

PROPOSED BICYCLE PARKING ZONING ORDINANCE AMENDMENT

- 1. Cover Memo**
- 2. Draft Strike-Through Ordinance**

MEMORANDUM



TO: WALKABLE NOVI COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER
SUBJECT: BICYCLE PARKING ORDINANCE
DATE: JULY 12, 2012

Mark Spencer

The City of Novi promotes bicycling as a healthy, environmentally friendly way of getting around the City of Novi. The City's recently adopted Non-Motorized Master Plan recognizes the importance of providing bicycle parking to encourage the use of bicycles for transportation. The Plan recommends updating the City's ordinances to include bicycle parking requirements and design standards.

The lack of a secure parking space at their destination keeps many people from using their bikes because leaving it unattended, even for short periods, can easily result in damage or theft. When bicycle parking is not secure or convenient, it will not be used. Thus, providing bicycle parking encourages people to use their bicycles for transportation. In addition, providing a designated area for bicycle parking can provide a more orderly appearance to a building and it will discourage bicyclists from locking their bikes to unacceptable fixtures, such as trees, sign posts, benches, or railings.

The Planning Staff reviewed several bicycle parking ordinances from other communities and reviewed the recommendations made in the City's Non-Motorized Master Plan. Staff also reviewed the bicycle parking recommendations listed in the Association of Pedestrian and Bicycle Professionals' publication, "Bicycle Parking Guidelines," the Institute of Transportation Engineers' publication, "Promoting Sustainable Transportation Through Site Design," and on the Pedestrian and Bicycle Information Center's web page. Staff then prepared a set of proposed bicycle parking requirements and standards to include in the Zoning Ordinance.

The proposed ordinance changes considers many factors to help the City of Novi ensure that new and reworked developments provide adequate, quality bicycle parking facilities that will encourage more people to bicycle to their destination. The factors considered include the following:

- **Short-Term and Long-Term Parking:** Almost all land uses would be required to provide bicycle parking spaces that could be used for short-term and long-term bicycle parking. Since the Non-Motorized Master Plan stated that enclosed secure long term bicycle parking facilities would work best in Novi at hospitals and regional shopping centers only and due to the higher cost for this type of

parking spaces, requiring enclosed secure bicycle parking was not proposed at this time.

- **Weather Protected:** Since covered parking could attract more bicycle users, larger developments would be required to provide 50% of the required bicycle parking spaces as covered bicycle parking. Most likely these spaces would be the preferred parking spaces for long term bicycle parking.
- **Visibility and Security:** Bicycle parking shall be located along the primary entrance route to the site to be easily spotted and in a location visible from the entrance to discourage theft and vandalism.
- **Lighting:** Bicycle parking areas shall be well illuminated to provide theft protection, personal security and accident prevention.
- **Avoid Conflict with Pedestrians:** The location of bicycle parking shall not block the pedestrian routes and the recommended "Inverted U Shape" bike rack would not include protruding bars or be so low as to be a hazards to pedestrians.
- **Avoid Conflict with Automobiles:** Bicycle parking and auto parking shall be separated by a landscape area that prevents motor vehicles from damaging parked bicycles and keeps some thieves at a distance from the bicycle parking.
- **Bicycle Parking Demand:** Published standards, other ordinances and the Non-Motorized Master Plan were consulted to formulate the bicycle parking space requirements. The Non-Motorized Master Plan forecasts 5% of all trips will be by non-motorized means in the future. This number is used as the base. The number of proposed spaces required varies by use taking into account potential bicyclists, i.e. shoppers, students, employees, recreation facility users, etc. Uses with a higher potential shall provide a greater amount of bicycle parking spaces.

At this time, the Walkable Novi Committee is asked to review the proposed ordinance amendment, provide comments and recommend the matter be forwarded to the Planning Commission. If the Committee provides a positive recommendation, Staff will forward the matter to the Planning Commission to set a public hearing and forward a recommendation to the City Council.

If you have any questions or comments on this matter, please feel free to contact Mark Spencer in the Community Development Department at 248-347-0475 or [mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org).

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

ORDINANCE NO. 11- 18 – ???

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 25, GENERAL PROVISIONS TO PROVIDE BICYCLE PARKING REQUIREMENTS AND BICYCLE PARKING STANDARDS AND CLARITY TO AUTOMOBILE PARKING REQUIREMENTS.

THE CITY OF NOVI ORDAINS:

Part I. That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, Article 25, General Provisions, is hereby amended to read as follows:

Sec. 2501 - 2504 [unchanged]

Sec. 2505. - Off-Street Parking Requirements.

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile and bicycle off-street parking spaces with adequate access to all spaces. The number of off-street automobile and bicycle parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed:

Subsection 1. [unchanged]

2. Off-street automobile parking spaces may be located within a rear yard or within a side yard which is in excess of the side yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard nor within a minimum side yard setback unless otherwise provided in this Ordinance. Off-street bicycle parking may be located in any yard subject to meeting the parking setback requirements of Section 2400, the Schedule of Regulations including the pertaining footnotes.

3. Off-street automobile parking for other than residential use shall be either on the same parcel of land or within three hundred (300) feet of the building it is intended to serve, measured along a pedestrian walkway from the nearest point of such building to the nearest point of the off-street parking lot. The pedestrian walkway shall be on the applicant's property or within a dedicated right-of-way, provided that a pedestrian walkway approved by the planning commission may cross intervening parcels of land under separate ownership where the applicant has secured necessary permanent easements from the owners of the intervening

parcels and the walkway provides a reasonably safe method of pedestrian access between the parking area and the building served.

The purpose of the sidewalk is to permit safe and convenient pedestrian access for employees and/or customers who may use the parking lot. If the pedestrian walkway crosses an intervening major arterial, arterial, or minor arterial road, the applicant shall be responsible for improvements required by the planning commission, including the requirement of an overhead crosswalk, necessary to provide a safe pedestrian crossing. No crossing shall be permitted unless approved by the Planning Commission as a safe crossing.

Ownership shall be shown of all lots or parcels intended for use as parking by the applicant. Off-street parking required to meet the minimum standards specified at Section 2505.14. shall be located within the corporate limits of the City of Novi.

Bicycle parking shall be located on the parcel that the bicycle parking serves unless the City approves locating the bicycle parking within the road right-of-way adjacent to the principal building(s) in a location that would be similar to the location of street trees, street furniture or pedestrian amenities, and located so pedestrian and bicycle travel on non-motorized facilities in the road right-of-way would not be compromised.

Bicycle parking shall be located along the principal building entrance approach line and clearly visible and easily accessible from the approach. Bicycle parking shall be no more than 120 feet from the entrance that it serves and preferably no farther than the nearest automobile parking space. Bicycle parking shall be visible from the entrances it serves. The City may require buildings with multiple frequently used entrances to each be served with bicycle parking if the entrance is served by automobile parking.

Notwithstanding Section 2516.1.(c)(1) (permitting administrative site plan review of expansion of existing off-street parking areas), all off-premises parking lots must be approved by the Planning Commission in accordance with requirements of Section 2516.2.(c) for special land uses and subject to the public hearing requirements set forth and regulated in Section 3006 of this Ordinance.

Required parking for an exposition facility permitted pursuant to Subsection 1001.1 may be located up to three thousand (3,000) feet from the facility provided:

- (a) There is an agreement between the operator of the exposition facility and the owner of the off-premises parking lot(s) permitting use of said lot(s) for exposition facility parking for not less than five (5) years,

which lease agreement shall be recorded by the operator with the Oakland County Register of Deeds prior to final occupancy permit, and a certified copy of the recorded document provided to the City Clerk, and, provided further, should said parking agreement be rescinded the operator shall immediately notify the City Clerk and provide alternative parking complying with terms of this section;

(b) There is provided a shuttle service to transport persons from the parking lot to the facility; and

(c) No more than twenty-five (25) percent of the required parking is provided by such off-premises lots.

Upon the expiration or termination of any off-premises parking lot lease required by this section, a substitute off-premises parking lot lease shall be executed, recorded and provided to the City Clerk. The failure to comply with this requirement shall constitute a violation of this section of the Ordinance.

Subsections 4.-13. [unchanged]

14. The minimum number of off-street automobile and bicycle parking spaces by type of use shall be determined in accordance with the following schedule. Unless otherwise specified, the minimum number of bicycle parking spaces shall be the greater of 2 spaces or 5% of the required automobile parking spaces.

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure	
a.	Residential			
	(1)	Residential, One-Family and Two-Family	Two (2) for each dwelling unit.	<u>None.</u>
	(2)	Residential, Multiple-Family	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms.	<u>One (1) covered bicycle parking space for each five (5) dwelling units- four spaces minimum.</u>
	(3)	Housing for Elderly:	Two (2) for each dwelling unit.	<u>One (1) covered bicycle parking space for each five (5) dwelling units.</u>

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
	Shared Elderly Living	Two (2) for each dwelling unit.	<u>One (1) covered bicycle parking space for each five (5) dwelling units.</u>
	Independent Elderly	One (1) for each dwelling unit and one (1) for each employee.	<u>One (1) covered bicycle parking space for each five (5) dwelling units.</u>
	Congregate Elderly	Three (3) for each four (4) units and one (1) for each employee.	<u>One (1) space for each ten (10) employees.</u>
(4)	Mobile Home Park	Two (2) for each mobile home site.	<u>None.</u>
b.	Institutional		
(1)	Churches or temples	One (1) for each three (3) seats or persons permitted to capacity as regulated by local, county or state fire or building codes or six (6) feet of pews in the main unit of worship, whichever is the greater, plus parking for accessory uses, if determined necessary by the City.	<u>Four (4) spaces minimum.</u>
(2)	Hospitals	Two and seven tenths (2.7) for each one (1) bed plus parking for related uses.	<u>Four (4) spaces minimum.</u>
(3)	Assisted Living Convalescent Care, Homes for the Aged, and Nursing Homes	One (1) for each four (4) beds and one (1) for each employee.	<u>One (1) space for each ten (10) employees – four (4) spaces minimum.</u>
(4)	Elementary and Junior High School	One (1) for each one (1) teacher, administrator and other day employee or the requirements of the auditorium, whichever is the greater.	<u>Three (3) spaces per classroom – ten (10) spaces minimum.</u>
(5)	Senior High Schools	One (1) for each one (1) teacher, administrator, and other day employee, and one (1) for each four (4) students over the driving age, or the requirements of the auditorium, whichever is	<u>Three (3) spaces per classroom – ten (10) spaces minimum.</u>

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
		the greater.	
(6)	Private clubs or lodge halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.	
(7)	Private golf clubs, swimming pool clubs or other similar uses	One (1) for each two (2) member families or individuals plus spaces required for each accessory use such as a restaurant or bar.	<u>One (1) space for each ten (10) employees</u>
(8)	Private tennis club or other similar uses	Six (6) for each one (1) tennis court plus spaces required for each accessory use.	
(9)	Golf courses open to the general public, except miniature or "par-3" courses	Six (6) for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar.	<u>One (1) space for each ten (10) employees.</u>
(10)	Fraternity or sorority	One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater.	<u>One (1) covered bicycle parking space for each five (5) beds - four (4) covered bicycle parking spaces minimum.</u>
(11)	Stadium, sports arena, or similar place of outdoor assembly	One (1) for each three (3) seats or five (5) feet of benches.	
(12)	Theaters and auditoriums	One (1) for each three and four tenths (3.4) seats plus one (1) for each two (2) employees.	<u>Four (4) spaces minimum.</u>
(13)	Nursery school, day nurseries or child care centers	One (1) for each three hundred fifty (350) square feet of usable floor area plus one (1) space for each employee.	<u>One (1) space for each ten (10) employees.</u>
(14)	Library, museum, post office	One (1) for each three hundred fifty (350) square feet of gross floor area.	<u>Ten percent (10%) of required automobile parking spaces – Four (4)</u>

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
			<u>spaces minimum.</u>
(15)	Health clubs and facilities		
	30,000 square feet or less	One (1) for each 5.5 memberships (family or individual)	<u>Four (4) spaces minimum.</u>
	Greater than 30,000 square feet	One (1) for each 9 memberships (family or individual)	
(16)	Swimming Clubs (private)	One (1) for each four (4) member families (under maximum membership).	<u>Four (4) spaces minimum.</u>
(17)	Swimming Pools (public)	One (1) for each four (4) persons permitted under maximum capacity of the facility.	<u>Ten percent (10%) of required automobile parking spaces – Four (4) spaces minimum.</u>
(18)	<u>Colleges and Business Schools</u>	<u>One for each employee and one for each 1.5 students</u>	<u>Ten percent (10%) of required automobile parking spaces – Four (4) spaces minimum.</u>
c.	Business and commercial		
(1)	Planned Commercial or Shopping Center	One (1) for each 250 square feet gross leasable area (GLA) for developments under 400,000 square feet (4.0 spaces per 1,000 square feet GLA); For developments between 400,000 and 600,000 square feet, a sliding scale where the parking ratio increases/decreases proportionally with the centers square footage, from one (1) for each 250 square feet of GLA (4 spaces per 1,000 sq. ft. GLA) at 400,000 square feet to (1) for each 222 square feet of GLA (4.5 spaces per 1,000 sq. ft. GLA) at 600,000 square feet; For developments 600,000 square feet GLA and larger,	<u>Four (4) spaces minimum.</u>

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
		<p>one (1) for each 222 square feet GLA (4.5 spaces per 1,000 sq. ft. GLA).</p> <p>If the combined GLA of restaurant, cinema, and entertainment uses exceeds 20% of the total GLA for the shopping center, a shared parking study shall be undertaken to determine the appropriate parking ratio for the shopping center.</p> <p>Any single use over 30,000 square feet and within a shopping center shall have its portion of the parking requirement calculated from the appropriate standards for the use, if one exists.</p>	
	(2)	Auto wash (automatic)	Two (2) plus one (1) for each employee plus one (1) for each vacuum station or similar area.
	(3)	Auto wash (self-service or coin-operated)	Two (2) plus one (1) for each employee plus one (1) for each vacuum station or similar area.
	(4)	Beauty parlor or barbershop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 ½) spaces for each additional chair.
	(5)	Bowling alleys	Five (5) for each one (1) bowling lane plus parking for accessory uses.
	(6)	Dance halls, pool or billiard parlors, roller skating rinks, exhibition halls, and assembly halls without fixed seats	One (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
(7)	Restaurants and other establishments for sale and consumption on the premises of beverages, food or refreshments		
	(a) Sit down	One (1) for each seventy (70) square feet gross floor area (14.3 spaces per one thousand (1,000) square feet), or one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas), whichever is greater.	<u>Four (4) spaces minimum.</u>
	(b) Fast Food	One (1) for every two (2) employees, plus (1) for every two (2) customers allowed under maximum capacity (including waiting areas) plus compliance with the requirements for stacking spaces outlined in Section 2506.12.	
(8)	Drive-in restaurants	One (1) for each thirty (30) square feet of usable floor area.	
(8A)	Drive-through restaurants	One (1) for each employee plus one (1) for every two (2) persons allowed in seating areas.	
(9)	Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe	(i) One (1) space for each two hundred (200) square feet of gross leasable floor area. (ii) Upon approval by the Planning Commission, granted pursuant to subsection 2505.16, the paved area for off-street	

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
	repair and other similar uses.	parking may be reduced to an area comprising one (1) space for each eight hundred (800) square feet of usable floor area, and one (1) additional space for each two (2) employees working in processing areas, provided that a surplus area is provided on the site to accommodate the construction of additional off-street parking to fulfill the requirements of preceding paragraph if needed.	
(10)	Gasoline service stations (full service)	Two (2) for each lubrication stall, rack or pit; and one (1) for each gasoline pump stand; and one (1) for each vehicle used as part of the equipment of the gasoline service station; and spaces for accessory uses.	
(11)	Gasoline filling stations (self-service)	One (1) fueling space for each fuel nozzle. In addition, one (1) space per 200 square feet usable floor area (not to include vehicle fueling spaces located at the pump) plus parking for accessory vehicle service uses. In no instance shall such a facility provide less than three (3) parking spaces. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel.	
(12)	Laundromats and coin-operated dry cleaners	One (1) for each two (2) machines (washing and dry cleaning).	
(13)	Miniature or "par-3" golf courses	Three (3) for each one (1) hole plus one (1) for each	<u>Ten percent (10%) of required automobile</u>

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
		one (1) employee.	<u>parking spaces.</u>
(14)	Mortuary establishments	One (1) for each fifty (50) square feet of usable floor area.	
(15)	Motel, hotel or other commercial lodging establishments	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus parking for accessory uses.	
(16)	Motor vehicle sales and service establishments	One (1) for each two hundred (200) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall in the service room.	
(17)	Retail stores except as otherwise specified herein	One (1) for each two hundred (200) square feet of gross leasable floor area.	
(18)	Conference facility	One (1) for every three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes. Requirements for hotel, motel, restaurants, lounges, offices and other uses associated with a conference facility shall also be met as established for such uses in Section 2505	<u>Four (4) spaces minimum.</u>
(19)	Exposition facility	One (1) for every one hundred twenty (120) square feet of gross floor area in exhibition hall space and ancillary conference room space available for use, plus parking for general office space, restaurants, museum area, warehousing and other permitted uses per requirements at Section 2505.14. In addition, a	<u>Four (4) spaces minimum.</u>

Use	<u>Number of Minimum Automobile Parking Spaces Per Unit of Measure</u>	<u>Number of Minimum Bicycle Parking Spaces Per Unit of Measure</u>
	<p>minimum of ten (10) tractor-trailer truck parking spaces shall be provided for an exhibition facility. Truck spaces shall be a minimum of fourteen (14) feet wide and fifty-five (55) feet long, with adequate maneuvering area located adjacent to said truck spaces.</p> <p>The parking requirements for an exposition facility may be satisfied by construction of seventy-five (75) percent of the minimum required spaces, provided that an area sufficient to construct the remaining twenty-five (25) percent of required spaces is reserved on the site, or on a site owned by the applicant which is within three hundred (300) feet of the site pursuant to Subsection 2505.3.</p> <p>Thereafter, the applicant shall on an annual basis submit a report to the Building Department listing each event held at the facility, the number of attendees, the total number of vehicles parked on site each day for the event, and the peak number of vehicles parked on site at a given time during the event. The Building Department shall also have provided to it by City consultants and departments, any additional information pertinent to the reasonable</p>	

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
		adequacy of the usable parking at the facility. The Building Department shall make a determination on an annual basis as to whether additional parking shall be constructed on the land reserved or a portion of the land reserved.	
(20)	Nursery or Greenhouse	One (1) for each three hundred (300) square feet of interior gross floor area plus one (1) for each five hundred (500) square feet of greenhouse sales area (including outdoor sales area of flats and similar smaller landscape materials) plus one (1) for each five thousand (5,000) square feet of exterior nursery sales area dedicated to larger stock items such as trees, shrubs and bulk items (non-living). For greenhouse and exterior nursery areas not open to the public, one (1) space for each employee during peak season.	<u>Five percent (5%) of required automobile parking spaces maximum four (4) spaces required.</u>
(21)	Oil Change Facility	Two and one-half (2.5) for each service bay.	<u>Two (2) spaces total.</u>
(22)	Hardware/Building Supply Store (free-standing)	One (1) per two hundred forty (240) square feet of gross floor area (interior and exterior).	
(23)	Banquet Halls	One (1) for each three (3) persons permitted under maximum capacity.	
(24)	Microbreweries; brewpubs	One (1) for each seventy (70) square feet of gross floor area (14.3 spaces per one thousand (1,000) square feet), or one (1) for	

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
		each two (2) customers allowed under maximum capacity (including waiting areas) in the taproom/restaurant, whichever is greater, plus one (1) for each one and one-half (1½) employees in largest working shift in the taproom/restaurant and in the microbrewery or brewpub. Above requirements apply for either a freestanding facility or for a facility attached to other retail uses in a planned commercial center.	
	(25) Pet Boarding Facility	One (1) for each seven hundred (700) square feet of usable floor area	<u>Two (2) spaces total.</u>
	(26) Warehouse stores, characterized by the collocation of sales and storage functions, where aisles are designed to frequently accommodate both customers and powered material handling equipment simultaneously.	One (1) for each seven hundred (700) square feet of gross leasable floor area.	
	(27) Lumber and Building Material Stores over 75,000 square feet	One (1) for each seven hundred (700) square feet of gross leasable floor area.	
d.	Offices		
	(1) Banks and Financial Institutions	One (1) for each one hundred fifty (150) square feet of gross floor area (6.7	

Use		Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure
		spaces per 1,000 sq. ft. GFA).	
	(2)	Business offices or professional offices except as indicated in the following item 3	One (1) for each two hundred twenty-two (222) square feet GLA (4.5 spaces per 1,000 sq. ft. GLA) for buildings up to 100,000 square feet. For buildings greater than 100,000 square feet, one (1) per two hundred eighty six (286) square feet GLA (3.5 spaces per 1,000 sq. ft. GLA).
	(3)	Professional offices of doctors, dentists, veterinarian or similar professions; outpatient clinics	One (1) for each one hundred sixty seven (167) square feet GLA (6 spaces per 1,000 sq. ft. GLA) for buildings up to 5,000 square feet. For buildings greater than 5,000 square feet, one (1) per one hundred seventy-five (175) square feet GLA (5.7 spaces per 1,000 sq. ft. GLA).
e.	Industrial		
	(1)	Industrial or research establishments and related accessory offices	One (1) space for each seven hundred (700) square feet of usable floor area or five (5) plus one (1) for each one and one-half (1 ½) employees in the largest working shift, whichever is greater. Space on site shall also be provided for all construction workers during periods of plant construction.
	(2)	Warehouses and wholesale establishments and related accessory offices	(i) One (1) space for each seven hundred (700) square feet of usable floor area. (ii) Upon approval by the Planning Commission,

Use	Number of Minimum Automobile Parking Spaces Per Unit of Measure	Number of Minimum Bicycle Parking Spaces Per Unit of Measure	
		granted pursuant to subsection 2505.16, the paved area for off-street parking may be reduced to an area comprising five (5) spaces plus one (1) for every one (1) employee in the largest working shift, or five (5) spaces plus one (1) for every seventeen hundred (1700) square feet of usable floor area, whichever is greater, provided that a surplus area is provided on the site to accommodate the construction of additional off-street parking to fulfill the requirements of the preceding paragraph if needed.	
(3)	Automotive service establishment, public garage	One (1) space for every one hundred (100) square feet of usable floor area, plus one (1) space for every employee. No wrecked or partially dismantled vehicles, or vehicles without current license plates shall be stored outside.	<u>Five percent (5%) of required automobile parking spaces maximum four (4) spaces required.</u>
(4)	Mini Warehouse	Five (5) spaces at the office. Access to individual storage units shall provide for loading/unloading of vehicles adjacent to units without impeding thru traffic flow.	<u>Two (2) spaces total.</u>

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Paragraphs 15 and 16 [unchanged]

17. When the required number of automobile parking spaces exceeds twenty (20), the number of required automobile parking spaces may be reduced by one (1) space for every ten (10) uncovered bicycle parking spaces provided

and by one (1) space for every five (5) covered bicycle parking spaces provided, up to a maximum of ten percent (10%) of the required automobile parking spaces subject to meeting the landbanking requirements of paragraph 16 above.

18. When the required number of bicycle parking spaces exceeds ten (ten) parking spaces, fifty percent (50%) of the bicycle parking spaces shall be covered bicycle parking spaces.

Sec. 2506. - Off-Street Stacking Space, Layout Standards, Construction and Maintenance.

Whenever the off-street parking requirements in Section 2505 requires the building of an off-street automobile or bicycle parking facility, or where P-1 Vehicular Parking Districts are provided, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

Paragraph 1. [unchanged]1.

2. Plans for the layout of off-street automobile parking facilities shall be in accord with the following minimum requirements:

<u>Automobile</u> Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width Of One Tier Of Spaces Plus Maneuvering Lane	Total Width Of Two Tiers Of Spaces Plus Maneuvering Lane
0° (parallel)	13 ft.	8 ft.	23 ft.	21 ft.	42 ft.
30° to 53°	15 ft.	9 ft.	18 ft.	34 ft.	53 ft.
54° to 74°	18 ft.	9 ft.	18 ft.	38 ft.	58 ft.
75° to 90°	24 ft.*	9 ft.	19 ft.	43 ft.	62 ft.

* When no parking spaces are present adjacent to a maneuvering lane, the lane width may be reduced to 22 feet, plus curb and gutter (if curbed) unless the Planning Commission finds that the 24 foot width is warranted for the proposed use.

Plans for the layout of bicycle parking facilities shall be in accord with the following minimum requirements:

<u>Bicycle Parking</u>	<u>Maneuvering Lane Width</u>	<u>Parking Space Width</u>	<u>Parking Space Length</u>	<u>Total Width Of One Tier Of Spaces Plus Maneuvering Lane</u>	<u>Total Width Of Two Tiers Of Spaces Plus Maneuvering Lane</u>
<u>0° (parallel) to 90°</u>	<u>Four (4) feet</u>	<u>Two (2) feet</u>	<u>Six (6) feet</u>	<u>Ten (10) feet</u>	<u>Sixteen (16) feet</u>

All bicycle parking spaces shall be paved and adjacent to a bicycle rack of the inverted "U" design that is solid, cannot be easily removed with common tools, provides at least two contact points for a bicycle and permits locking of a bicycle through the frame and one wheel with a standard U-Lock or cable. The rack shall be anchored in concrete. Alternative designs may be considered if they function similar to the inverted "U" design.

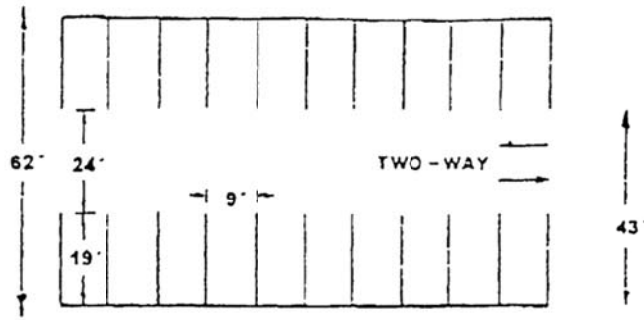
3. All automobile parking spaces shall be provided access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. All bicycle parking spaces shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of six (6) feet.

Subsections 4 [unchanged]

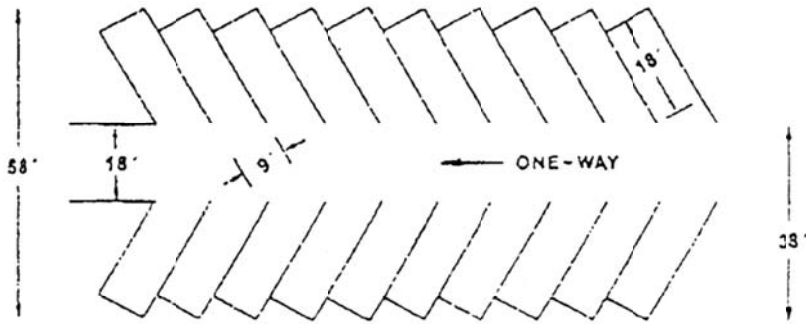
Subsection 5 [text unchanged – illustrations changed]

Parking Layout Illustration [renamed] Automobile Parking Layout

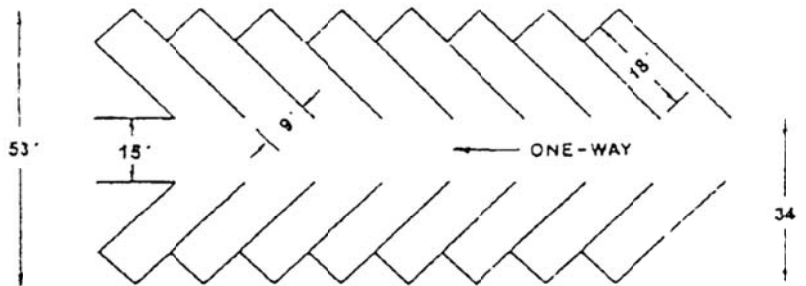
Automobile Parking Layout Illustration



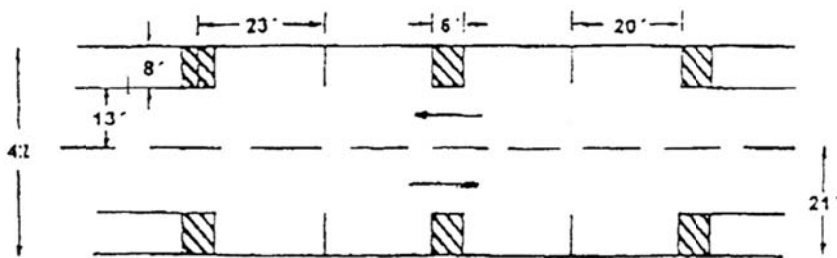
90 DEGREE



60 DEGREE

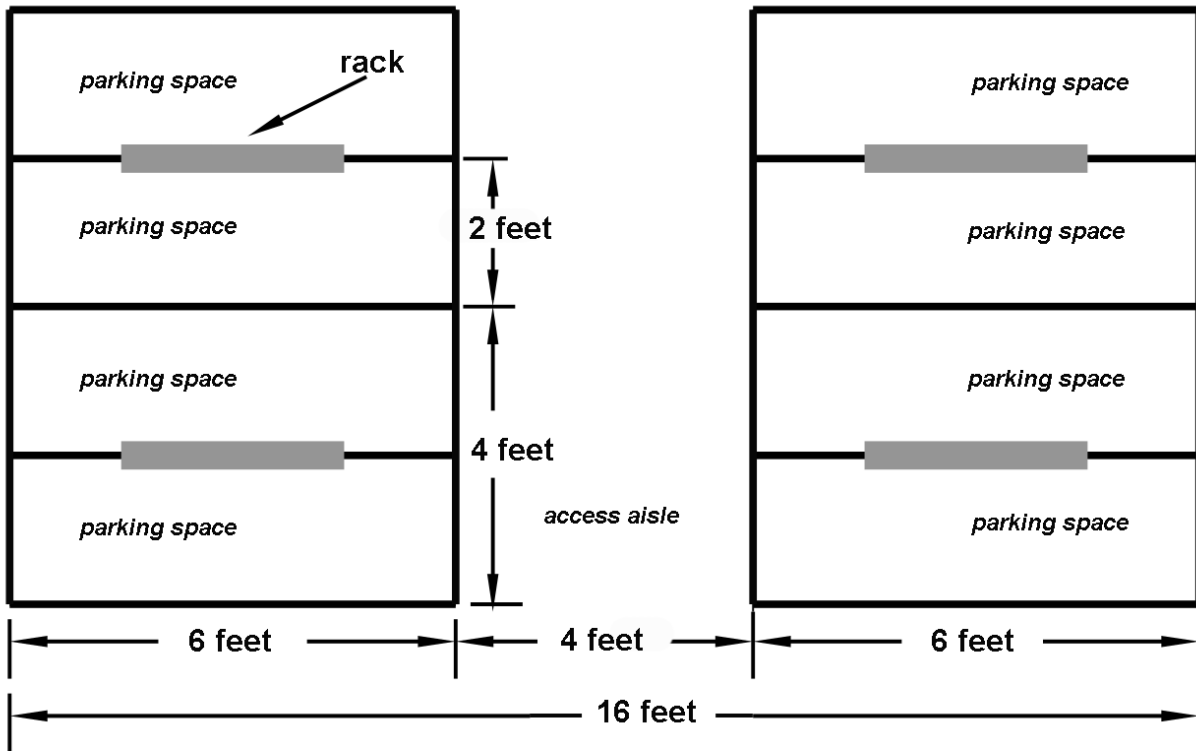


45 DEGREE



0 DEGREE (PARALLEL)

Bicycle Parking Layout Illustration



7. (reserved) Bicycle parking spaces shall be considered covered when located under a roof, overhang or awning adjacent to a wall or when located entirely within a building.

Subsections 8-14 [unchanged]

15. All bicycle parking areas shall be separated from automobile parking spaces and access aisles adjacent to bicycle parking spaces that are located at the end of a bay of parking spaces, by a raised curb landscape area that has a minimum width of eight (8) feet.

Sec. 2507 – 2524 [unchanged]

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2012.

Robert J. GATT, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent: