

Mayor
Kip C. Walby
Mayor Pro-Tem
David J. Rubello
City Manager
Dustin L. Lent



CITY OF
St. Clair Shores
MICHIGAN

Council Members:
Linda C. Bertges
John D. Caron
Ronald J. Frederick
Candice B. Rusie
Chris M. Vitale

27600 Jefferson Avenue, St. Clair Shores, MI 48081-2075
Phone: 586-445-5200 www.scsmi.net

**CITY OF ST. CLAIR SHORES
MACOMB COUNTY, MI
ORDINANCE NO. 0-2025-001**

THE CITY OF ST. CLAIR SHORES ORDAINS THAT 48 ZONING ARTICLE XIX 15.495 GENERAL PROVISIONS WHICH READS AS FOLLOWS:

Sec. 48-551. - Off-street parking requirements

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

<i>Land Use</i>	<i>Number of Minimum Parking Spaces Per Unit of Measure</i>
RESIDENTIAL	
Residential one-family and two-family	Two for each dwelling unit to be provided within two years of the occupancy permit.
Residential multiple-family	2.25 for each dwelling unit.
Housing for the elderly	Two for each two-bedroom dwelling unit, plus one for each one-bedroom unit, plus one for each employee.
Mobile homes	In accordance with Public Act No. 419 of 1976 (MCL 125.2301 et seq.), as amended, and the mobile home commission rules.
INSTITUTIONAL	
Churches or temples	One for each three seats or six feet of pews in the main unit of worship.
Hospitals	One for every two beds, plus one space for each five outpatients, plus one for each on the largest working shift. Bassinets shall not be counted as beds for the purpose of computing parking.
Convalescent homes	One space per six patient beds, plus one space per employee on the largest working shift, plus one space per staff member and one space per visiting doctor.
Elementary and junior high schools	One for each one teacher, employee, or administrator, in addition to the requirements of the auditorium.
Senior high schools	One for each one teacher, employee, or administrator, and one for each ten students, in addition to the requirements of the auditorium.
Private clubs or lodge halls	One for each two persons allowed within the maximum occupancy load as established by local, county, or state, fire, building and health codes.
Private golf clubs, social clubs, recreation clubs, or other similar uses	One for each two member families or individuals.
Public utility facilities, such as communications buildings, electrical substations, cellular communication towers, and similar uses	One for each employee based on the maximum number of employees on duty at any one time. The storage of vehicles is prohibited.
Golf courses open to the general public, except miniature or "Par 3" courses	Six for each one golf hole and one for each one employee.
Fraternity or sorority	One per two active members, or one per resident, whichever is greater, plus required spaces for related uses.
Theaters and auditoriums	One parking space for each four seats.
Stadiums, sports arena, or similar place of outdoor assembly	One for each three seats, or six feet of benches.

BUSINESS AND COMMERCIAL

Planned commercial or shopping center located in any "B" District	Eight spaces per 1,000 sq. ft. of gross leasable area for the first 15,000 sq. ft.; 5½ for each 1,000 sq. ft. of gross leasable area for 15,001 to 400,000 sq. ft.; 4½ per 1,000 sq. ft. of gross leasable area for 400,001 sq. ft. and greater. Additional parking shall not be required for seasonal outdoor seating areas.
Retail stores except as otherwise specified herein	One per 200 sq. ft. of gross floor area with a minimum of four spaces.
Adult entertainment uses	One per patron based on the occupancy load as established by local, county, state, fire, building, or health codes, whichever is greater, plus one per employee on the largest working shift.
Auto laundries, automatic	One for each two employees, plus reservoir parking space equal to 30 spaces for the first car wash lane and 20 spaces for each additional lane.
Auto laundries, self-service	Four stacking spaces for each washing stall, plus two drying spaces for each washing stall.
Beauty parlors, barbershops, nail salons, day spas and similar uses	Three per chair or station.
Child day care centers, nursery schools, schools or special education, and schools for the mentally impaired	One for each teacher, administrator, or other employee, plus one for each company vehicle, plus one for each six licensed students, plus one for each co-op aide and volunteer employee, plus spaces required for any auditorium or theater. In addition, two drop-off spaces shall be provided per six licensed students. Drop-off spaces shall not [be] separated from the entrance by a traffic lane.
Drive-through restaurants	One for each employee on the largest shift, plus sufficient area for eight stacking spaces for the first drive-in window and six stacking spaces for each additional window, plus whatever customer service space is provided.
Repealed eff. April 9, 2009	
Repealed eff. April 9, 2009	
Fast-food restaurant service over a counter or at a cafeteria line	One per 75 sq. ft. of gross floor area. Additional parking shall not be required for seasonal outdoor seating areas.
Food take-out	One per 200 sq. ft. of gross area, plus one per employee on largest working shift.
Full-service restaurant, patrons seated and served	One per 55 sq. ft. of gross floor area. Additional parking shall not be required for seasonal outdoor seating areas.
Furniture and appliance sales, household equipment repair shops showrooms of a plumber, building contractor, interior designer, florist, electrician or similar trade shoe repair shop, or similar use	One per 500 sq. ft. of gross floor area.
Automotive service station	Two for each lubrication stall, rack, or pit, plus one for each fuel dispenser, required spaces shall not include a stall, rack or pit.
Auto and/or boat repair center	One for each employee and two for each service and/or repair bay, excluding the service bay area as a space.
Auto gas/convenience market facility	One space for each 150 sq. ft. of building gross floor area, plus one space per gasoline pump.
Lumber yards, retail	One per 175 sq. ft. of gross indoor floor space, plus one per 1,500 sq. ft. of gross outdoor storage area, plus one for each company vehicle.
Laundromats and coin operated dry cleaners	One for each two machines.
Miniature or "Par 3" golf courses	Three for each one hole, plus one for each one employee.
Mortuary establishment	One per 125 sq. ft. of gross floor area.
Motel, hotel, or other lodging establishment commercial	One for each occupancy unit, plus one for each employee, plus such spaces as are required for restaurants, bars, taverns, assembly rooms, and affiliated facilities.
Motor vehicle sales, and service	One for each 250 sq. ft. of gross floor area, plus one for every 500

establishment	square feet of gross outside sales area, plus one per service stall.
Auto rental/leasing	One per lease/rental vehicle, plus one per service bay, plus office requirements.
Open air businesses including plant nurseries	One per 500 sq. ft. of gross land area being used for display, plus one for each 175 sq. ft. of gross floor area of total interior space.
Sale or lease of motorhomes and/or boats	One for each 1,600 sq. ft. of vehicle display area, plus one for each 250 sq. ft. of gross floor area, plus one per service stall, plus office requirements.
Supermarkets	One for every 200 sq. ft. of gross floor area or fraction thereof.
Taxi terminals	One for each employee on the largest working shift, plus one per taxi.
Truck rental establishments	One per 1,000 sq. ft. of site area, plus one for each employee on the largest working shift.
Ambulance service and rescue squad	One per emergency and company vehicle, plus one space per employee.
Video rental stores	One per employee, plus one per 150 sq. ft. of gross floor area.
OFFICES	
Banks and other financial institutions with drive-in windows	One for each 250 sq. ft. of gross floor area, plus eight stacking spaces for the first drive-in window and six stacking spaces for each additional window.
Business offices or professional offices except as indicated in the following item	One per 215 sq. ft. of gross floor area with a minimum of four spaces.
Professional offices of doctors, dentists, and similar professions	One per 120 sq. ft. of gross floor area with a minimum of four spaces.
INDUSTRIAL	
Industrial or research establishments	One for every 300 sq. ft. of gross floor area.
Warehouse and storage establishments	One for every 1,700 sq. ft. of gross floor area.
Self-service storage facility	One per every ten storage units, equally distributed throughout the site, plus one per 215 sq. ft. of gross floor area for the office, plus two for the resident manager.
Contractor yard for landscaping, snow removal, concrete, and other similar business uses	One per company vehicle, plus one per tractor, trailer or similar item, plus office requirements.
Canine day care and/or boarding facility	One per 450 square feet
COMMERCIAL RECREATION	
Bowling alleys	Seven for each one bowling lane, plus accessory uses.
Archery, golf, skating rink, billiard hall, arcade, and dance hall	One for each two persons allowed within the maximum occupancy load as established by local, county, or state, fire, building or health codes.
Repealed eff. April 9, 2009	
Tennis clubs and court type recreation uses	Two per person permitted based on the capacity of the courts, plus such additional spaces as may be required for affiliated uses, such as bars, restaurants, or assembly space, plus one per employee on the largest working shift.
Golf driving range (indoor and outdoor)	Two per tee, plus one per employee, plus spaces required for accessory uses.
Marina	One space for each boat berthed, stored and/or each boat available for rent during wet storage season. In boat launching areas, adequate space shall also be provided for all boat trailers. A portion of the parking lot may be used for the storage of boats during the dry storage season; provided, however, that in no instance shall the number of parking spaces be less than three-quarters space for each boat stored (in and out or stacked storage) at the marina. There shall be provided two spaces for each boatwell owned by private individuals. In additions, each marina shall provide, and maintain at all times, a clear and unobstructed fire lane between the adjacent public road and the water.

Sec. 48-552. - Off-street parking space layout, standards, construction and maintenance.

(13) The City Council, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this section.

Shall be amended to read as follows:

Sec. 48-551. - Off-street parking requirements

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

<i>Land Use</i>	<i>Number of Minimum Parking Spaces Per Unit of Measure</i>
RESIDENTIAL	
Residential one-family and two-family	Two for each dwelling unit to be provided within two years of the occupancy permit.
Residential multiple-family	2.25 for each dwelling unit.
Housing for the elderly	Two for each two-bedroom dwelling unit, plus one for each one-bedroom unit, plus one for each employee.
Mobile homes	In accordance with Public Act No. 419 of 1976 (MCL 125.2301 et seq.), as amended, and the mobile home commission rules.
INSTITUTIONAL	
Churches or temples	One for each three seats or six feet of pews in the main unit of worship.
Hospitals	One for every two beds, plus one space for each five outpatients, plus one for each on the largest working shift. Bassinets shall not be counted as beds for the purpose of computing parking.
Convalescent homes	One space per six patient beds, plus one space per employee on the largest working shift, plus one space per staff member and one space per visiting doctor.
Elementary and junior high schools	One for each one teacher, employee, or administrator, in addition to the requirements of the auditorium.
Senior high schools	One for each one teacher, employee, or administrator, and one for each ten students, in addition to the requirements of the auditorium.
Private clubs or lodge halls	One for each two persons allowed within the maximum occupancy load as established by local, county, or state, fire, building and health codes.
Private golf clubs, social clubs, recreation clubs, or other similar uses	One for each two member families or individuals.
Public utility facilities, such as communications buildings, electrical substations, cellular communication towers, and similar uses	One for each employee based on the maximum number of employees on duty at any one time. The storage of vehicles is prohibited.
Golf courses open to the general public, except miniature or "Par 3" courses	Six for each one golf hole and one for each one employee.
Fraternity or sorority	One per two active members, or one per resident, whichever is greater, plus required spaces for related uses.
Theaters and auditoriums	One parking space for each four seats.
Stadiums, sports arena, or similar place of outdoor assembly	One for each three seats, or six feet of benches.
BUSINESS AND COMMERCIAL	
Planned commercial or shopping center located in any "B" District	Eight spaces per 1,000 sq. ft. of gross leasable area for the first 15,000 sq. ft.; 5½ for each 1,000 sq. ft. of gross leasable area for 15,001 to 400,000 sq. ft.; 4½ per 1,000 sq. ft. of gross leasable area for 400,001 sq. ft. and greater. Additional parking shall not be required for seasonal outdoor seating areas.

Retail stores except as otherwise specified herein	One per 200 sq. ft. of gross floor area with a minimum of four spaces.
Adult entertainment uses	One per patron based on the occupancy load as established by local, county, state, fire, building, or health codes, whichever is greater, plus one per employee on the largest working shift.
Auto laundries, automatic	One for each two employees, plus reservoir parking space equal to 30 spaces for the first car wash lane and 20 spaces for each additional lane.
Auto laundries, self-service	Four stacking spaces for each washing stall, plus two drying spaces for each washing stall.
Beauty parlors, barbershops, nail salons, day spas, body art , and similar uses	Three per chair or station. <u>One per 215 square feet of 50% of gross floor area with a minimum of four spaces</u>
Child day care centers, nursery schools, schools or special education, and schools for the mentally impaired	One for each teacher, administrator, or other employee, plus one for each company vehicle, plus one for each six licensed students, plus one for each co-op aide and volunteer employee, plus spaces required for any auditorium or theater. In addition, two drop-off spaces shall be provided per six licensed students. Drop-off spaces shall not [be] separated from the entrance by a traffic lane.
Drive-through restaurants	One for each employee on the largest shift, plus sufficient area for eight stacking spaces for the first drive-in window and six stacking spaces for each additional window, plus whatever customer service space is provided.
Repealed eff. April 9, 2009	
Repealed eff. April 9, 2009	
Fast-food restaurant service over a counter or at a cafeteria line	One per 75 sq. ft. <u>of 50%</u> of gross floor area. Additional parking shall not be required for seasonal outdoor seating areas.
Food take-out	One per 200 sq. ft. of gross area, plus one per employee on largest working shift.
Full-service restaurant, patrons seated and served	One per 55 sq. ft. <u>of 50%</u> of gross floor area. Additional parking shall not be required for seasonal outdoor seating areas.
Furniture and appliance sales, household equipment repair shops showrooms of a plumber, building contractor, interior designer, florist, electrician or similar trade shoe repair shop, or similar use	One per 500 sq. ft. of gross floor area.
Automotive service station	Two for each lubrication stall, rack, or pit, plus one for each fuel dispenser, required spaces shall not include a stall, rack or pit.
Auto and/or boat repair center	One for each employee and two for each service and/or repair bay, excluding the service bay area as a space.
Auto gas/convenience market facility	One space for each 150 sq. ft. of building gross floor area, plus one space per gasoline pump.
Lumber yards, retail	One per 175 sq. ft. of gross indoor floor space, plus one per 1,500 sq. ft. of gross outdoor storage area, plus one for each company vehicle.
Laundromats and coin operated dry cleaners	One for each two machines.
Miniature or "Par 3" golf courses	Three for each one hole, plus one for each one employee.
Mortuary establishment	One per 125 sq. ft. of gross floor area.
Motel, hotel, or other lodging establishment commercial	One for each occupancy unit, plus one for each employee, plus such spaces as are required for restaurants, bars, taverns, assembly rooms, and affiliated facilities.
Motor vehicle sales, and service establishment	One for each 250 sq. ft. of gross floor area, plus one for every 500 square feet of gross outside sales area, plus one per service stall.
Auto rental/leasing	One per lease/rental vehicle, plus one per service bay, plus office requirements.
Open air businesses including plant nurseries	One per 500 sq. ft. of gross land area being used for display, plus one for each 175 sq. ft. of gross floor area of total interior space.
Sale or lease of motorhomes and/or boats	One for each 1,600 sq. ft. of vehicle display area, plus one for each

	250 sq. ft. of gross floor area, plus one per service stall, plus office requirements.
Supermarkets	One for every 200 sq. ft. of gross floor area or fraction thereof.
Taxi terminals	One for each employee on the largest working shift, plus one per taxi.
Truck rental establishments	One per 1,000 sq. ft. of site area, plus one for each employee on the largest working shift.
Ambulance service and rescue squad	One per emergency and company vehicle, plus one space per employee.
Video rental stores	One per employee, plus one per 150 sq. ft. of gross floor area.
OFFICES	
Banks and other financial institutions with drive-in windows	One for each 250 sq. ft. of gross floor area, plus eight stacking spaces for the first drive-in window and six stacking spaces for each additional window.
Business offices or professional offices except as indicated in the following item	One per 215 sq. ft. of gross floor area with a minimum of four spaces.
Professional offices of doctors, dentists, and similar professions	One per 120 sq. ft. of gross floor area with a minimum of four spaces. <u>One per 215 square feet of 50% of gross floor area with a minimum of four spaces.</u>
INDUSTRIAL	
Industrial or research establishments	One for every 300 sq. ft. of gross floor area.
Warehouse and storage establishments	One for every 1,700 sq. ft. of gross floor area.
Self-service storage facility	One per every ten storage units, equally distributed throughout the site, plus one per 215 sq. ft. of gross floor area for the office, plus two for the resident manager.
Contractor yard for landscaping, snow removal, concrete, and other similar business uses	One per company vehicle, plus one per tractor, trailer or similar item, plus office requirements.
Canine day care and/or boarding facility	One per 450 square feet
COMMERCIAL RECREATION	
Bowling alleys	Seven for each one bowling lane, plus accessory uses.
Archery, golf, skating rink, billiard hall, arcade, and dance hall	One for each two persons allowed within the maximum occupancy load as established by local, county, or state, fire, building or health codes.
Repealed eff. April 9, 2009	
Tennis clubs and court type recreation uses	Two per person permitted based on the capacity of the courts, plus such additional spaces as may be required for affiliated uses, such as bars, restaurants, or assembly space, plus one per employee on the largest working shift.
Golf driving range (indoor and outdoor)	Two per tee, plus one per employee, plus spaces required for accessory uses.
Marina	One space for each boat berthed, stored and/or each boat available for rent during wet storage season. In boat launching areas, adequate space shall also be provided for all boat trailers. A portion of the parking lot may be used for the storage of boats during the dry storage season; provided, however, that in no instance shall the number of parking spaces be less than three-quarters space for each boat stored (in and out or stacked storage) at the marina. There shall be provided two spaces for each boatwell owned by private individuals. In additions, each marina shall provide, and maintain at all times, a clear and unobstructed fire lane between the adjacent public road and the water.
DOWNTOWN DEVELOPMENT AUTHORITY	
DDA / 9 Mack	<u>There shall be no minimum number of off-street parking spaces by type of use within the land area bound by Nine Mile to the North and Cavalier and Nine Mack Drive to the East, West, and South.</u>

Sec. 48-552. - Off-street parking space layout, standards, construction and maintenance.

~~(13) The City Council, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this section.~~

(13) The minimum number of off-street parking spaces shall be provided and maintained for the proposed use. The number of off-street parking spaces shall not exceed one hundred fifty percent of the minimum requirement. Motorcycle parking that is provided and clearly identified for such use may be counted as part of the total number of parking spaces required for a nonresidential use or building. However, this credit shall not exceed twenty-five spaces or five percent of the total parking required, whichever is less.

The ordinance shall become effective upon publication by the City Clerk.

This ordinance shall be published by posting the same in five (5) public places within the City of St. Clair Shores and the Clerk is hereby ordered to post the same upon the bulletin boards in the Police Station, 27665 Jefferson Avenue; Fire Hall, 26700 Harper Avenue; City Hall, 27600 Jefferson Avenue; Library, 22500 11 Mile; and the Civic Center, 20000 Stephens.

STATE OF MICHIGAN)

) ss

COUNTY OF MACOMB)

We hereby certify that the foregoing ordinance is a true copy of an ordinance as enacted by the City Council on the 18th day of February 2025 and that the necessary Charter provisions have been observed.

KIP C. WALBY, MAYOR

ABRIAL J. BARRETT, CITY CLERK

I, Abrial J. Barrett, Clerk of the City of St. Clair Shores, hereby certify that the foregoing ordinance was published by posting true copies of the same in each of the following places: Police Station, 27665 Jefferson Avenue; Fire Hall, 26700 Harper Avenue; City Hall, 27600 Jefferson Avenue; Library, 22500 11 Mile; and the Civic Center, 20000 Stephens on the 19th day of February 2025

ABRIAL J. BARRETT, CITY CLERK