

§ 152.281 GENERAL REQUIREMENTS.

(A) Compliance required.

(1) Off-street parking, loading and stacking facilities shall comply with the requirements of the Village of Pinckney Technical Standards, Michigan Construction Code and applicable road agencies.

(2) Off-street parking, vehicle loading and stacking facilities in compliance with this subchapter shall be provided in all districts whenever:

(a) A new use or building is established; and

(b) An existing use or building is expanded or changed.

(3) Off-street parking and loading areas shall be landscaped in compliance with § 152.331.

~~(B) Central Business District. To allow for design flexibility, the Planning Commission may waive or modify the requirements of this subchapter for off-street parking or loading in the Central Business District (CBD), upon finding that all of the following criteria are met.~~ Central Business District - To encouraged to reflect a walkable, cohesive, pedestrian-oriented downtown environment consistent with the Village's overall design objectives. To support this vision and allow for design flexibility, the Planning Commission Shall waive or modify the off-street parking or loading requirements set forth in this subchapter, provided that the proposed development supports a walkable, mixed-use downtown character, adequate public parking or alternative transportation access is available nearby, the modification will not negatively impact traffic flow, public safety, or pedestrian access, and the design maintains consistency with the Village's goals for aesthetic and functional integration within the CBD.

~~—(1) Due to one or more unique characteristics of the property, such as its size, shape, topography, location, existing structures or surroundings, the strict application of off-street parking and loading requirements in this subchapter will deprive the property owner of its reasonable use, as enjoyed by other property owners in the CBD;~~

~~—(2) The modification will not create a traffic hazard or any other unsafe, undesirable condition. The applicant may be required to submit a traffic study and/or other documented evidence of compliance with this criterion; and~~

~~—(3) The modification will be consistent with the purposes of the CBD and this subchapter and will provide adequate parking for the proposed use(s).~~

(C) Zoning. Any lot used for off-street parking, vehicle loading or stacking shall be zoned to allow the principal use(s) being served.

(D) Setbacks. Off-street parking, loading and stacking spaces shall be setback from street lines and lot lines as required for structures in the zoning district in which the spaces are located.

(E) Signs. Signs shall comply with §§ 152.300 et seq.

(F) Landscaping. Landscaping and screening shall comply with §§ 152.325 et seq.

(G) Lighting. Lighting shall comply with § 152.371(B).

(Ord. 37, passed 8-28-2005; Ord. 139, passed 9-11-2017; Ord. 154, passed 1-11-2021)