

AN ORDINANCE TO AMEND SECTION 5:168 OF CHAPTER 59 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR.

The City of Ann Arbor ordains:

Section 1. That Section 5:168 of Chapter 59 of Title V of the Code of the City of Ann Arbor is amended as follows:

5:168. Design of off-street motor vehicle parking facilities.

No person shall construct or establish a driveway or off-street parking structure, lot or space, except pursuant to a building permit issued upon the submission of plans showing compliance with the following standards:

- (1) ~~Parking spaces or lots shall not be located in the front open space.~~ However, multiple-family uses having more than 100 feet of street frontage, more than 20,000 square feet of land area, and more than 20 dwelling units may have parking spaces and lots as provided in subsection (2) of this section. Churches, child care centers and schools with more than 100 feet of street frontage and more than 20,000 square feet of land area may be permitted to have front open space parking located behind the required front setback line if approved as part of a special exception use review.

Deleted: In residential zones, p

- (2) ~~Driveways leading to parking spaces and lots shall meet the following standards:~~

Deleted: (2) . In nonresidential zones, parking spaces and lots shall be located behind the front setback line required in Chapter 55 of this Code.¶

- (a) A driveway leading to an enclosed space may be widened to the width of the parking space if the driveway does not exceed 30% of the front open space.
- (b) The width of a driveway serving a single or two-family dwelling shall be between 10 and 24 feet. For uses other than single or two-family, the width of one-way driveways shall be between 10 and 15 feet, and the width of two-way driveways shall be between 18 and 24 feet.
- (c) All driveways shall lead to a garage, carport, parking space or structure meeting the requirements of this Chapter, or back onto a street by means of the original opening or a second approved

Deleted: 3

opening. A driveway with a width of up to 10 feet may be installed for single and two-family dwellings on parcels without adequate space for off-street parking.

- (d) Driveways providing access to property in nonresidential zones may not be located in residential zones.

(3) No parking lot shall be located closer than 10 feet to any building used for a dwelling on the first floor.

Deleted: 4

(4) Parking spaces required by this Chapter shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). However, up to 30% of the parking spaces may be designated as small car spaces, which shall be at least 8 feet wide and 16 feet long and clearly signed for "small cars." Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designated as required by and in conformity with state law.

Deleted: 5

(5) Parking lots shall have adequate maneuvering area and access to permit use of all parking spaces without moving other vehicles and prevent backing into a public street. Parking spaces shall be clearly marked and the lots shall conform to the following minimum stall and aisle standards:

Deleted: 6

Stall and Aisle Standards

Regular Size Cars

(A) Angle of Parking in Degrees	(B) Stall Width*	(C) Curb Length Per Stall	(D) Stall Depth 90° to Wall***	(E) Aisle Width**	(F) Wall to Wall Width
0°	9'	20'	9'	12'	
45°	9'	12'7"	19'5"	12'	51'
60°	9'	10'4"	20'5"	16'	57'
75°	9'	9'3"	20'	20'	60'
90°	9'	9'	18'	22'	58'

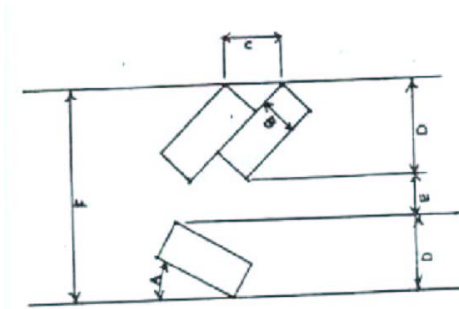
Small Size Cars

(A) Angle of Parking in Degrees	(B) Stall Width*	(C) Curb Length Per Stall	(D) Stall Depth 90° to Wall***	(E) Aisle Width**	(F) Wall to Wall Width
0°	8'	18'	8'	12'	
45°	8'	11'3"	17'	12'	46'
60°	8'	9'2"	17'9"	14'	49'8"
75°	8'	8'3"	17'5"	17'	52'
90°	8'	8'	16'	20'	52'

* Stall width shall be increased by one foot for those spaces which are adjacent to a fence, wall or enclosure. Barrier free parking spaces must be designated as required by and in conformity with state law.

** In lots that are designed for both regular and small cars, the regular size aisle width shall be used.

*** Stalls which allow for vehicle overhang (next to curbs) can be reduced in depth by 2 feet.



(6) Driveways and parking lots shall be surfaced with asphalt, concrete, porous pavement, pavers or brick in accordance with standard engineering practices. However, driveways and parking areas which serve single or two-family dwellings with parking areas of less than 1,200 square feet or less than 5 parking spaces may be surfaced with gravel or other similar material in accordance with standard engineering practices. Approval of such surfacing shall be conditioned upon adequate coverage and barriers sufficient to confine the material.

Deleted: 7

(7) Parking lots which were constructed or site planned after October 1, 1984 have the option to continue to comply with the standards under which they were approved or to comply with the revised standard in the table below. Parking lots constructed or site planned after July 15, 1987, shall be illuminated from one-half hour after sunset to one-half hour before sunrise, at the levels specified below. The lighting of such parking lots must be designed to provide illumination levels at all unobstructed points of the

Deleted: 8

parking lots in accordance with the following table. Illumination levels shall be measured 3 feet above the lot surface.

<u>Use</u>	<u>Minimum Illumination Level (Footcandles)</u>	<u>Maximum Uniformity Ratio</u>
<u>Residential, Church, School, Private Swimming Club, and Child Care Facility</u>		
A. All Parking Lots	0.4	10:1
<u>Nonresidential</u>		
Small (5-10 spaces)	0.4	10:1
Medium (11-99 spaces)	0.6	10:1
Large (100 or more spaces)	0.9	10:1

EXCEPTION:

Lighting levels may be reduced to 0.4 footcandle with a uniformity ratio of not more than 10:1 after 2 a.m., or after established hours of operation as filed with the City Building Department. Established hours of operation are one-half hour before to one-half hour after published business hours.

Church, school, private swimming club, and child care facility parking lots in residential neighborhoods, and site planned after July, 1988, shall have the option of reducing lighting levels by up to 50 percent after midnight with the uniformity ratio not to exceed 50:1.

Lighting plans and specifications for such illumination must be submitted pursuant to this chapter during the site plan approval process. The uniformity ratio shall be the ratio of the maximum to minimum illumination level.

Illumination level is the initially measured output of the fixture reduced by the lamp loss and luminaire dirt depreciation factors.

(8) Lighting for parking lots and spaces must be designed and maintained so the illumination is evenly distributed, so no more than 0.1 foot candle of illumination shines, glares or reflects into any premises used for residential purposes, and so that it does not adversely affect the vision of motorists on public streets.

Deleted: 9

(9) Parking lots shall be equipped with curbs or other barriers to confine vehicles to the parking lot. Driveways, parking lots and structures shall be constructed and maintained in a manner to prevent drainage nuisances

Deleted: 10

and the formation of potholes and must be kept reasonably free of snow and ice.

Section 2. That this ordinance shall take effect on the tenth day following legal publication.