



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
February 10, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. January 27, 2025
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. Discussion – Sec. 86-755 – Schedule of Requirements for Parking Space
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
February 10, 2025 6:30 PM

TENTATIVE PLANNING COMMISSION AGENDA
February 24, 2025

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. None

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

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CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, January 27, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Commissioners Brooks, McConnell, McCurtis, and Romback

ABSENT: Vice Chair Snyder

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the January 27, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members except for Vice-Chair Snyder were present.

3. PUBLIC REMARKS

- Joel Major, Township resident, spoke in opposition to REZ #25001
- Peggy Anderson, Township resident, spoke in opposition to REZ #25001
- Kris Kloc, Township resident, spoke in opposition to REZ #25001
- David Kloc, Township resident, spoke in opposition to REZ #25001
- John Leone, Township resident, spoke in opposition to REZ #25001
- David Fedewa, applicant, spoke in support of REZ #25001
- Jerry Fedewa, applicant, spoke in support of REZ #25001
- Greg Fedewa, applicant, spoke in support of REZ #25001

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner Romback moved to approve the January 27, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner Brooks asked that the Commissioner McConnell be given credit for his comment under item number 7.A paragraph three.

Chair Shrewsbury asked that an incomplete sentence be struck from the record under item 7.A

Commissioner McConell asked that the word unanimous be added to Commissioner McCurtis's election as Planning Commission Secretary.

Commissioner Romback moved to approve Minutes of the January 13, 2025, Planning Commission Regular Meeting as amended. Seconded by Commissioner McCurtis. Motion passed as amended.

6. COMMUNICATIONS

A. 2025 Joint Board and Commission Invitation

7. PUBLIC HEARINGS

NONE

8. UNFINISHED BUSINESS

A. REZ #25001 – Fedewa Rezoning

Principal Planner Shorkey gave an overview of the application and discussion that has occurred to date. The applicant has added information to the application as requested by Commissioners and that information is included in the packet.

Commissioner McCurtis asked about the Drain Commissioner's timeline for the drainage issues on the property. Principal Planner Shorkey outlined the process for the special use and site planning processes and clarified that engineering is not typically done for rezoning applications. Chair Shrewsbury noted that residents could address current drainage issues on their properties with the County, confirmed by Principal Planner Shorkey.

Commissioner McConell asked for background information about the land use plan update regarding the land division application that created this parcel. Principal Planner Shorkey clarified that the land division application came in after the master plan update that met the zoning at the time and by law does not consider future land use.

Commissioner McConell asked about split zoning on properties. Principal Planner Shorkey stated that staff will never recommend split zoning but were it to happen, the determination of zoning on the property would be made by the Director of Planning and Development. He also clarified that the Planning Commission cannot impose conditions on a rezoning.

Commissioner Brooks asked for details regarding the denial letter sent to the applicant in 2019. Principal Planner Shorkey said that the two reasons stated for denial were that their 2019 request didn't agree with the land use map and that the 2019 request didn't fit the character of the area.

Commissioner Brooks asked the applicant about the market data in their application. The applicant stated that it is the data their financing company used to decide to finance the project. The data supports the applicant's evidence that the project will be viable and is not the applicant's only source of information to determine viability.

Commissioner Brooks acknowledged the public feedback as well as the applicant's work, stating that this is a compromise that meets the Township's need for higher density housing while honoring the desire to maintain green space.

Principal Planner Shorkey suggested an amendment to the resolution. On condition number four he suggests adding "(west side)" after "rear" and eliminating "building".

Commissioner Brooks moved to adopt the resolution to recommend approval of Rezoning #25001 to rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RD (Multiple Family, maximum 8 dwelling units per acre), with a Conditional Rezoning Agreement limiting the development on the site, subject to the conditions found in the attached resolution. Supported by Commissioner McCurtis. Motion passed unanimously.

9. OTHER BUSINESS

A. Discussion – Sec. 86-755 – Schedule of Requirements for Parking Space

Principal Planner Shorkey outlined the discussion that has occurred to date.

Commissioners discussed individual headings and the manner in which the number of spaces were determined for individual uses and asked about shared parking if a business has multiple uses. Principal Planner Shorkey gave details about the reasoning and noted that there is a section of the ordinance that may apply if a business has multiple uses.

Commissioner Brooks indicated that he supports simplification of the ordinance and suggested engaging with the community to make sure needs are met.

Commissioner Romback made a specific recommendation that golf courses be assumed to have driving ranges in their calculations, not ask them to comply with each use separately.

B. 2025 Brownfield Redevelopment Authority Appointment

Principal Planner Shorkey gave an overview of the packet item.

Commissioners discussed their respective schedules but were unable to nominate a Commissioner to the position at this time. Chair Shrewsbury suggested discussing this item again at the next meeting.

C. 2024 Annual Report

Chair Shrewsbury asked that the Chairperson's name be updated. She asked if staff could break out staff actions versus Commission actions versus Board actions in future reports.

Commissioner McConnell moved to approve the 2024 Annual Report to be presented to the Township Board. Supported by Commissioner Romback. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey reported that the new Township Manager has started work and noted that the Village of Nemoka zoning ordinance text amendment has been approved.

B. Liaison Reports

Planning Commissioners updated the Commission about their other board and commission activities.

Commissioner Brooks reported that ZBA approved a variance for Playmaker's storage facility parking lot to accommodate semi-trucks and postponed a decision on a DTN site plan regarding wetland buffer variances.

11. PROJECT UPDATES

NONE

12. PUBLIC REMARKS

NONE

13. COMMISSIONER COMMENTS

Commissioners discussed the upcoming 2025 Joint Board and Commission meeting. Chair Shrewsbury noted that she is unable to present for the Planning Commission. Vice-chair Snyder was tentatively recommended to present the Planning Commission's report and all Commissioners were encouraged to attend.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:06 pm

Commissioner Romback moved to adjourn the January 27, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.



To: Planning Commission

**From: Brian Shorkey, Principal Planner
Meera Kanade, Planning Intern**

Date: February 10, 2025

Re: Parking Ordinance Updates

Staff discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission at their regular meetings on Monday, July 22, 2024, November 18, 2024, December 9, 2024 and January 25, 2025. Staff has discussed several potential updates of the Off-Street Parking ordinance with the Planning Commission at those meetings.

Staff has reintroduced Sec. 86-755 – Schedule of Requirements for Parking Space, for discussion about potential changes to required numbers of parking spaces. After discussion Sec. 86-755 with the Planning Commission and researching parking-related questions, Staff introduces the attached update for discussion. The updated language achieves the following:

1. Reduces impervious surfaces in future developments by removing the 25% overflow requirement in multiple-family developments, as well as reducing the number of required spaces for studios and one-bedroom apartments from 2 to 1.5.
2. Modernizes the land uses in the list removes outdated or obsolete terms.
3. Simplifies some parking calculations for ease of use.

If the Planning Commission is satisfied with the draft changes, then Staff suggests scheduling a public hearing for the update of Sec. 86-755 for the March 10, 2025 regular meeting.

Attachments:

1. Sec. 86-755 – Off-Street Parking and Loading – Clean
2. Sec. 86-755 – Off-Street Parking and Loading – Redlined

§ 86-755. Schedule of requirements for parking space.

[Code 1974, § 85-10; Ord. No. 2005-01, 1-30-2005; Ord. No. 2009-03, 4-19-2009]

Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule:

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit
Multiple-family District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms,
Housing for the elderly	1 for each 2 units and 1 for each employee on peak employment shifts. Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms
Mobile home parks	2 for each mobile home or mobile home site
Institutional	
Places of worship	1 for each 5 fixed seats, 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats
Hospitals	1 for each 1 bed
Homes for the aged and convalescent homes	1 for each 4 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each employee plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time, in addition to the requirements of the auditorium
Theaters, auditoriums, and concert halls	1 for each 4 seats at maximum capacity plus 1 for each 2 employees
Museums and art galleries	1 space for every 500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, clubs, union halls or any similar type use	1 space for each 100 square feet of useable floor area

Libraries	1 spaces for every 250 square feet of gross floor area (GFA) plus 1 per 2 employees
Business and Commercial	
Athletic clubs and health spas	1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
All other retail businesses, unless specifically defined	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)
Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, 1 for each service bay, and 1 for each employee
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane. Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Barber shops, beauty shops	1.5 spaces for each chair, plus 1 for every 2 employees
Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments and Enclosed climate controlled storage facilities	10 exterior spaces for the storage facility, plus 2 for the office, plus 1 space for each employee. Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage

Drive-in carwashes, automatic	15 stacking spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 stacking spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. Parking shall be provided for convenience stores and other uses operated in conjunction with a gasoline service station, based on standards set forth herein.
Bowling alleys	4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
Golf courses open to the general public, except miniature or "par-three"	4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Golf driving range, stand alone	1 space for every two tees
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division.
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
General Office	3 spaces per 1,000 square feet of gross floor area (minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)
Dental office	1 space per 300 square feet of gross floor area
Medical office	5 spaces per 1,000 square feet of gross floor area
Financial institutions (banks, credit unions, etc.)	1 space for every 150 square feet of useable floor area and 3 stacking spaces

§ 86-755. Schedule of requirements for parking space.

[Code 1974, § 85-10; Ord. No. 2005-01, 1-30-2005; Ord. No. 2009-03, 4-19-2009]

Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule:

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit plus 1 additional space for each roomer if any
Multiple-family in RDD, RD, RN, or RC District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms, plus expansion capacity of 25%
Multiple-family in RCC District	2 for each 1 bedroom or efficiency dwelling unit; 3 spaces for each 2 or more bedroom dwelling unit, plus expansion
Housing for the elderly	1 for each 2 units and 1 for each employee or doctor on peak employment shifts . Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms 2 spaces per unit shall be provided
Mobile home parks	2 for each mobile home or mobile home site
Fraternity or sorority	1 for each person permitted to occupy the building under the provisions of this chapter
Functional family	1 for each person over the age of 15 years permitted to occupy the building under the provisions of this chapter
Institutional	
Churches or temples Places of worship	1 for each 5 fixed seats, or 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats in the main room for worship
Hospitals	1 for each 1 bed
Homes for the aged and convalescent homes	1 for each 24 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every 5 students or adults plus 1 for every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior and high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each 1 teacher, and administrator employee and plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time , in addition to the requirements of the auditorium

Commented [BS1]: "Roomer" is an antiquated term

Commented [BS2]: Consolidated the MFR language

Commented [BS3]: Consolidated the MFR language

Commented [TS4]: Change to match the new MF standard

Commented [BS5]: From Delhi Twp, seems more realistic

Theaters, auditoriums, and concert halls	1 for each 4 seats <u>at maximum capacity</u> plus 1 for each 2 employees
Stadium, sports arena or assembly similar place of outdoor	1 for each 3 seats or 6 feet of benches
Museums and art galleries	1 space for every 250-500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, <u>clubs</u> , union halls or any similar type use	1 space for every 4 persons permitted to occupy the building by local ordinance or state law, plus additional parking for 25% excess capacity 1 space for each 100 square feet of useable floor area
Private golf clubs, ski clubs, swimming clubs or beaches, tennis clubs or similar uses	1 space per 4 persons of maximum anticipated capacity as approved by the Planning Commission, plus additional parking for 25% excess capacity
Golf courses open to the general public, except miniature or "par three"	6 for each 1 golf hole and 1 for each employee
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Libraries	1 spaces for every 200-250 square feet of gross floor area (GFA) <u>plus 1 per 2 employees</u>
Business and Commercial	
Athletic clubs and health spas	1 1/4 spaces for every 4 persons permitted to occupy the building by local ordinance or state law 1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
For centers having a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For centers having a gross leasable area (GLA) equal to or greater than 25,000 square feet but less than 400,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum) but not less than 125 spaces
For centers having a gross leasable area (GLA) equal to or greater than 400,000 square feet but less than 600,000 square feet	4 spaces per 1,000 square feet (minimum) to 5 spaces per 1,000 square feet (maximum)
For centers having a gross leasable area (GLA) equal to or greater than 600,000 square feet	5 spaces per 1,000 square feet (minimum and maximum)
All other retail businesses, <u>unless specifically defined</u>	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)

Commented [BS6]: Moved to Commercial and 'golf course' separated out

Commented [BS7]: Moved to commercial

Commented [BS8]: Moved to Commercial

Commented [BS9]: This 300 number comes from a rough average of four examples from APA's PAS report on parking standards

Commented [TS10]: Pull the reference here so we have some backup

Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, <u>1 for each service bay</u> , and 1 for each <u>1 vehicle displayed for sale</u> <u>employee</u>
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	<u>One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane.</u> <u>Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant. 1 for each 75 square feet of usable floor area, plus 1 for every 4 seats or 1 for 37 1/2 square feet of usable floor area, whichever is greater</u>
Drive-in and self-service restaurants	1 for every 3 patron seats and 1 for each employee on duty during the highest staffed shift
Drive-up uses, except drive-in restaurants	In addition to the required parking for the principal use, each drive up lane shall have sufficient stacking room for 3 cars. Each stacking space shall measure a minimum of 20 feet in length. A bypass lane shall be provided
Barber shops, beauty shops	<u>21.5 spaces for each chair, plus 1 for every 2 employees</u>
Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments	5 spaces for the office, plus 2 spaces for a resident manager. Access to individual storage units shall provide for loading/unloading of vehicles adjacent to units without impeding through internal traffic flow
<u>Mini storage establishments and</u> Enclosed climate controlled storage facilities	<u>10 exterior spaces for the storage facility, plus 52 for the office, plus 1 space for each employee. Access by vehicles to/from and within the facility for loading/unloading shall be designed to promote smooth traffic flow in and out of the structure without impeding external site vehicle movements</u> <u>Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage</u>
Drive-in banks or laundries	3 standing spaces for each drive-in window in addition to normal parking required for banks or laundries
Drive-in carwashes, automatic	15 <u>standing-stacking</u> spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 <u>standing-stacking</u> spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. <u>Parking shall be provided for convenience stores and other uses operated in</u>

Commented [BS11]: Mini storage and enclosed storage combined into one

	<u>conjunction with a gasoline service station, based on standards set forth herein.</u>
Bowling alleys	5 4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
<u>Golf courses open to the general public, except miniature or "par-three"</u>	<u>4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities</u>
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
<u>Golf driving range, stand alone</u>	<u>1 space for every two tees</u>
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division. Should units revert to multiple type use then 2 spaces per unit shall be provided
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift or 1 for every 1,700 square feet of useable floor space, whichever is greater
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
<u>General Office</u>	
<u>General Office Minimum</u>	3 spaces per 1,000 square feet of gross floor area <u>(minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)</u>
<u>Maximum</u>	4 spaces per 1,000 square feet of gross floor area
<u>Dental office</u>	<u>1 space per 300 square feet of gross floor area</u>
Stand-alone m Medical office	5 spaces per 1,000 square feet of gross floor area
<u>Financial institutions (banks, credit unions, etc.)</u>	<u>1 space for every 150 square feet of useable floor area and 3 stacking spaces</u>