

6.0 PARKING AND ACCESS

6.1 INTENT

This Section is intended to provide efficient and safe access management and adequate parking area for specific uses as well as promote the efficient use of land. It also seeks to prevent adverse environmental impacts of large paved areas.

6.2 CONSTRUCTION AND DESIGN

Regulations in this section apply to all districts.

A. APPLICATION. Any person desiring to establish or change a parking area shall submit plans to the Township Manager or to the Township Engineer, and Zoning Administrator showing the location, design, size, shape, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, and any other features of the parking lot. Any curb cuts, entrances, exits, drainage, and design shall have the written approval of the Township Manager and/or Engineer, the comments of the Chief of Police and Fire Department shall be presented for site plan approval by the Planning Commission.

B. STANDARDS. The design and construction of parking areas shall conform to the following requirements:

Parking spaces shall be at a minimum ten (10') feet by eighteen (18') feet in SIZE. This does not include access drives and aisles. Designated handicapped spaces must be twelve (12') feet wide by twenty (20') feet long.

HANDICAPPED SPACES - Off-street parking facilities required for buildings shall be provided in accordance with the following table and identified by signs as being reserved for handicapped persons. Signs shall be located approximately six (6') feet above grade. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined approach or a curb cut with a gradient not more than one (1') foot in twelve (12') feet and a width of not less than four (4') feet shall be provided for wheelchair access. Parking spaces for the physically handicapped shall be located as close as possible to walkways and entrances. Signs shall be provided when necessary, indicating the direction of travel to an accessible entrance.

Total in Parking Lot Required Number of Accessible Spaces

Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8

401 to 500 9

500 to 1,000 2% of total

over 1,000 20, plus 1 for each 100 over 1,000.

4. There shall be a curb or CURB stop provided wherever an off-street parking and loading area adjoins a public sidewalk right-of-way, or adjoining property line. The curb or curb stop shall be designed to prevent any portion of a vehicle from encroaching upon the sidewalk, right-of-way, or adjoining property.

5. Any LIGHTING used to illuminate any off-street parking and loading area shall be arranged to direct light away from adjoining premises. **All light poles and mounts shall be at a height of 15' or less.**

6. Each off-street parking DRIVEWAY OPENING to a Public Street must be approved by the agency having jurisdiction over the street following site plan review by the Planning Commission. If the Public Street is paved, the driveway must be paved for at least the length required for stacking area as defined below. Lanes for entering and exiting traffic shall be clearly marked on the pavement. Each driveway shall intersect a Public Street at a ninety (90°) degree angle.

7. Each off-street parking driveway shall include an on-site STACKING AREA, which does not function as an access aisle for parking spaces, equivalent to at least five (5%) percent of the spaces in the parking area.

8. All off-street parking driveways shall have a CLEAR VISION AREA unobstructed by Accessory Structures or plantings, within twenty (20') feet of any Public Street Right-of-Way, for a sight distance of fifty (50') feet along the near edge of the pavement in either direction.

Except for parallel parking, all parking spaces shall be clearly marked with STRIPING which shall be maintained.

LANDSCAPING. Off-street parking shall be permitted to occupy required front, side and rear yards after approval of the parking plan layout, provided that there shall be maintained a minimum landscaped setback of ten (10') feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line.

Off-street parking areas shall be effectively SCREENED on any side which abuts a residentially zoned district or institutional use, by a screening of evergreen hedge or other natural landscaping. If the owners of adjacent residential properties request, in writing, this screening shall be done by a solid uniformly painted fence or wall not less than four (4') or more than six (6') feet in height and maintained in good condition.

ACCESS DRIVES to and from a multifamily, commercial or industrial parking area shall be paved. Access drives are not part of the required parking area. Design and construction of access drives must be reviewed approved by the Township staff and in the instance of Midland Road (M-47), the Michigan Department of Transportation.

(Amended 6/25/08)

Any off-street parking area shall be SURFACED with an asphalt, concrete, or similar durable and dustless surface, and shall be graded and drained to dispose of all surface water.

SHARED ACCESS. The Planning Commission must require shared access between and among uses where feasible, excluding single family residential uses. Feasibility is determined with respect to the physical design of the site and not the effort or costs involved with achieving joint access. This requirement applies to driveways and access drives associated with site redevelopment or new construction. In the case of new development, a joint driveway agreement must be signed by all property owners involved prior to a construction permit being issued. Driveways must be designed to allow joint access in the future, where feasible, and an agreement to allow future use of the drive for joint access must be signed at the time of site plan approval. Shared drives must be shown on site plans at the time of review by the Planning Commission. Refusal to design a site with provisions for joint access or refusal to participate in a joint access agreement is justification for site plan denial by the Planning Commission.

D. DRIVEWAY CLOSURE. Nonconforming driveways, per this ordinance, shall be made to be less nonconforming at the time a site is redeveloped. Lessening the degree of driveway nonconformance may include the Planning Commission requiring closing a driveway or combining driveways or access points at the time of site plan review.

E. DRIVEWAY SPACING. Each parcel shall be limited to no more than one driveway entrance and exit opening (including a shared driveway) to any public street for each three hundred (300') feet of frontage, or fraction thereof. They shall be located at least one hundred fifty (150') feet apart as measured from centerline to centerline. No driveway shall be located within thirty (30') feet of a neighboring property line as measured from the end of the radii, or within fifty (50') feet of any intersecting existing or proposed road right-of-way unless it is designed as part of a joint access.

F. DECELERATION LANE. Where the posted speed for a Public Street is over thirty (30) miles per hour driveways opening onto the road must have a right turn deceleration lane at least one hundred (100') feet long in advance of the driveway. Deceleration lanes constructed on state highways must meet Michigan Department of Transportation construction and permit rules. (Amended 9/25/03.)

G. The OCCUPANCY of a building or any part of a building shall not change it from one use to a use in another classification unless the minimum parking requirements are provided for the new use. No building shall be enlarged if the enlargement requires additional parking space, unless the minimum requirements for off-street parking are provided.

H. Parking spaces may COUNT TOWARD THE REQUIREMENT for a Parcel if they are located on it or on an adjoining Parcel where the farthest space is not over five hundred (500') feet from the nearest public entrance to the Principal Building, with a continuous paved walkway between the lot and entrance.

I. The Planning Commission may request a traffic impact study of an applicant for site plan review if the project is located on M-47 or in any commercial or industrial zone.

6.3 RESIDENTIAL DISTRICTS

A. Provisions shall be made for one usable off-street parking space for each dwelling unit, plus one for each bedroom over one, up to three spaces. Parking in residential zones is only permitted as an accessory use, and shall be limited to parking space or facilities for not more than four vehicles per dwelling unit. In no case is it intended that parking or access drives to parking spaces or facilities be permitted as a principal use of any residentially zoned lot.

B. Apartments require two (2) spaces per dwelling unit. Each off-street parking space shall have an area of not less than one hundred sixty-two (162) square feet exclusive of access drives or aisles. Parking areas must be on an approved surface of asphalt or concrete. (Amended 6/25/08)

C. For all institutional, public, or essential services in a residential district, the required parking area shall be provided on the same lot with the buildings or on a lot immediately adjacent, under the same ownership.

D. The parking areas shall not be permitted in any required front yard area, except in a defined driveway no wider than ten (10') feet (excluding that portion of the drive leading to a garage or parking area), or the width of a garage serving the residence or site. However, in the case of a dwelling with a driveway leading to a garage or parking area, the drive may be used for parking. No driveway shall occupy more than twenty-five (25%) percent of a required front yard.

E. Within a residential district, parking shall be limited to passenger vehicles, recreational vehicles, and trucks with a load capacity of one and one-half (1.5) tons or less.

F. No commercial repair work, commercial servicing, or selling of any kind except for periodic garage or yard sales shall be conducted on parking areas in residential districts, and no sign of any kind other than those indicating entrances, exits, and conditions of use shall be erected thereon.

G. The Building Inspector shall require execution of a performance agreement in an amount to be established by the Township Board on a per-parking space basis for multiple-family residential projects, in the form, manner, and amount, as in the Inspector's discretion may be required to compel compliance with and performance of all off-street parking requirements of this Article. No travel trailer, motor home or similar recreation vehicle parked in a residential district shall be occupied for more than fourteen (14) consecutive days within a one (1) year period.

H. Parking of licensed recreational equipment outside of an enclosed structure, including travel trailers, campers, snowmobiles, boats, utility trailers and similar items in any Residential Zoning District must conform to required setbacks for accessory structures and to overall limitations for lot coverage. In the R-1, R-2, and R-3 districts, no more than one (1) piece of recreational equipment may be parked per parcel. In the R-1A district no more than two (2) pieces of recreational equipment may be parked per parcel. Such vehicles may be parked in the driveway within the required front yard or in the side or rear yards. All recreational vehicles must be parked on a dust free, weed free, paved surface.

6.4 COMMERCIAL DISTRICTS

Where parking space is required to be provided for any use, ten (10%) percent of the capacity of any publicly owned off-street parking facilities located within two (2) blocks may be deducted from the parking space required by this section, but the requirements of this section shall not be reduced by more than forty (40%) percent.

USE SERVED BY DRIVE-THROUGH LANE	MINIMUM STACKING REQUIREMENTS (PER LANE)
1. Restaurant	The distance between the order board and the pick-up window shall store four (4) vehicles, and storage shall be provided for four (4) vehicles in advance of the menu board (not including the vehicles at the pick-up window and menu board)
2. Financial Institution	Six (6) vehicles per lane inclusive of the vehicle at the window.
3. Car Wash (coin-operated)	Three (3) vehicles in advance of the washing bay and storage for one and one-half (1½) vehicles beyond the washing bay as a drying and vacuum area.
4. Car Wash (tunnel wash)	Four (4) times the maximum capacity of the car wash in advance of the tunnel and three (3) vehicles beyond the tunnel for drying areas.
5. Child Care Centers	One (1) vehicle per fifteen (15) children inclusive of the vehicle at the drop-off point. No parking area or maneuvering lanes shall be permitted between the drop-off point and the principal entrance to the building.
6. Dry Cleaners	Four (4) vehicles per lane inclusive of the vehicle at the window.
7. Quick Oil Change	Four (4) vehicles per lane inclusive of vehicle being serviced.
8. Convenience Market	Three (3) vehicles per lane inclusive of the vehicle at the window.
9. Other Uses	For uses not listed above, the Planning Commission shall make a determination of minimum required vehicle stacking at the time of site plan review, based upon analysis by the Traffic Engineer and Township Planner.

A. OFF-STREET WAITING AREA FOR DRIVE-THROUGH FACILITIES

1. An off-street waiting space is defined as an area with a minimum width of ten (10') feet and a minimum length of twenty (20') feet and shall not include the use of any public space, street, alley or sidewalk and shall be located entirely within any commercial district.
2. Uses occupied or built for the purpose of serving customers in their vehicles by a service window or similar arrangements, off-street waiting spaces shall be provided as follows:
3. Drive-through lanes shall not utilize any space which is necessary for adequate access to parking spaces from internal maneuvering lanes.
4. Drive-through lanes shall have a minimum centerline radius of twenty-five (25') feet.
5. Drive-through lanes shall be striped, marked, or otherwise distinctively delineated.
6. No space shall be located closer than fifty (50') feet to any lot in any Residential District, unless wholly within a completely enclosed building or enclosed on all sides facing Residential Zones, by a wall or uniformly painted solid board or masonry fence of uniform appearance which is not less than six (6') feet in height.

B. LOADING AND UNLOADING SPACE

In all districts for every building, or part, hereafter erected, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, or block of stores of over ten thousand (10,000) square feet, wholesale store or warehouse, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same premises off-street loading spaces in relation to floor area as follows:

1. Up to 20,000 square feet.....1 space
 20,000 to 50,000 square feet.....2 spaces
 50,000 to 100,000 square feet.....3 spaces
 One (1) additional space for each additional one hundred thousand (100,000') square feet, or part thereof, and;
2. Each loading space shall be at least twelve (12') feet in width, and eighty-eight (88') feet in length, and have a clearance of fourteen (14') feet above grade;
3. Such space may occupy all or any part of any required yard space excluding any front yard area;

No such space shall be located closer than fifty (50') feet to any lot in any residence district, unless wholly within a completely enclosed building or enclosed on all sides facing the residence district by a wall or uniformly painted solid board or masonry fence of uniform appearance which is not less than six (6') feet in height.

C. EMPLOYEE PARKING

Employee parking shall consist of one (1) parking space for every one (1) employee on the largest shift. Handicapped parking shall be required in accordance with Section 6.2.

D. PARKING SURFACE

All parking shall be on an approved paved surface with the exception of parking for campgrounds, RV parks, cemeteries parks and other outdoor recreational uses.

E. ACCESS DRIVES

All access drives to and from a parking area and all other access drives to structures or entrances to structures on the site shall be paved. Access drives are not part of the required parking area. Design and construction of access drives must be reviewed approved by the Township staff and in the instance of Midland Road (M-47), the Michigan Department of Transportation. (Amended 6/25/08)

6.5 INDUSTRIAL DISTRICTS

A. Where parking space is required to be provided for any industrial use, ten (10%) percent of the capacity of any publicly owned off-street parking facilities located within two (2) blocks may be deducted from the parking space required by this section, but the industrial off-street parking requirements of this section shall not be reduced by more than forty (40%) percent.

B. Off-street parking facilities shall be located as specified in this section. For industrial uses, required parking shall be provided within five hundred (500') feet of the industrial building, which shall be measured from the nearest point of the parking facility to the nearest point of the building such facility is required to serve.

C. Every parcel of land used as a public or private parking area in any "I" District shall be developed and maintained in accordance with the following requirements or other industrial property line, unless screened by a solid masonry wall.

D. For every building, or part, hereafter erected, which is to be occupied by manu-facturing, storage, warehouse, goods display, wholesale store or warehouse, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same premises off-street loading spaces in relation to floor area as follows:

- 1. Up to 20,000 square feet.....1 space
- 20,000 to 50,000 square feet.....2 spaces
- 50,000 to 100,000 square feet.....3 spaces

One (1) additional space for each additional 100,000 square feet, or part thereof, and;

2. Each loading space shall be at least twelve (12') feet in width, and eighty-eight (88') feet in length, and have a clearance of fourteen (14') feet above grade.

E. Vehicle service garages shall contain one parking space for each five hundred (500) square feet of building floor area.

F. Employee parking shall consist of one (1) parking space for every one (1) employee on the largest shift. For warehouses, storage buildings, lumber and supply yards and wholesale sales, two (2) parking spaces for each employee shall be provided. Handicapped parking shall be required in accordance with Section 6.2.

G. In the case of a building, structure, or premises, the use of which is not specifically mentioned in 6.6, the provisions for a use which is mentioned and to which the use in question is similar, shall apply.

H. In case of a situation where there is more than one use in a single structure the following off-street parking regulations may apply:

1. For two (2) uses per structure, eighty (80%) percent of the otherwise combined required parking.
2. For three (3) uses, seventy-five (75%) percent.
3. For four (4) uses, seventy (70%) percent.
4. For five (5) or more, (65%) percent.
5. In no case shall less than sixty-five (65%) percent be allowed.

I. PARKING SURFACE

All parking shall be on an approved paved surface with the exception of parking for campgrounds, RV parks, cemeteries parks and other outdoor recreational uses. (Amended 1/14/03)

J. ACCESS DRIVES to and from a parking area and all other access drives to structures or entrances to structures on the site shall be paved. Access drives are not part of the required parking area. Design and construction of access drives must be reviewed approved by the Township staff and in the instance of Midland Road (M-47), the Michigan Department of Transportation. (Amended 6/25/08)

6.6 NUMBER OF PARKING SPACES REQUIRED

Parking or storage of motor vehicles shall be provided for in all districts in connection with all industrial, commercial, business, trade, institutional, recreational, or dwelling uses and similar uses. In the case of a building, structure, or premises, the use of which is not specifically mentioned, the provisions for a use which is mentioned and to which the use in question is similar, shall apply. Handicapped parking shall be provided in accordance with Section 6.2.

In case of a situation where there is more than one use in a single structure the following off-street parking regulations may apply. The Planning Commission shall have the power to reduce parking further in the case of shared drives, shared parking or other circumstances where a reduction in parking will contribute to the safety, function or overall site design.

1. For two (2) uses per structure, eighty (80%) percent of the otherwise combined required parking.
2. For three (3) uses, seventy-five (75%) percent.
3. For four (4) uses, seventy (70%) percent.
4. For five (5) or more, (65%) percent.
5. In no case shall less than sixty-five (65%) percent be allowed.

In cases where there is a single specified use, the following regulations shall apply:

1. Vehicle sales. One parking space per each five hundred (500') square feet of sales floor area.
2. Vehicle service garages. One parking space for each five hundred (500') square feet of building floor area.
3. Barber and beauty shops. Two (2) parking spaces for each chair or booth.
4. Bowling alleys. Three (3) parking spaces for each bowling lane. If in addition to alleys, patrons are provided with assembly halls, bars, restaurants, or other businesses, additional off-street parking spaces will be required in accordance with regulations of this section for the uses.
5. Places of public assembly. One (1) parking space for each three (3) seats.
6. Commercial recreation (outdoor). Twenty-five (25%) percent of lot area, but in no case less than ten (10) parking spaces.
7. Commercial recreational (indoor). One (1) parking space for each one hundred (100) square feet of building floor space.
8. Dance hall, assembly hall. 1 parking space per 200 square feet of gross floor area in the building. (Amended 6/25/08)
9. Funeral homes. One (1) parking space per twenty-five (25) feet of building floor area of assembly rooms.
10. Furniture sales, retail. One (1) parking space for each five hundred (500) square feet of building floor area.
11. Gasoline service stations. One (1) parking space for each employee on the largest shift, plus one for each service bay.
12. Hospitals and convalescent homes. One (1) parking space for each hospital bed and one (1) parking space for each three (3) rest home beds.
13. Laundromats. One (1) parking space for every two (2) washing machines or two hundred (200) square feet of gross building floor area, whichever is greater.
14. Motels, hotels, motor courts, tourists or lodging homes, trailer courts, and clubs. One parking space for each sleeping room. If, in addition to sleeping rooms, patrons are provided with assembly halls, bars, restaurants, retail shops or other businesses, additional off-street parking spaces shall be required for the other uses in accordance with the regulations of this section for those uses. Parking reductions may apply.

15. Office buildings, including banks, business and professional offices. One (1) parking space for each two hundred (200) square feet of building floor area, but in no case less than five (5) spaces.
16. Restaurants, taverns, bars, cocktail lounges, and similar eating establishments. One (1) parking space for each four (4) seats provided for patron use. (Amended 6/25/08)
17. Retail sales and personal services Parking area equivalent to a minimum of one (1) space per one hundred fifty (150) and a minimum of one space per two hundred (200) square feet of the public floor area. (Amended 6/25/08)
18. Theaters. One (1) parking space for each four (4) seats.
19. Warehouses, storage buildings, lumber and supply yards, wholesale sales. Two (2) parking spaces for each employee. If retail sales exist, required parking spaces shall be determined by using retail floor space requirements for the building floor area used for retail in conjunction with the employee requirement.