDUSTRIAL        | 0.5 per employee on highest shift                                         | 0.5 per employee on highest shift  | 0.5 per employee on highest shift  | 1 per employee on highest shift    | 1 per employee on highest shift    |                            |

### 2008.08 REQUIRED OFF-STREET PARKING SPACES

Up to the maximum number of required off-street surface parking spaces shall be provided and maintained on the premises or as otherwise allowed by this section per the above table.

- A. In the case of a use not specifically mentioned, the requirement for off-street parking facilities for a specified use which is most similar shall apply, as determined by the Zoning Administrator.
  - B. Parking areas for other than detached house and duplex may be located up to 1,000 feet from the building they serve.
  - C. New businesses (uses) that are required to provide 15 parking spaces or less may forgo the parking requirements if they are located in a previously existing building.
  - D. Parking maximums may be waived by the Zoning Administrator when parking spaces are provided in structured or underground parking facilities.
5. For shared parking with places of worship, the other uses shall not normally operate between the hours of 6:00am and 6:00pm on Sundays.

B. Mixed Use Buildings. Where one mixed use building on one lot creates staggered peak periods of parking demand, the on-site parking requirements for the single lot may be reduced subject to the following:

1. Mixed Use Building shall have different uses on multiple floors that create a staggered demand.

C. Availability of other modes of travel. To qualify, the site plan must incorporate transit stops, pedestrian connections to nearby transit stops, or bicycle parking facilities, as applicable.

1. Transit reduction. Buildings or uses shall be within 600 feet of a transit stop. MATS shall verify in writing that the transit stop is in a permanent location.
2. Bicycle reduction. Parking requirements may be reduced by one space for every four covered, secure bicycle parking spaces that are provided on site that are in addition to the required bicycle parking. Parking requirements may be further reduced by four spaces where free showers are available for employee use within the building.

### 2008.09 SHARED PARKING

- A. Shared Parking with Staggered Peak Periods. Where a mix of land uses on two or more adjacent lots create staggered peak periods of parking demand, the on-site parking requirements for the adjacent lots may be reduced subject to the following:
  1. Shared parking areas shall be located within 600 feet of the use.
  2. Pedestrian connections shall be maintained between the buildings or uses.
  3. Lots shall be adjacent and shall be interconnected for vehicular passage.
  4. A shared parking agreement shall be submitted.

### 2008.10 PARKING EASEMENTS AND AGREEMENTS

- A. Written easements that provide for continued use and maintenance of shared parking shall be submitted to the Zoning Administrator for review and approval. Any agreement shall include provisions to address changes in use.

- B. Shared parking leases or agreements shall have a term of not less than five years, including any renewals at the option of the lessee.
- C. Should the agreement be voided or expire for any reason, the uses utilizing the shared parking facility shall provide all required parking spaces in accordance with the requirements of this Section, or shall be in violation thereof.

### 2008.11 OFF-STREET PARKING LOT DESIGN/DRIVEWAYS

- A. Off-street parking location and setbacks. Off-street parking lots shall conform to the parking placement standards in Section 2005 for the applicable context area.
  - 1. Off-street parking areas shall be separated at least ten (10) feet from buildings in order to make room for a sidewalk, landscaping, and other planting between the building and the parking area.

Exception: This separation may be eliminated to the rear of buildings in areas designed for unloading and loading.

- B. Off-street parking facilities required for detached house or duplex shall be located on the same lot or parcel as the building they are intended to serve, and shall consist of a driveway and/or garage. All residential driveways shall provide a minimum width of at least eight feet. Driveways must be paved. All parking spaces shall be paved and no more than one parking space shall be located within the required front yard. Additions to existing detached house or duplex shall not require the paving of an unpaved driveway.

### 2008.12 PARKING STRUCTURES

- A. Parking stall and driving aisles shall meet the minimum required in Section 2008.06.
- B. Internal arrangement and design shall be approved by the city engineer for appropriate grades, traffic circulation, aisle length, column spacing, ceiling height, exit stairwell and elevator location.
- C. Parking structures shall be set back the same distance as required for the applicable Building Type.
- D. An active use is required at the ground level of the parking facility where the structure is within an area identified for ground floor activation per the Context Area Map in Section 2005.02.

- E. Space for the active use shall have a minimum depth of thirty (30) feet and minimum width not less than eighty (80) percent of the building frontage at the front property line and not less than fifty (50) percent of the building frontage on the side property line.
- F. In lieu of an active use on the ground level, a parking structure may be paired with a liner building. Liner buildings may be one (or a combination of) the following Building Types.
  - Mixed Use Building
  - Flex Building
  - Live-Work Building
  - Multiplex Building
  - Rowhouse Building
- G. Parking structures shall be architecturally compatible with the buildings they serve.

### 2008.13 OFF-STREET LOADING REQUIREMENTS

For off-street loading requirements refer to Section 2329 of the City of Muskegon Zoning Ordinance.

### 2008.14 PARKING LOT LANDSCAPING/SCREENING

- A. Parking lot landscaping shall be provided in accordance with Section 2331, 8 of the City of Muskegon Zoning Ordinance.
- B. Any frontage along all streets with surface parking at the build-to-line or within the required build-to-zone, shall be defined by a 3' high street screen. Required street screens shall be of one of the following:
  - The same building material as the principal building on the lot or
  - A vegetative screen composed of shrubs planted to be opaque at maturity, or
  - A combination of the two.
- C. The required street screen shall be located at the property line along the corresponding street. Street screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

### 2008.15 BICYCLE PARKING

- A. Bicycle parking shall be located on paved or pervious, dust-free spaces, and shall be a minimum of 2' by 6'. Bicycle parking shall be located in a convenient and visible area, and within 100' of building entries, when possible.
- B. Bicycle parking shall be provided at a rate of 20% of required vehicular parking.