

ARTICLE XXIV

**PARKING REQUIREMENTS, LAYOUT, STANDARDS,
AND OFF-STREET LOADING AND UNLOADING**

SEC. 24.1 SCOPE

In all zoning districts, off-street facilities designed for the parking of self-propelled motor vehicles for occupants, employees and patrons of buildings erected, used, altered or extended after the effective date of adoption or amendment of this Ordinance, shall be provided and maintained in accordance with the provisions of this Article. Such facilities shall be maintained and not encroached upon so long as the main building or use remains, unless an equivalent number of spaces are provided elsewhere in conformance with this Ordinance.

SEC. 24.2 GENERAL REQUIREMENTS

All off-street parking, stacking, loading and unloading facilities shall be subject to the use and development standards of this Article and Ordinance, and the following general requirements:

1. Parking, Loading and Stacking Space Requirements

Required loading, stacking, and parking spaces shall be considered separate and distinct components and requirements. In no case shall facilities provided to satisfy the requirements of this Article or Ordinance for one component be construed as meeting the requirements for another component.

2. Fractional Requirements

Where calculations determining the number of required parking spaces result in a fractional space requirement, any fraction up to one-half shall be disregarded and fractions including one-half (1/2) and over shall require one (1) parking space.

3. Usable Floor Area

Calculations of usable floor area shall be subject to the following:

- (a) Usable floor area shall equal the sum of the gross horizontal floor areas of a building used by or intended to be used by tenants, or for services to the public, or customers, patrons, clients or patients. This shall include areas occupied by fixtures and equipment used for display or sales of merchandise. Measurements shall be taken from the exterior walls.
- (b) Usable floor area shall not include area used principally for non-public purposes, such as storage, incidental repairs, processing or packaging of merchandise, shop windows, offices incidental to the management or maintenance of stores or buildings, toilets or restrooms, utilities or areas for dressing, fitting or alterations.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

- (c) Applications for approval of required parking shall include floor plans and calculations clearly indicating the areas designated as usable area, and the uses of areas not considered usable floor area. If such information is not submitted, parking requirements shall be based on eighty (80) percent of the sum of the gross horizontal floor areas of the building measured from the exterior faces of the exterior walls.
- (d) The usable floor area of a shopping center shall be based on eighty (80) percent of the sum of the gross horizontal floor areas of the building(s) occupied by the shopping center measured from the exterior faces of the exterior walls. However, if floor plans and calculations of usable floor area are submitted which demonstrate otherwise, usable floor area may be adjusted accordingly.

4. Existing Facilities

Off-street parking, stacking and loading facilities established on or before the effective date of adoption or amendment of this Ordinance shall be upgraded or improved to conform with the provisions of this Article and Ordinance, in accordance with the following:

- (a) **Increases in Floor Area for Existing Uses.** When an existing use requiring off-street parking is increased in floor area and such use is located within an existing building, additional parking, stacking and loading spaces for that use shall be provided and maintained in the amounts hereinafter specified for the additional floor area.
- (b) **Extension of Building into Existing Parking Lot.** Nothing in this Section shall prevent the extension of or an addition to a building into an existing parking area, subject to the following:
 - 1) The same number of spaces taken by the extension or addition is provided by an enlargement of the existing parking facilities, or by other means satisfactory to the Planning Commission.
 - 2) The expanded parking facilities shall not encroach upon required landscaping, screening, open space or setbacks.
- (c) **Use Changes.** When an existing use is replaced by a new use, parking, stacking and loading facilities for the new use shall conform with the requirements of this Article and Ordinance.
- (d) **Safety.** The Chief Building Official may require improvements to existing facilities where necessary to protect the public health, safety or welfare of pedestrians or motorists within the site or on adjacent public streets and sidewalks.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

5. Collective Parking Facilities

Nothing in this Section shall be construed to prevent collective provision of off-street parking or loading facilities for two (2) or more buildings or uses, provided that such facilities shall not be less than the sum of the individual requirements for the various uses computed separately.

6. Continuing Character of Parking Obligation

The requirements for off-street parking applicable to newly erected or substantially altered structures shall be a continuing obligation of the owner of the parcel upon which any such structure or use is located so long as the structure or use is in existence.

(a) It shall be unlawful for an owner of any building affected by this Ordinance to discontinue, change or dispense with, or cause the discontinuance, sale or transfer of such structure without establishing alternate parking which meets with the requirements of and is in compliance with this Article and Ordinance.

(b) It shall be unlawful for any person, firm or corporation to use such building without acquiring such land for vehicle parking which meets the requirements of and is in compliance with this Article and Ordinance.

SEC. 24.3 APPROVAL REQUIRED

No land shall be used for parking, stacking or loading purposes until approved by the Planning Commission in connection with site plan approval, or by the Department of Building and Code Enforcement for building projects not subject to Planning Commission review. Whenever the parking, stacking or loading facilities do not meet the specifications and/or regulations set forth in this Ordinance, the Department of Building and Code Enforcement shall give notice to the property owner to correct the same within a specified time. If such corrections are not made in accordance with such notice, the Chief Building Official shall order the lot closed forthwith. Such lots shall not be used for parking until corrections have been made and approved by the Department of Building and Code Enforcement.

Plans for the development of any such parking lot shall be approved before construction is started. An application for a permit to construct a parking lot shall be submitted to the Department of Building and Code Enforcement, supplied with three (3) sets of plans for its development. The Department of Building and Code Enforcement shall issue a permit for said lot when it has determined that the requirements of this Article have been met.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

SEC. 24.4 PERMITTED OFF STREET PARKING LOCATIONS

The location of all required off street parking facilities shall be subject to the following:

1. One and Two Family Dwellings

Parking facilities for one and two family dwellings shall be subject to the following:

- (a) Such facilities shall consist of a driveway, parking strip, parking space and/or private garage located on the same lot or parcel as the dwelling they are intended to serve.
- (b) No parking shall be permitted elsewhere on the lot or abutting public right-of-way, except upon a paved street where such parking is otherwise permitted.
- (c) Not more than fifty (50) percent of the required front yard area of a single family lot may be occupied by driveway or off-street parking facilities used, designed or intended for the parking of motor vehicles:

2. Other Residential Uses including Multiple Family

The off-street parking facilities for other residential uses (including multiple family) shall be located on the same lot or parcel as the uses they are intended to serve. In the case of multiple family residential and similar uses where there are several buildings on one parcel, required parking shall generally be located within three hundred (300) feet of the building that it is intended to serve.

3. All Other Uses

Off-street parking facilities for all other uses shall be located on the same lot, parcel or site as the use they are intended to serve.

SEC. 24.5 TABLE OF REQUIRED OFF-STREET PARKING

The amount of required off-street parking space for new uses or buildings and additions or alterations to existing uses or buildings shall be determined in accordance with the following table. The space so required shall be stated in the application for a building permit and certificate of occupancy, and shall be a continuing obligation of the owner except as provided in Section 24.2.6. above.

For uses not specifically listed in this Section the provisions for a similar listed use shall apply as determined by the Planning Commission:

SEC. 24.4	PERMITTED OFF STREET PARKING LOCATIONS
SEC. 24.5	TABLE OF REQUIRED OFF-STREET PARKING

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
RESIDENTIAL	
Dwellings, including One family, Two family, and Multiple family, dwellings, Terrace apartments, Efficiency apartments, Townhouses and Stacked flats	TWO (2) Per Dwelling Unit
Elderly Housing – Assisted Living	ONE (1) per four (4) units plus ONE (1) per employee based on the greatest number of employees in any one shift.
Elderly Housing –Congregate Care	ONE (1) per two (2) units plus ONE (1) per employee based on the greatest number of employees in any one shift.
Elderly Housing –Independent Living	ONE (1) per unit plus ONE (1) per employee based on the greatest number of employees in any one shift.
Mobile Home Park	TWO (2) per mobile home site plus ONE (1) per each three (3) mobile home sites for visitor parking
INSTITUTIONAL	
Churches, temples, or auditoriums incidental to schools	ONE (1) per three (3) seats or ONE (1) per six (6) feet of bench in main assembly unit based on maximum seating capacity
Hospitals	ONE (1) per two (2) beds plus ONE (1) per employee based on the greatest number of employees in any one shift, including staff doctors and nurses

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Sanitariums, extended care facilities, nursing and convalescent homes or similar uses	ONE (1) per four (4) beds plus ONE (1) per employee based on the greatest number of employees in any one shift, including staff doctors and nurses
Elementary and junior high schools	ONE AND ONE HALF (1 ½) per teacher, employee and administrator plus Requirements for an assembly hall, stadium or sports arena. If no auditorium or assembly hall is provided two (2) spaces per classroom shall provided in addition to the above.
High schools, trade schools, commercial or vocational schools or colleges	ONE AND ONE HALF (1 ½) per teacher, employee and administrator plus ONE (1) per ten (10) students plus Requirements for an assembly hall, stadium or sports arena
Private clubs and lodge halls	ONE (1) per three (3) persons allowed within the maximum occupancy load established by local, county, or state fire, building or health codes
Private golf clubs, gun clubs, swimming pool clubs, tennis clubs, or other similar uses	ONE (1) per two (2) member families or individual members
Golf courses open to the public, other than Par 3 golf courses	EIGHT (8) per hole plus ONE (1) per employee based on the greatest number of employees in any one shift plus Requirements for accessory uses such as restaurant or bar if deemed necessary

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Par 3 Golf Courses	FOUR (4) per hole plus ONE (1) per two (2) employees plus Requirements for accessory uses such as restaurant or bar if deemed necessary
Golf driving ranges	ONE (1) per two (2) practice tees, plus any required parking for other uses
Miniature Golf Courses	TWO (2) per hole, plus ONE (1) per employee based on the greatest number of employees in any one shift.
Stadiums, sports arenas or similar place of outdoor assembly	ONE (1) per three (3) seats or ONE (1) per six (6) feet of bench
Theaters and auditoriums (other than incidental to schools)	ONE (1) per three (3) seats based on maximum seating capacity, plus ONE (1) per two (2) employees based on the greatest number of employees in any one shift
Conference Centers, Exhibit Halls and Similar Facilities	ONE (1) per two (2) persons allowed within the maximum occupancy load established by local, county, or state fire, building or health codes, or TEN (10) per one thousand (1,000) square feet of usable floor area, whichever is greater
Convent, nurses' home or other dormitory	ONE (1) per two (2) bedrooms plus TWO (2) for manager
Orphanage and institutions of philanthropic and charitable nature or similar use	ONE (1) per six (6) beds plus ONE (1) per one (1) employee, including staff members and visiting doctors, based on the greatest number of employees in any one shift

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Libraries or museums	ONE (1) per five hundred (500) square feet of floor space plus ONE (1) per employee based on the greatest number of employees in any one shift
Post Office	ONE (1) per two hundred (200) square feet of usable floor area, plus ONE (1) per employee based on the greatest number of employees in any one shift.
Public utility	ONE (1) per employee based on the greatest number of employees in any one shift
Municipal recreation centers	FIVE (5) per one-thousand (1,000) square feet of usable floor area, plus any required spaces for outdoor courts, fields and facilities, or ONE per three (3) persons allowed within the maximum occupancy load as established by local, county, state fire, building or health codes, whichever is greater
Child care centers, day care centers, nursery schools	ONE (1) per four hundred (400) square feet of useable floor area plus ONE (1) per employee
COMMERCIAL	
Animal hospitals and commercial kennels	ONE (1) per four hundred (400) square feet of usable floor area, plus ONE (1) per employee based on the greatest number of employees in any one shift.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Beauty parlor and barber shops	TWO (2) per chair or station plus ONE (1) per employee based on the greatest number of employees in any one shift
Batting cage	THREE (3) per cage
Bowling alleys	SEVEN (7) per alley plus Requirements for accessory uses
Racquetball or tennis facilities	ONE (1) per one thousand (1,000) square feet of usable floor area, or SIX (6) per court, whichever is greater
Pool or billiard parlors, roller and skating rinks, exhibition halls, dance halls and assembly halls without fixed seats	ONE (1) per three (3) persons allowed within the maximum occupancy load as established by local, county, state fire, building or health codes
Drive through restaurant or ‘fast food’ facilities; i.e. establishments with service windows or similar arrangements for the purpose of serving food to customers in their vehicles	SEVEN (7) stacking spaces per window plus Required off-street parking per designated use
Drive through facilities, other than for restaurants or ‘fast food’	FIVE (5) stacking spaces per window plus Required off-street parking per designated use
Establishments for sale and consumption on the premises of alcoholic beverages, food or refreshments	ONE (1) per two (2) persons allowed within the maximum occupancy load as established by local, county, state fire, building or health codes, or ONE (1) per two (2) seats plus ONE (1) per employee whichever is greater

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Furniture and appliance, household equipment repair shops, showroom of plumber, decorator, electrician or similar trade, clothing and shoe repair, wholesale stores and machinery sales	ONE (1) per eight hundred (800) square feet usable floor area plus ONE (1) per employee based on the greatest number of employees in any one shift
Automobile service stations with or without convenience retail or fast food	TWO (2) per lubrication stall, rack or pit, plus ONE (1) per vehicle fueling position, plus ONE (1) per employee based on the greatest number of employees in any one shift. plus ONE (1) per three hundred fifty (350) square feet of usable floor area in any convenience store area. Requirements for fast food shall be calculated separately.
Quick oil change facility	ONE (1) per employee based on the greatest number of employees in any one shift. plus FOUR (4) stacking spaces per service stall or lane.
Laundromats and coin operated dry cleaners	ONE (1) per each washing and/or dry cleaning machines
Mortuaries or funeral homes	ONE (1) per fifty (50) square feet of floor space in the parlors or individual funeral service rooms
Motel, hotel or other commercial lodging establishments	ONE (1) per unit plus ONE (1) per employee based on the greatest number of employees in any one shift plus Parking required for accessory uses such as restaurant or bar
Service garages, auto repair, collision or bumping shops	ONE (1) per employee based on the greatest number of employees in any one shift plus TWO (2) spaces for each grease rack or stall for servicing automobiles

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Motor vehicle sales and service establishment	ONE (1) per two hundred (200) square feet of sales room floor space, plus ONE (1) per one (1) automobile service stall, plus ONE (1) per employee based on the greatest number of employees in any one shift.
Open air businesses	ONE (1) per eight hundred (800) square feet of land area used for display or permitted business purposes, plus ONE (1) per employee based on the greatest number of employees in any one shift
Shopping centers – for the purpose of this section shopping centers shall be defined as a structure or a group of structures located on the same zoning lot or parcels which provide a variety of commercial uses and also provide common off-street parking facilities, pedestrian areas and vehicular movement areas	ONE (1) per 200 square feet of usable floor area.
Drive in restaurants and roadside stands	ONE (1) per each fifteen (15) square feet of usable floor area plus ONE (1) per employee based on the greatest number of employees in any one shift
Retail stores except as otherwise specified herein	ONE (1) per 200 square feet of usable floor area

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Automobile wash - automatic	ONE (1) per employee based on the greatest number of employees in any one shift plus TWELVE (12) stacking spaces per washing stall, plus A drying line thirty (30) feet long at the exit of each washing stall to prevent undue amounts of water from collecting on the public street and creating a traffic hazard
Automobile wash – self service	ONE (1) per employee based on the greatest number of employees in any one shift. plus THREE (3) stacking spaces per washing stall
Video Rental Establishments	FIFTEEN (15) per one thousand (1,000) square feet of usable floor area.
OFFICE	
Banks, Business or professional offices of lawyers, landscape architects, architects, planners, engineers or similar professions	ONE (1) per two hundred (200) square feet of usable floor area
Professional offices of doctors and dentists	ONE (1) per twenty (20) square feet of floor space in the waiting room plus ONE (1) per examining room or patient treatment station plus ONE (1) per employee based on the greatest number of employees in any one shift
Medical clinics, outpatient care centers, 24 hour medical stations, urgent care centers and similar facilities	TWO (2) per exam, procedure or operating room or patient treatment station plus ONE (1) per laboratory or recovery room

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

USE	REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURE
Drive through facilities, such as banks; i.e. establishments with service windows or similar arrangements for the purpose of serving customers in their vehicles	FIVE (5) stacking spaces per window plus Required off-street parking per designated use
INDUSTRIAL	
Industrial facilities as permitted in an IND district and established for a known user	ONE (1) per four hundred (400) square-feet of usable floor area
Industrial facilities, as permitted in an IND District and established on speculation (not for a known user)	ONE (1) per three hundred fifty (350) square-feet of usable floor area
Mini-warehouses and self-storage establishments	ONE (1) per ten (10) storage units to be equally distributed throughout the storage area, plus ONE (1) per manager or caretaker’s quarters, plus ONE (1) per fifty (50) storage units to be located at the office
Technology and research uses as permitted in a TAR District	ONE (1) space per three hundred (300) square feet of useable floor area
Warehouse and storage buildings	ONE (1) per four hundred (400) square feet of useable floor area

SEC. 24.6 EXEMPTIONS AND MODIFICATIONS

Exemptions, waivers and modifications of the parking requirements of Section 24.5, Table of Required Off-Street Parking, or loading requirements of Section 24.10, Off Street Loading and Unloading Standards, shall be subject to the following:

1. Exemptions

Whenever the Township Board shall establish off-street parking facilities by means of a special assessment district or similar means, the Board may determine that all buildings erected or uses established thereafter within the special assessment district shall be exempt from the requirements of Section 24.5, Table of Required Off-Street Parking, for supplying off-street parking facilities on their individual lot.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

2. Banked Parking

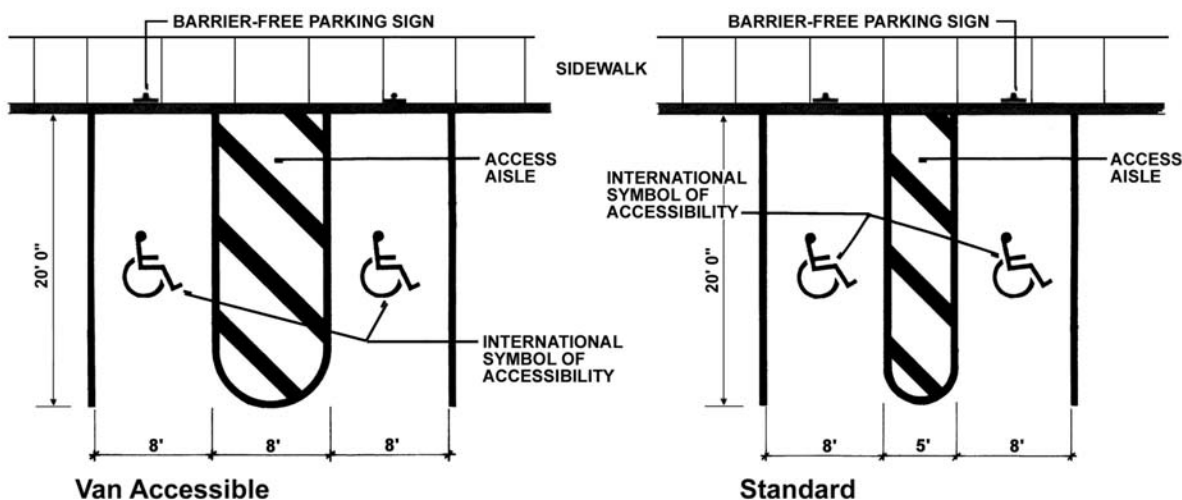
Where an applicant demonstrates to the satisfaction of the Planning Commission that the minimum number of required parking spaces exceeds the amount necessary for the proposed use, the Commission may approve construction of a lesser number of parking spaces, subject to the following:

- (a) The banked parking shall be shown on the site plan and set aside as landscaped open space.
- (b) The banked parking shall be constructed upon request by the Chief Building Official, after the Department of Building and Code Enforcement documents three (3) incidents of problem parking on the site within any one (1) year period.
- (c) Banked parking shall be located in areas which are suitable for future parking and comply with Ordinance requirements.

SEC. 24.7 BARRIER FREE PARKING REQUIREMENTS

Barrier free parking spaces shall be required and included as part of the total parking space requirement of Section 24.5, Table of Required Off-Street Parking, subject to the following:

- 1. A barrier free parking space shall meet the minimum dimensions and design criteria illustrated below. At least one of the required accessible spaces shall meet the design standards for vans as illustrated below, and as required by the Michigan Department of Labor, Construction Code Division, Barrier Free Design Division or Americans with Disabilities Act standards.



Barrier-Free Parking Space Layout

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

2. Barrier free spaces shall be provided in conformance with the following table:

TOTAL PARKING SPACES PROVIDED	REQUIRED NUMBER OF BARRIER FREE SPACES (include barrier free spaces within total required parking)
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
501 to 1,000	2% of total
Over 1,000	20, plus 1 per each 100 total spaces over 1,000

If more than eight (8) barrier free spaces are required, one (1) out of every eight (8) barrier free spaces shall be van accessible.

3. The Planning Commission may require additional barrier free spaces to conform with Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division or Americans with Disabilities Act standards or specific use conditions.
4. Barrier free spaces shall be located near elevators, ramps, walkways and entryways. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined curb approach or a curb cut with a gradient of 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.

SEC. 24.8 REQUIREMENTS FOR THE DEVELOPMENT, MAINTENANCE AND LAYOUT OF OFF STREET PARKING FACILITIES

In all instances, except private residences, where off-street parking facilities are required or where vehicular parking is provided as an accessory to the lawful use of property, such off-street parking facilities shall be designed, constructed and maintained subject to the following regulations:

SEC. 24.7 BARRIER FREE PARKING REQUIREMENTS
SEC. 24.8 REQUIREMENTS FOR THE DEVELOPMENT, MAINTENANCE AND LAYOUT OF OFF STREET PARKING FACILITIES

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

1. Adequate ingress and egress shall be provided to meet the approval of the Administrative Review Committee or Planning Commission, as applicable, and the agency having jurisdiction of the road right-of-way. Additionally, driveway location, spacing and design shall meet the standards of Section 24.11, Driveway Spacing, Service Roads and Traffic Impacts.
2. The lots shall be graded and proper drainage facilities provided to dispose of all surface water to meet the approval of the Department of Building and Code Enforcement and Township Engineer.
3. Such parking lot, including areas for ingress and egress, shall be constructed in compliance with the standards as adopted by the Department of Building and Code Enforcement. The minimum specifications shall not be construed as a substitute for sufficient pavement thickness where traffic conditions and/or soil conditions require more substantial pavement designs.
4. Screening and land use buffers shall be provided as specified in Article 26 of this Ordinance.
5. Lighting shall comply with the standards specified in Section 28.8, Exterior Lighting.
6. Concrete curbs or other protection against damage to adjoining properties or planting areas shall be provided and maintained.
7. All parking spaces shall be provided adequate access by means of maneuvering lanes. Maneuvering directly on to a street shall be prohibited, except as may be approved by the Planning Commission.
8. Ingress and egress to a parking lot located in an area zoned for non-residential uses shall not be across land zoned for single family residential uses.
9. All parking lots shall be striped and maintained showing the individual parking bays. Said stripes shall conform with the minimum layout requirements of this Section and the approved site plan.
10. Stacking spaces shall be ten (10) feet wide by twenty (20) feet long.
11. Plans for the layout and striping of off-street parking lots shall comply with the following minimum requirements:

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

PARKING PATTERN	MANEUVERING LANE WIDTH (feet)	PARKING SPACE WIDTH (feet)	PARKING SPACE LENGTH (feet)	TOTAL WIDTH OF ONE TIER OF SPACES PLUS MANEUVERING LANE (feet)	TOTAL WIDTH OF TWO TIERS OF SPACES PLUS MANEUVERING LANE (feet)
0°	12	9	23	21	30* 38**
30° to 53°	12	9	20	33	54
54° to 74°	15	9	20	36.5	58
75° to 90°	20	9	20	40	60

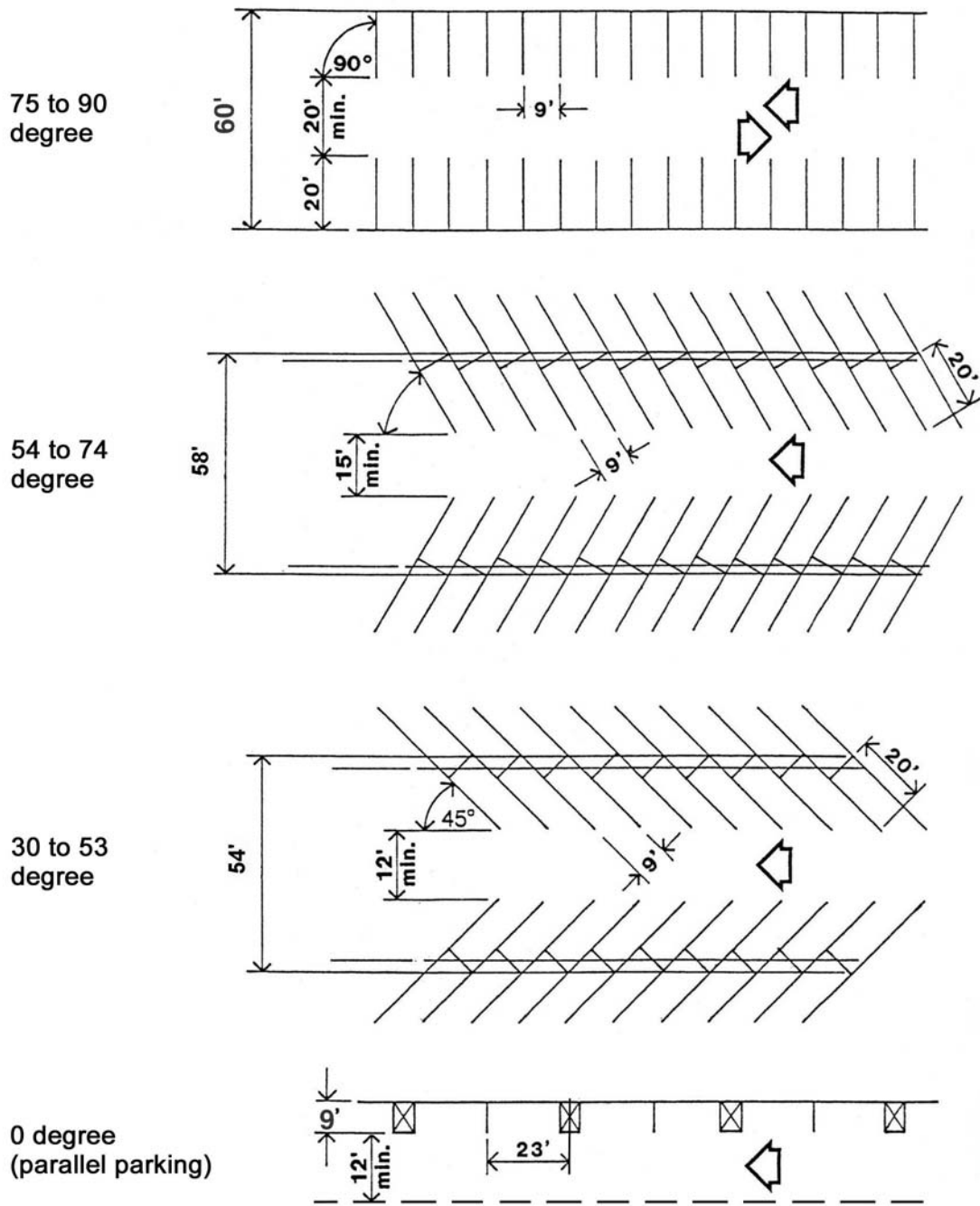
* One way aisle

** Two way aisle

12. Prohibited Activities: Parking lots shall be used solely for parking private passenger vehicles for periods of less than one (1) day. Washing, greasing or servicing of any kind, repair work, or sale of merchandise shall be prohibited within parking lots, unless otherwise permitted by provisions of this Ordinance.

13. All parking areas shall be maintained so that the surface of the lot shall be safe and clean. Cracks, pot holes or litter found on the lot shall be repaired and/or removed after notification by Chief Building Official. All parking facilities and business establishments shall keep the exterior lot and grounds free of debris and flying paper.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:



Parking Layouts

SEC. 24.8

REQUIREMENTS FOR THE DEVELOPMENT, MAINTENANCE AND LAYOUT OF OFF STREET PARKING FACILITIES

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

SEC. 24.9 PARKING DECKS AND STRUCTURES

Parking decks and similar structures used, designed or intended for the parking of motor vehicles shall conform with the requirements of this Ordinance for principal buildings in the district where they are located, and with the requirements of this Article and Ordinance for off street parking facilities. All applications for site plan review of such structures shall include a detailed maintenance and security plan for review by the Township.

SEC. 24.10 OFF-STREET LOADING AND UNLOADING STANDARDS

On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, goods, display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly involving the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the same lot adequate space for standing, loading, and unloading services to avoid undue interference with public use of the streets or alleys and parking areas.

- Such space shall be provided according to the following table, unless determined by the Planning Commission that a lesser or greater standard is appropriate based on the documented characteristics of the use:

GROUND FLOOR AREA (square feet)	LOADING AND UNLOADING SPACES
1 – 2,000	None required
2,000 – 20,000	One (1) space
20,000 – 100,000	One (1) space plus one (1) space for each 20,000 square feet in excess of 20,000 square feet
100,000 – 500,000	Five spaces plus one (1) space for each 40,000 square feet in excess of 100,000 square feet
Over 500,000	Fifteen (15) spaces plus one (1) for each 80,000 square feet in excess of 500,000

- Unless otherwise adequately provided for, loading spaces shall be ten (10) feet by fifty (50) feet with fourteen (14) feet of height clearance.
- The location of loading and unloading areas shall be reviewed at the time of site plan submission to ensure that adequate protection from noise and other disruptive elements normally associated with such facilities is afforded to adjacent districts, in particular to residential districts.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

SEC. 24.11 DRIVEWAY SPACING, SERVICE ROADS AND TRAFFIC IMPACTS

The purpose of this section is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, through not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties. The following requirements shall apply to all sites, uses and developments which are subject to Planning Commission review, to the extent determined reasonable and appropriate by the Planning Commission:

1. Driveway Location

Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade.

2. Number of Non-Residential Driveways

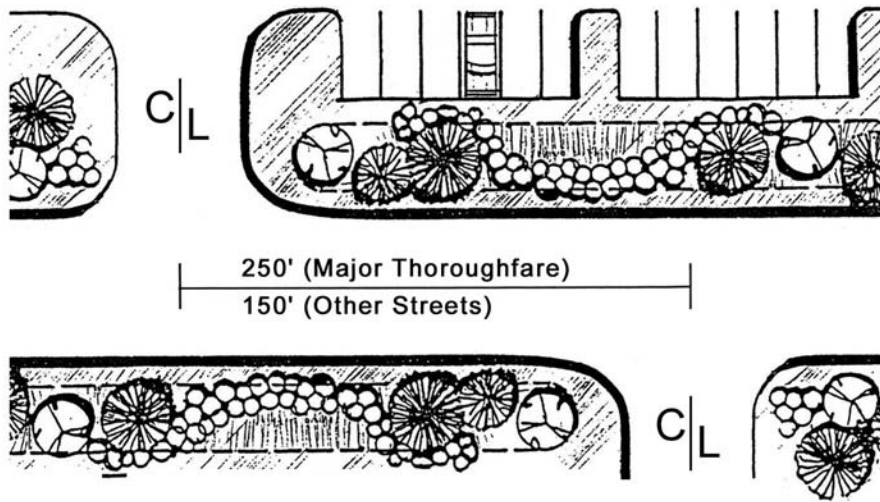
The number of non-residential driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles, while preserving traffic operations and safety along the public roadway.

- (a) Where feasible, access shall be provided by a shared driveway or a service drive.
- (b) Where shared access is not feasible, access may be provided by separate driveways.
- (c) Additional driveways may be permitted for larger sites where additional driveways are needed to adequately accommodate traffic and to provide a second means of access for public safety.

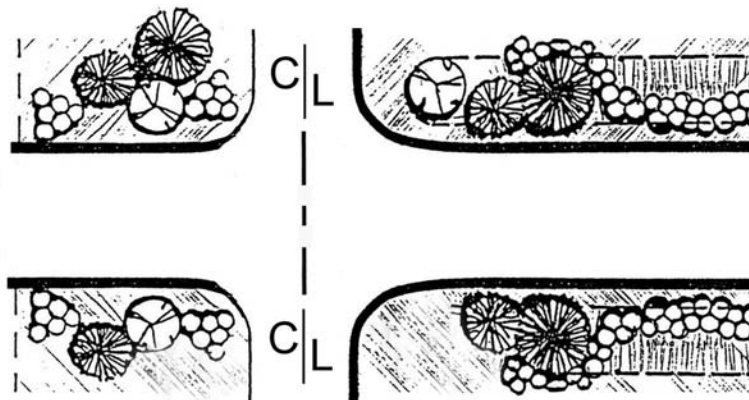
3. Driveway Offsets along Public Rights-of-Way

Where feasible, new non-residential driveways shall be aligned with driveways or streets on the opposite side of the street, or offset a minimum of two hundred fifty (250) feet along major thoroughfares and one hundred fifty (150) feet along other streets. Greater offsets may be required depending on the expected inbound left-turn volumes of the driveways, or sight distance limitations.

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:



Minimum Horizontal Separation Distance Along Street Right-of-Way



Aligned on Driveway Centerline Across Street Right-of-Way

Non-Residential Driveway Offsets

Article 24: Parking Requirements, Layout, Standards, and Off-Street Loading and Unloading Amendments:

4. Shared Driveways and Cross Access Drives

The use of cross access drives, in conjunction with driveway spacing, preserves traffic flow and minimizes traffic conflicts, while retaining reasonable access to the property. Where the Planning Commission determines that reducing the number of access points may have a beneficial impact on traffic operations and safety while preserving the right to reasonable access, access from a side street, a shared driveway or cross access drive connecting two or more properties or uses may be required.

- (a) **Location.** Shared driveways or cross access drives shall generally be parallel or perpendicular to the front property line and may be located either in front of, adjacent to, or behind, principal buildings. In considering the most appropriate alignment, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site.
- (b) **Access Easement.** Shared driveways and cross access drives shall be within an access easement which permits traffic circulation between properties. The easement area shall remain clear of obstructions, and shall not be used for parking unless otherwise approved by the Planning Commission.
- (c) **Maintenance.** Each property owner using a shared driveway or cross access drive shall be responsible for its maintenance, subject to a maintenance agreement between all property owners responsible for the shared facility.

5. Traffic Impact Studies

When determined necessary by the Planning Commission, a traffic impact study (TIS) shall be prepared by an applicant to determine the potential future traffic conditions on the adjacent roadways once a proposed development is finished. If required, the TIS shall predict the peak-hour operational conditions at site driveways and road intersections affected by the development. The results of the TIS shall be used in the final design of access points and internal circulation and may identify necessary off-site road improvements. As a minimum, the TIS shall meet standards as published by SEMCOG and MDOT in the handbook titled "Evaluating Traffic Impact Studies," however the Planning Commission may modify the analysis required based upon site and use location and conditions.