

**D. Sustainable and Affordable Housing Developments**

The height limits of this chapter may be increased by up to 30% when the following conditions are met:

1. The *development* has an affordable housing component or a sustainability component.
2. For any portion of the *site* that is within 300 feet of any Residential Zoning District, the *side required setback* and *rear required setback* within that buffer shall be increased by the amount of the increased height limitation for the portion of the *buildings(s)* above the normal height limit. This requirement is intended to result in *buildings(s)* that comply with the normal *required setbacks* and have a step back above the normal height limit or *buildings(s)* that comply with the increased *required setbacks* without step backs.

**E. Elevating Buildings in the Floodplain**

*Buildings* in the *floodplain* may be elevated to bring the *lowest floor* above the *floodplain* and may exceed the height limit by the depth of the *flood protection elevation*.

*Ordinance No. ORD-20-30, January 10, 2021; Ordinance No. ORD-20-33, January 31, 2021.*

**5.18.5 Averaging an Established Front Building Line**

In Single-Family Zoning Districts, Two-Family Zoning Districts and the R4C zoning districts, where the average of the *established front building line* of *structures* on all adjacent *lots* that are located within 100 feet of either side of a *lot* and on which there are existing *buildings* is greater than the *front required setback* specified in this chapter, a *required setback line* shall be provided on the *lot* equal to this greater average depth but not to exceed 40 feet. Where the average of the *established front building line* is less than the minimum *front required setback*, the *required setback line* may be reduced to this lesser average depth, but shall not be reduced to less than ten feet. For the purpose of computing the average: (a) an adjacent vacant *lot* shall be considered as having the minimum *front required setback* specified for the zoning district in which it is located; (b) *lots* on the opposite side of the Street, or another block of the same Street, and *lots* fronting on a different Street shall not be included when computing the average; and (c) on *corner lots*, the average of the *front established building* for each frontage shall be computed separately.

*Section 5.18.6 amended by Ordinance No. ORD-19-34, November 17, 2019; Section 5.18.6 amended by Ordinance No. ORD-20-33, January 31, 2021; Section 5.18.6 repealed by Ordinance No. ORD-23-32, December 24, 2023.*

**5.19 Parking Standards****5.19.1 Applicability**

- A. All off-street parking facilities shall comply with the provisions of this section.
- B. Bicycle parking required by this section shall be provided for new *buildings*, *building alterations* that increase *floor area*, or when a use changes to a use with a higher minimum parking requirement per Table 5.19-1.
- C. Vehicle parking required by this section shall be provided for new *buildings* and

*building alterations that increase floor area.*

- D.** *Electric vehicle* parking required by this section shall be provided with the construction of any new *parking spaces* in a *parking lot, parking structure, garage or carport.*

**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
<b>RESIDENTIAL USES</b> (Number of Spaces/Dwelling Unit, unless otherwise noted)		<b>% OF SPACES PROVIDED</b>					
<b>HOUSEHOLD LIVING</b>							
<i>Adult Foster Care</i>		None	None			None	
<i>Dwelling, Assisted Living</i>		1/5 dwellings	50%		50%	40%	10%
<i>Dwelling, Multi-Family (5 units or more)</i>		1/5 dwellings	50%		50%	90%	10%
<i>Dwelling, Single-Family, Two-Family, Multi-Family (3 or 4 units)</i>		None	None			See Section 5.19.8A	

**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
<i>Dwelling, Townhouse</i>		1/5 dwellings	50%		50%	100%	
<b>GROUP LIVING</b>							
<i>Emergency Shelter</i>		None				30%	5%
<i>Fraternities, sororities, student cooperatives</i>		1/2 beds	50%	50%		90%	10%
<i>Group Housing, Guest House</i>		1/5 beds	50%	50%		90%	10%
<b>PUBLIC/INSTITUTIONAL USES</b>		<b>% OF SPACES PROVIDED</b>					
<b>COMMUNITY AND CULTURAL</b>							
<i>Club Headquarters or Community Center</i>		1/1,000 sq. ft.			100 %	25%	10%
<i>Conference Center</i>		1/1,000 sq. ft.			100 %	40%	10%
<i>Designated Marijuana Consumption Facility</i>	1/100 sq. ft.	1/500 sq. ft.		50%	50%		
<i>Museum, Art Gallery</i>	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%	5%
<i>Funeral Services</i>		None				None	
<i>Library</i>	1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%	5%
<i>Parks, Recreation, and Open Space</i>	None	None				30%	5%
<i>Religious Assembly</i>		1/50 seats or 1/100 ft. of pew			100 %	30%	5%
<b>DAY CARE</b>							
<i>Adult Day Care Center, Child Care Center</i>		1/10 caregivers		100 %		25%	10%
<b>EDUCATIONAL</b>							
<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%
<b>HEALTH CARE</b>							
<i>Hospital, Nursing Care Facility</i>		1/60 beds			100 %	40%	10%
<b>COMMERCIAL USES</b>		<b>% OF SPACES PROVIDED</b>					
<b>LODGING</b>							
<i>Bed and Breakfast</i>		1/4 rooms			100 %	75%	25%

**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
<i>Hotel</i>		1/30 rooms	100 %			75%	25%
<b>RECREATION, ENTERTAINMENT, AND ARTS</b>							
<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	
<i>Outdoor Recreation (Amphitheaters)</i>		1/150 seats			100 %	None	
<b>SALES</b>							
<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%

**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
<b>SERVICE AND REPAIR</b>							
<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%
<b>OFFICE AND RESEARCH</b>				<b>% OF SPACES PROVIDED</b>			
<b>OFFICE</b>							
<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%
<b>RESEARCH AND DEVELOPMENT</b>							
<i>Laboratories, Research, Development</i>		1/6,000 sq. ft.		100 %		40%	10%
<b>TRANSPORTATION</b>				<b>% OF SPACES PROVIDED</b>			
<b>TRANSPORTATION</b>							
<i>Transit Center, Station, or Depot</i>		1/3,000 sq. ft.	30%		70%	90%	10%
<i>Transportation Facilities</i>		None				None	

**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
<b>INDUSTRIAL</b>		<b>% OF SPACES PROVIDED</b>					
<b>AGRICULTURAL</b>							
<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%	
<b>MANUFACTURING, PROCESSING, ASSEMBLY, AND FABRICATION</b>							
<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%	
<i>Light Manufacturing, Pilot Manufacturing</i>		1/25,000 sq. ft.		100 %		40%      10%	
<b>UTILITIES AND COMMUNICATIONS</b>							
<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	
<b>WAREHOUSING AND STORAGE</b>							
<i>Outdoor Storage</i>		None				None	
<i>Warehousing and Indoor Storage</i>		1/30,000 sq. ft.		100 %		10%	
<b>ACCESSORY USES</b>		<b>% OF SPACES PROVIDED</b>					
<i>Bed and Breakfast, Accessory</i>		1 space		100 %			
<i>Community Recreation</i>		1/1,000 sq. ft.			100 %	10%      10%	

**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
<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	
<b>TEMPORARY USES</b>							
<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						

**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		
		SPACES	CLASS			FACILITY STANDARDS	
			A	B	C	EV-C	EV-I
<b>NUMBER OF SPACES/SQUARE FOOT</b>			<b>% OF SPACES PROVIDED</b>				
<b>D1, D2 – Residential</b>		1/2,500 sq. ft.	100%			90%	10%
<b>D1, D2 – Nonresidential</b>		1/10,000 sq. ft.			100%	90%	10%
<b>TC1</b>	1/333 sq. ft.	1/5,000 sq. ft.	50%	25%	25%	90%	10%

**5.19.4 Barrier-Free Parking**

All *parking lots* shall have barrier-free *parking spaces* as required by and in conformity with state law (MCL 125.1352). When one or more EV-I *parking space* is required by Table 5.19-1 or Table 5.19-2 based on the provided vehicle *parking spaces*, the distribution of the EV-I *parking space(s)* shall be provided per Table 5.19-3.

<b>TABLE 5.19-3: BARRIER-FREE CHARGING STATIONS</b>		
<b>REQUIRED EV-I SPACES</b>	<b>ELECTRIC VEHICLE CHARGING STATION DISTRIBUTION</b>	
	<b>VAN ACCESSIBLE</b>	<b>STANDARD ACCESSIBLE</b>
1-4	1	0
5-50	1	1
51-75	1	2
76-100	1	3
Over 100	1 plus 1 for each 300 or fraction thereof over 100	3 plus 1 for each 60 or fraction thereof over 100

### 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*.

### 5.19.6 Design of Vehicle Parking Facilities

#### A. Placement of Vehicle Parking Facilities

1. *Parking lots* and *parking spaces* shall not be located in the *front yard*, unless an exception is listed in subsection B.
2. *Parking structures* shall comply with the use specific standards provided in Section 5.16.3L and the dimensional standards of the zoning district in which it is located.
3. No *parking space* shall be located closer than 10 feet to any *building* used for a *dwelling unit* on the first *floor*.

#### B. Placement Exceptions

1. For *sites* with more than one *front lot line*, *parking spaces* may be located in one *front yard* but shall be set back a minimum of 25 feet from the *front lot line* of that *front yard*.
2. 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 lots* and *parking spaces* in the *front yard* but not in the *front required setback area*.
3. *Religious assembly*, *child care centers*, and *schools* with more than 100 feet of *street frontage* and more than 20,000 square feet of *lot area* may have *parking lots* and *parking spaces* in the *front yard* but not in the *front required setback area* if approved as part of a *special exception use*.

#### C. Dimensional Standards

1. *Parking structures*, *parking lots*, and *parking spaces* shall have adequate maneuvering area and access to permit use of all *parking spaces* without moving other vehicles and prevent backing of vehicles into a public Street.
2. *Parking spaces* shall be clearly marked and shall conform to the minimum stall and aisle standards in Table 5.19-4 unless an exception is provided.
3. Exceptions: In the special parking districts referenced in Section 5.19.3 above, the stalls and aisles within a *parking structure* that are solely available to residents or employees of the *building* are not subject to the dimensional standards of Table 5.19-4 provided the stalls and aisles remain functional and accessible.

**TABLE 5.19-4: VEHICLE STALL AND AISLE STANDARDS**

ANGLE OF PARKING	STALL WIDTH [A]	CURB LENGTH PER STALL	STALL DEPTH 90° TO WALL [B]	AISLE WIDTH [C]	WALL TO WALL WIDTH
<b>REGULAR CAR SPACES</b>					
0°	9 ft.	20 ft.	9 ft.	12 ft.	
45°	9 ft.	12 ft. 7 in.	19 ft. 5 in.	12 ft.	51 ft.
60°	9 ft.	10 ft. 4 in.	20 ft. 5 in.	16 ft.	57 ft.
75°	9 ft.	9 ft. 3 in.	20 ft.	20 ft.	60 ft.
90°	9 ft.	9 ft.	18 ft.	22 ft.	58 ft.
<b>SMALL CAR SPACES [D]</b>					
0°	8 ft.	18 ft.	8 ft.	12 ft.	
45°	8 ft.	11 ft. 3 in.	17 ft.	12 ft.	46 ft.
60°	8 ft.	9 ft. 2 in.	17 ft. 9 in.	14 ft.	49 ft. 8 in.
75°	8 ft.	8 ft. 3 in.	17 ft. 5 in.	17 ft.	52 ft.
90°	8 ft.	8 ft.	16 ft.	20 ft.	52 ft.

**Footnotes:**  
 [A] Stall width shall be increased by 1 ft. 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.  
 [B] Stalls which allow for vehicle overhang (next to curbs) can be reduced in depth by 2 ft.  
 [C] In lots that are designed for both regular and small cars, the regular size aisle width shall be used.  
 [D] Up to 30% of *parking spaces* in a *parking lot* may be designated as small car spaces and clearly signed for “small cars”.

**D. Surface Material**

*Driveways* and *parking lots* shall be surfaced with asphalt, concrete, porous pavement, pavers or brick in accordance with City Public Services Standard Specifications. However, *driveways* and *parking lots* that serve *single-family* or *two-family dwellings* with *vehicular use areas* of less than 1,200 square feet and less than five *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.

**E. Maintenance**

*Parking lots* shall be equipped with curbs or other barriers to confine vehicles to the *parking lot*. *Driveways*, *parking lots*, and *parking structures* shall be constructed and maintained in such a manner to prevent drainage nuisances and the formation of potholes and must be kept reasonably free of snow and ice.

**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 protections 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.

## 5.19.8 Design of Electric Vehicle Parking Spaces

### A. General

1. Single-family dwellings, two-family dwellings, multiple-family dwellings with Three or Four Units: All *parking spaces* on the *lot* shall be EV-C. For any garage or carport on the *lot*, at least one *parking space* shall be EV-I and the remainder of *parking spaces* inside the garage or carport shall be EV-C.
2. EV-I *parking spaces* shall have signage indicating it is to be used exclusively for *electric vehicles*.
3. Free-standing *electric vehicle charging stations* shall have bollards, bumper blocks, or raised curbs to protect the system.
4. *Electric vehicle charging stations* shall be wall-mounted, or located to accommodate the charging of more than one Parking Stall.
5. *Electric vehicle charging stations* shall not create a trip hazard or violation of the accessible path of travel when the cord is connected to an *electric vehicle*.
6. Where *parking lots* are separated into distinct areas or when *parking structures* have more than one level, the *electric vehicle* parking facilities shall be evenly distributed among the separate areas or levels.

### B. Placement of Electric Vehicle Charging Stations

1. *Electric vehicle charging stations* may not reduce the required stall dimensions provided in Table 5.19-4 and must maintain compliance with state barrier-free design requirements.
2. *Electric vehicle charging stations* in any walkways must maintain at least four feet of walkway width for pedestrians.
3. *Electric vehicle charging stations* may not be located in any required interior landscape island, *right-of-way* screening, or buffer area.

### C. Class Standards

#### 1. EV-C (Electric Vehicle Capable)

EV-C are *parking spaces* having a capped cable/raceway connecting the *parking space* to an installed electric panel with a dedicated branch circuit(s) to easily install the infrastructure and equipment needed for a future *electric vehicle charging station*. The dedicated branch circuit panel space shall be stenciled or marked legibly with the following text: Future Electric Vehicle Charging Circuit. See Figure EV-C

**2. EV-R (Electric Vehicle Ready)**

EV-R are *parking spaces* that are ready for installation of an *electric vehicle charging station* except for the EVCS itself. EV-R *parking spaces* shall have a junction box, terminated in an approved method, for a direct-buried cable or raceway to an electrical panel with a dedicated branch circuit(s) to power a *charging station*. The junction box shall be clearly marked and labeled with the following text: *EV Ready Circuit*. See Figure EV-R.

**3. EV-I (Electric Vehicle Installed)**

EV-I are *parking spaces* with an operational *electric vehicle charging station*. See Figure EV-I.

**D. Renewable Electrical Supply Recommended**

Typical *electric vehicles* as described and defined here are three times more efficient than the most efficient petroleum-based combustion vehicles. They produce no tailpipe emissions and have more than 50% lower greenhouse gas emissions assuming 2019 DTE upstream emissions associated with the production of electricity. In order for *electric vehicles* to provide the maximum environmental and, in most cases, financial benefits, to their owners and in support of the City of Ann Arbor’s carbon neutrality goals, it is recommended that Electric Vehicle Charging Stations be powered by a renewable energy source. Options can be on-site solar power generation or subscribing with a utility or a third party for renewable energy.

**5.19.9 Driveways**

**A. General**

1. All *driveways* shall lead to a garage, carport, *parking space*, *parking lot*, or *parking structure* meeting the requirements of this chapter, or lead back to the Street through the original *opening* or a second *opening* in compliance with paragraph 2 below and Section 5.21
2. The number of *driveways* permitted shall correspond to the number of *openings* provided in Section 5.21
3. *Driveways* may not cross or be located on any *lot* in another zoning district.
4. *Driveways* shall meet the dimensional standards provided in Table 5.19-6.

TABLE 5.19-6: DRIVEWAY DIMENSION STANDARDS			
ZONING DISTRICT	MINIMUM WIDTH	MAXIMUM WIDTH	INCREASE ALLOWANCE
<b>R1, R2</b>	10 ft.	24 ft.	May be widened beyond the <i>front lot line</i> up to 30% of <i>lot width</i> when leading to garage or carport
<b>All Others</b>	10 ft. for one-way 18 ft. for two-way	15 ft. for one-way 28 ft. for two-way	None