



Parking Advisory Committee Meeting
7:00 p.m., Wednesday, Oct 21, 2020
Zoom Meeting
Meeting ID: 872 1391 6068
Passcode: 688619

PARKING ADVISORY COMMITTEE AGENDA
October 21, 2020

- 1. Roll call**
- 2. Approval of the Agenda**
- 3. Approval of the September 2020 Parking Advisory Committee Minutes**
- 4. Public Comment**
- 5. Public Safety update (Demers)**
- 6. City Council Work Plan (Murphy)**
- 7. EV Charger Location (Murphy)**
- 8. Discussion on Developers who Lack Parking Spaces**
- 9. Future items for Discussion**
- 10. Committee Comments**
- 11. Adjournment**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Strategy 5: Sustain our City’s Built and Environmental Infrastructure

S-5A: Seek partnership with MSU Extension Office for development of a Tree Management Plan

Strategy 6: Develop Smart City Technology

S-6A: Complete Smart City Feasibility Study and establish go forward plan

Strategy 7: Sustain Market Competitiveness

S-7A Evaluate wage and benefits of surrounding communities and communities of comparable size regarding department heads and non-union staff

S-7B Legal Counsel develop report on potential impact of marijuana legalization impact on housing stock

Proposed Study Sessions (order is not indicative of importance)

PS-1: Review the Food Truck Ordinance

PS-2: Upon Historical Commission completion of house inventory, develop and review proposed set of standards for governing properties in the Historic District

PS-3: Explore creation of process to identify potential neighborhood leaders who could create or resurrect organizations that would enable more community and neighborhood activity, and consider providing incentives to encourage such activity

PS-4: Study the potential redevelopment of the Village Shoe Inn to gain expanded public parking and new retail & residential development downtown

PS-5: Review City’s Emergency Plan in light of Covid19



**SITE A:
Grand River
& Oakland**

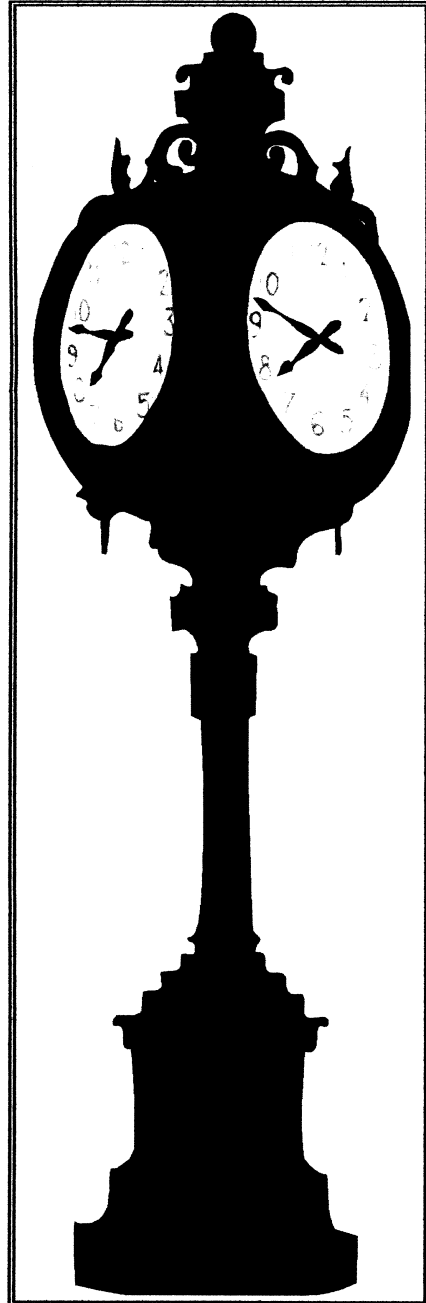


**SITE B:
Farmer's
Market Lot**



*City of
Northville*

*Zoning
Ordinance*



*Includes Text Amendments
Through August, 2020*

**CITY OF NORTHVILLE
ZONING ORDINANCE
Chapter 58, Article I of City Code of Ordinance**

Mayor

Brian Turnbull

Mayor Pro Tem

Marilyn Price

City Clerk

Dianne Massa

Council Members

Barbara Moroski-Browne

Sam Ekong

Patrick Giesa

City Manager

Patrick Sullivan

SECTION 17.02 REQUIRED OFF-STREET PARKING SPACES

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
A. Residential	
1. Residential, one family and two-family.	Two (2) for each dwelling unit.
2. Residential, multiple family.	Two (2) for each dwelling unit containing one (1) bedroom; two and one-half (2.5) for each dwelling unit containing two (2) bedrooms; three (3) for each dwelling unit containing three (3) bedrooms or more plus at least five (5) spaces for any office building or clubhouse facility.
3. Senior Housing: <i>(Rev. 5/18)</i>	Should senior housing revert to general occupancy, then multiple-family parking standards shall apply.
a. Independent Senior Living Facility:	
i. Single-Family (attached or detached) buildings:	Two (2) spaces for each one (1) unit.
ii. Congregate buildings:	One and one-half (1.5) spaces for each one (1) unit.
b. Assisted Senior Living Facility (congregate buildings)	One (1) space for each two (2) residents.
c. Nursing/Memory Care Facility (congregate buildings)	Four-tenths (0.4) space for each one (1) resident.
d. Continuing Care Retirement Community (CCRC)	Parking requirements will be calculated using the formulas above based on the number of senior units and/or residents in the CCRC.
4. Dwelling units in the CBD District pursuant to Section 10.02.	One (1) for each dwelling, plus one (1) for each bedroom in excess of one (1) per unit.
5. Mobile home park.	Two (2) for each mobile home and one (1) for each three (3) mobile homes for visitor parking.
B. Institutional	
1. Auditoriums, assembly halls, outdoor arenas for institutional uses, stadiums sports arenas, gymnasiums, and multi-purpose rooms.	One (1) space per each three (3) permanent seats and one (1) space per six (6) feet of bleachers. Plus one space for each one hundred (100) square feet of assembly area not having fixed seats.

- | | | |
|-----|--|---|
| 2. | Churches, temples or places of worship. | One (1) for each two (2) seats or four (4) feet of pews in the main unit of worship, plus any additional spaces needed for any day care, school, recreational facilities and other uses determined by calculation by this section. An operations plan shall be submitted to support the amount of parking provided. |
| 3. | Private Elementary, Middle, Junior, and Senior High Schools. | One (1) for each classroom and one (1) for each office, in addition to the requirements of permanent seating for the auditorium, assembly hall, multi-purpose room or seating of the gymnasium. |
| 4. | Group day care home. | Two (2) for each home in addition to the two (2) required for the residence. Such additional spaces may be located in the front or side yard setback. |
| 5. | Convalescent homes. <i>(Rev. 5/18)</i> | One (1) space for each two (2) beds. |
| 6. | Hospitals, including emergency rooms. | Two and one-half (2.5) spaces per each licensed bed; or one (1) space per each two (2) licensed beds, plus one (1) space per each staff doctor and employee during peak shifts, plus one (1) space for each five (5) outpatients on a typical peak outpatient week-day. |
| 7. | Municipal recreation centers. | Five (5) spaces per one thousand (1,000) square feet of floor area plus parking required for outdoor courts, fields and facilities, or thirty-three hundredths (.33) spaces per person of permitted capacity, whichever is greater. |
| 8. | Nursery School, Day Nurseries, or Child Care Centers. | One (1) for each one hundred and fifty (150) square feet of usable floor space. |
| 9. | Private Clubs or lodge halls. | One for each two (2) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes or fifteen (15) spaces per one thousand (1,000) square feet of usable floor area, whichever is greater. |
| 10. | Senior High Schools. | Four (4) for each classroom and one (1) for each office, in addition to the requirements of the auditorium or gym, or assembly hall.
<i>(Rev. 5/18)</i> |

C. Business and Commercial

- | | | |
|----|------------------------|--|
| 1. | Auto Wash (Automatic). | One (1) for each one (1) employee. In addition, reserve parking spaces equal in number to five (5) times the maximum capacity of the auto wash. Maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by twenty (20). |
|----|------------------------|--|

- | | | |
|-----|--|---|
| 2. | Auto Wash (Self-Service or Coin Operated). | Five (5) for each washing stall in addition to the stall itself. |
| 3. | Automobile Service stations. | Two (2) for each service bay; and one (1) for each gasoline pump in addition of the requirements of a car wash and convenience store as provided herein. |
| 4. | Bars, nightclubs, lounges (majority of sales consist of alcoholic beverages). | One (1) space for each seventy-five (75) square feet of usable floor area. |
| 5. | Batting cage. | Three (3) spaces per cage. |
| 6. | Beauty Parlor or Barber Shop. | Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 1/2) spaces for each addition chair. |
| 7. | Bowling Alleys. | Five (5) for each one (1) bowling lane, plus the requirements for accessory facilities such as bars and restaurants. |
| 8. | Building hardware and household equipment when not part of a department store. Otherwise see retail general. | One (1) space for each 500 square feet of gross floor area. |
| 9. | Club warehouses. | Six (6) spaces per one thousand (1,000) square feet of usable floor area. |
| 10. | Commercial outdoor recreation centers not specified elsewhere. | To be determined by the Planning Commission in consideration of the expected types of activities, number of participants, spectators, accessory uses and occupants per vehicle. |
| 11. | Convenience store, with or without gasoline service. | Four (4) spaces per one thousand (1,000) square feet of usable floor area, plus spaces required for an auto service station activities or gasoline sales. |
| 12. | Custom workshops such as furniture, refinishing or custom designed furniture manufacturing. | One (1) space for each 800 square feet of gross floor area. |
| 13. | Dance Halls, pool or billiard parlors, roller or skating rinks, exhibition halls and assembly halls without fixed seats. | One (1) for each two (2) persons allowed within the load established by the Building Code. |
| 14. | Discount store. | Five (5) spaces per one thousand (1,000) square feet of usable floor area. |
| 15. | Driving range. | One (1) space per two (2) tees plus parking required for any other uses. |
| 16. | Dry cleaners. | Two (2) spaces per each one thousand (1,000) square feet of usable floor area plus two (2) stacking spaces for each drive-through lane. |

- | | |
|---|---|
| 17. Food Stores. | One (1) space for each two hundred and fifty (250) square feet of gross floor area. |
| 18. Funeral homes and mortuaries. | One (1) space per fifty (50) square feet of service parlors, chapels, and reception areas, plus one (1) space per each funeral vehicle stored on the premises. |
| 19. Appliance, household equipment sales and service when not part of a department store. Otherwise see retail general. | One (1) space for each 800 square feet of gross floor area. |
| 20. Furniture/carpet store. | One and one-half (1.5) spaces per one thousand (1,000) square feet of usable floor area. |
| 21. General retail sales and service establishments, not elsewhere classified. | One (1) space for each 200 square feet of gross floor area. |
| 22. Golf course, par three. | Three (3) spaces per each course hole plus parking required for accessory uses such as arcades or batting cages, plus one (1) space for each employee at the peak shift. |
| 23. Golf courses (public or private) except miniature or par 3 courses. | Six (6) spaces for each one (1) golf hole and one (1) space for each one (1) employee. Plus any spaces required for banquet rooms, restaurant and other uses. |
| 24. Hypermarket (combined grocery and department store). | Six (6) spaces per one thousand (1,000) square feet of usable floor area. |
| 25. Laundromats. | One (1) space for each two (2) machines. |
| 26. Mini-, self-storage warehouse. | Minimum of six (6) spaces. |
| 27. Motel, hotel, or bed and breakfast inn. | One (1) for each one (1) occupancy unit, plus extra spaces for dining rooms, ballrooms, meeting rooms, etc., as required herein. |
| 28. Motor Vehicle Sales and Service Establishments. | One (1) space for each two hundred (200) square feet of usable floor space of salesroom and two (2) spaces for each one (1) auto service stall in the service room.
The areas devoted to customer service and employee parking shall be clearly delineated on the parking plan and reserved for that purpose. Parking space is exclusive of the requirement for new vehicle storage and display. |
| 29. Oil change facility. | A minimum of three (3) spaces for employees, but not less than two (2) for each lubrication stall, rack, pit, or similar service area. In addition, two (2) waiting spaces for each service area shall be provided. |
| 30. Planned Commercial or Shopping Center in which the prime tenant is a Supermarket and/or Department Store | One (1) for each sixty-six (66) square feet of usable floor space. |

- | | | |
|-----|---|--|
| 31. | Private golf club, swimming pool clubs, tennis clubs, or other similar uses. | One (1) for each two (2) member families or individuals, or four (4) for each tennis court/paddle or hand ball court. |
| 32. | Racquetball/tennis centers. | One (1) space per one thousand (1,000) square feet floor area or six (6) spaces per court, whichever is greater. |
| 33. | Restaurant (including restaurants with or without dancing, lounges, bars and entertainment facilities, which provide only seated table service). | One (1) space per one hundred (100) square feet of gross floor area, plus any spaces required for any banquet and meeting rooms. |
| 34. | Restaurant, Family (without a bar or lounge area which provides food delivered to tables or dining counters and only incidental carry-out service). | One (1) space per one hundred (100) square feet of gross floor area plus any spaces required for any banquet or meeting rooms. |
| 35. | Restaurant, Take Out, Fast Food (including drive through and drive-in, providing quickly or previously prepared foods. The patron typically carries the food out or separate indoor or outdoor seating area). | One (1) space per one hundred (100) square feet of gross floor area, plus three (3) stacking spaces per order pick-up station, plus spaces for employees of a peak shift, minimum of three (3) spaces. |
| 36. | Shopping centers. | Six (6) spaces per one thousand (1,000) square feet of usable floor area, plus spaces required for supermarket or restaurant, if included. |
| 37. | Swimming pool. | One (1) space per each three (3) persons of capacity authorized by the Building Code. |
| 38. | Theaters, cinemas, and auditoriums. | One (1) space for each three (3) seats or six (6) feet of benches. |
| 39. | Video arcade. | One (1) space per fifty (50) square feet of usable floor area, with a minimum of six (6) spaces required. |
| 40. | Video rental establishments. | Fifteen (15) spaces per one thousand (1,000) square feet of usable floor area, with a minimum of six (6) spaces provided. |

D. Office

- | | | |
|----|---|---|
| 1. | Branch bank, credit union or savings and loans. | One (1) space per each two hundred (200) square feet of usable floor area plus two (2) spaces per each 24-hour teller, plus two (2) stacking spaces for each drive-up teller. |
| 2. | Business and Professional. | One (1) space for each two hundred (200) square feet of gross floor space. |
| 3. | Business and Professional Office - CBD Zoning District. | One (1) space for each three hundred (300) square feet of gross floor space for second floor or upper level office uses within the CBD. |

- | | | |
|----|--|---|
| 4. | Medical clinic: Outpatient care centers, emergency care/24 hour med stations, etc. | Two (2) spaces per exam or outpatient procedure/operating room, plus one (1) for laboratory or recovery room, plus one (1) space for each two (2) rooms for employee parking. |
| 5. | Medical/Dental offices. | One (1) space for each one hundred and fifty (150) square feet of gross floor area. |

E. Industrial

- | | | |
|----|--|---|
| 1. | Light industrial, manufacturing, testing labs, research and development centers. | Five (5) spaces plus two (2) spaces per one thousand (1,000) square feet of usable floor area, or one and two-tenths (1.2) spaces per employee at peak shift, whichever is greater; plus one (1) space for each corporate vehicle, plus spaces required for any sales area or office. Space on site shall also be provided for all construction workers during periods of plant construction. |
| 2. | Wholesale/warehouse establishments (non-retail warehouse). | Five (5) spaces plus one (1) space for every one (1) employee in the largest working shift, or one (1) space for every seventeen hundred (1,700) square feet of usable floor area, whichever is greater plus spaces required for any sales area or office. |

SECTION 17.03 CASH IN LIEU OF PARKING OR SPECIALLY PROVIDED PARKING ARRANGEMENTS IN THE CBD

In the interest of creating a viable central business district and to enhance the goal of separation of pedestrian and vehicular requirements, it is the goal of the City of Northville to encourage the development of strategically located parking lots, developed largely out of public support rather than encourage the indiscriminate location of small dysfunctional parking spaces much to the detriment of creating a compatible and aesthetic arrangement of land uses. In keeping with this policy, the provision of off-street parking requirements as herein provided shall not be required of individual developers on land which they hold in fee simple, with the consent of the Council.

In lieu thereof, the City Council may determine that the number of spaces normally required at the time of erection or enlargement of any building or structure requiring off-street parking space pursuant to Section 17.02, shall be provided in the form of an amount of cash according to policy established by resolution of the City Council. In establishing such policy, the City Council shall take into account the current inventory and future needs of CBD parking, the method by which actual parking shall be provided through such cash payments in lieu of parking, and the amount of cash which shall be contributed in lieu of parking, taking into account the benefit to the private owners and to the public from such parking which would subsequently be provided by the city. In implementing such policy, the City Council shall assure that the future needs for parking in the CBD shall be adequately met by such cash payments in lieu of parking.

A determination of the number of spaces normally required shall be based on Section 17.02 "Required Off-Street Parking Spaces".