

ARTICLE 7

OFF-STREET PARKING, LOADING. AND ACCESS

Section 7.01 Purpose.

The purpose of this Article is to protect water quality and the capacity of drainage and stormwater management systems; to limit the number of off-street parking spaces and amount of impervious surfaces that may be permitted on a parcel of land or accessory to a use or building; to establish flexible minimum and maximum standards for off-street parking and loading; and to promote the use and development of shared parking facilities and cross-access between sites.

Section 7.02 Scope.

The regulations of this Article shall be met in all districts whenever any uses are established; any structure is erected, enlarged, or increased in capacity; a new land use is established; an existing use is replaced by a new use (change of use); or an existing use is expanded or increased in intensity. Such spaces shall be provided in accordance with the provisions of this Article, subject to approval per Section 12.01 (Site Plan Review).

Section 7.03 General Standards.

The following general standards shall apply to all off-street parking and loading facilities:

A. Location of Spaces.

Off-street parking spaces shall be located within 500 feet of a primary building entrance for the use to which such spaces are accessory. Off-street parking facilities may be located within required yard setbacks, subject to provision of adequate screening per Section 8.05A (Parking Lot Landscaping and Perimeter Screening).

B. Use.

Any area once designated as required off-street parking, stacking, and loading spaces shall not be changed to any other use, unless adequate spaces meeting the standards of this Article have first been provided at another location acceptable to the Planning Commission. Use of off-street parking, stacking, and loading facilities shall be further subject to the following:

1. No commercial activity or selling of any kind shall be conducted within required parking areas, except as part of a permitted temporary use.
2. Parking lots and loading areas shall not be used for parking of inoperable vehicles, outside storage of any equipment, products or materials, or dumping of refuse.

3. Parking of an operable motor vehicle shall not exceed a continuous period of more than 48 hours. Repairs, servicing or display of vehicles for sale shall be prohibited.
4. No person shall park any motor vehicle on any private property without the authorization of the owner, holder, occupant, lessee, agent or trustee of such property. Ownership shall be shown of all lots intended for use as parking by the applicant.

C. Unlicensed or Inoperable Vehicles Parking or Storage.

Unlicensed or inoperable motor vehicles in any zoning district shall be parked or stored within a completely enclosed structure, except where permitted in accordance with Section 5.505 (Outdoor Storage, Dismantling or Recycling of Motor Vehicles, Recreational Vehicles, Boats, Manufactured Houses, and Similar Items).

Section 7.04 Access to Roads.

Minimum road access and road frontage shall be in accordance with the following:

A. Public or Private Road Access.

All uses and associated principal buildings established after the date of adoption or amendment of this Ordinance shall be located on a zoning lot that directly abuts at least one (1) of the following:

1. A public road with a minimum 66-foot right-of-way, unless a lesser width has been established and recorded prior to the date of adoption or amendment of this Ordinance; or
2. A private road that has received final design and construction approval by the Township in accordance with the Township Private Road Ordinance.

B. Emergency Vehicle Access.

Safe and convenient access for ambulance, fire, police, and other emergency vehicles shall be provided for all uses and associated principal buildings, parking, loading, and storage areas established after the date of adoption or amendment of this Ordinance.

Section 7.05 Residential Parking Standards.

Off-street parking spaces for single-and two-family (duplex) dwellings and other RESIDENTIAL USES shall consist of an accessory driveway, garage, parking strip or bay, or combination thereof, subject to the following:

1. Parking spaces for dwelling units may be provided in garages, carports, or parking areas, or combinations thereof, and shall be located on the same zoning lot as the principal dwelling.

2. Parking of motor vehicles shall be limited to passenger vehicles and not more than one (1) commercial vehicle per dwelling unit, which shall not exceed a capacity of one (1) ton. The commercial vehicle shall not be parked or stored in any required front yard.
3. Recreation vehicles, boats and boat trailers, snowmobiles, trail-cycles, all terrain vehicles, and similar equipment, and trailers, cases, and boxes used for transporting recreational equipment whether occupied by such equipment or not, shall not be parked or stored in front of the front building line of any lot in a residential district.
 - a. Such equipment may be parked anywhere in a driveway or parking area on residential premises for a period not to exceed 72 hours during loading or unloading.
 - b. Such equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

Section 7.06 Shared Facilities.

The development and use of a parking or loading facility shared between two (2) or more contiguous uses shall be permitted, subject to the following:

1. Prior to approval of a shared parking facility, the Planning Commission shall determine that peak activity for each use will occur at different periods of the day or week.
2. Where shared parking facilities are provided, the number of parking spaces shall not be less than seventy percent (70%) nor more than one hundred thirty percent (130%) of the sum of the minimum requirements for the individual uses as specified in Section 7.07 (Schedule Of Required Parking by Use):
Minimum Shared Parking = (sum of minimum requirements for individual uses) x 70%
Maximum Shared Parking = (sum of minimum requirements for individual uses) x 130%
3. Shared facilities and the permitted reduction in required parking shall be subject to acceptance by the Planning Commission of a signed shared facility agreement between the property owners.

Section 7.07 Schedule Of Required Parking by Use.

The minimum number of required off-street parking spaces for an individual use shall be determined in accordance with the following:

A. Parking Calculations.

The following standards shall apply to calculations of required parking:

1. Where calculations determining the number of required parking spaces result in a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded, and any fraction over one-half ($\frac{1}{2}$) shall be rounded-up to the next highest whole number.
2. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift or busiest period of the workday.
3. For requirements stated in terms of capacity or maximum occupancy, the calculation shall be based upon the largest occupancy rating by the State Construction Code enforced by Washtenaw County, or applicable local, county or state fire or health codes.
4. Where a use is not specifically mentioned in this Section, the Planning Commission shall apply the standards for a similar listed use. The following uses shall be exempt from the required parking standards of this Section:
 - a. RURAL USES not specifically listed in this Section.
 - b. Child Foster family home or family group home.
 - c. Home occupations listed in Section 5.204 (Home Occupations).
 - d. Cemetery, other than any office uses.
 - e. Public utility and essential service uses.
 - f. Aircraft landing strips, other than any office uses.

B. Minimum and Maximum Parking Requirements.

1. **Minimum required spaces.** Off-street parking, stacking, and loading spaces shall be provided in accordance with the minimum requirements of Section 7.07C (Schedule Of Required Parking by Use). The Planning Commission may require any use to provide parking spaces above the required minimum, up to the maximum permitted by this Section.
2. **Maximum permitted parking spaces.** The maximum amount of off-street parking permitted for any use shall not exceed one hundred thirty percent (130%) of the minimum parking requirements of this Section. This requirement shall not apply to single-family or two-family dwellings, nor to spaces reserved for off-site uses as part of an off-site parking facility agreement per Section 7.09A (Off-Site Parking Facilities).

C. Schedule Of Required Parking by Use.

Use	Minimum Required Parking
RURAL USES	
Farm-Based Tourism or Entertainment Activities	One (1) per four (4) seats or eight (8) feet of benches, based upon the maximum seating capacity of the primary assembly space; or one (1) per four (4) persons allowed within the maximum capacity of the facility.
Farm Market, Bulk Feed and Fertilizer Supply, and Farm Implement Sales or Repair	One (1) per 400 square feet of usable floor area, plus one (1) per on-duty employee.
Veterinary Clinic, Animal Hospital, or Kennel	One (1) per 500 square feet of usable floor area, plus one (1) per on-duty employee.
RESIDENTIAL USES	
Accessory Dwelling	One (1) per dwelling unit, plus any required spaces for the dwelling.
Adult Foster Care Small or Large Group Home, State Licensed Residential Facilities, and Other Managed Residential Facilities	One (1) per resident sleeping room, plus one (1) per on-duty employee.
Bed and Breakfast Inn	One (1) per guest sleeping room, plus any required spaces for the dwelling.
Elderly and Senior Housing – Independent	One (1) per dwelling unit, plus one (1) per on-duty employee.
Elderly Housing – Assisted Living Facilities; or Dependent, Nursing or Convalescent Care	One (1) per two (2) dwelling units or per four (4) beds, plus one (1) per on-duty employee.
Family and Group Child Day Care Home, or Adult Foster Care Family Home	One (1) per on-duty employee, plus any required spaces for the dwelling.
Manufactured Housing Parks	Two (2) per dwelling.
Multiple-Family Housing, Town-houses, and Stacked Flats	One and one-half (1.5) per dwelling unit with up to two bedrooms, and two (2) per three-bedroom or larger dwelling unit.
Two-Family (Duplex) Dwellings	
Single Family Dwellings, Detached	Two (2) per dwelling.
OFFICE, SERVICE, AND COMMUNITY USES	
Ambulance, Fire, and Police Stations	One (1) per on-duty employee, plus any required spaces for storage of vehicles.
Barber Shop, Beauty Salon or Nail Care	One (1) per service chair or station, plus one (1) per on-duty employee.

C. Schedule Of Required Parking by Use.

Use	Minimum Required Parking
Day Care Center – Child or Adult	One and one-half (1.5) per six (6) children of state licensed or authorized capacity, plus one (1) per on-duty employee.
Funeral Parlor or Mortuary	One (1) per four (4) persons allowed within the maximum building occupancy.
Health Club or Fitness Center	One (1) per four (4) persons allowed within the maximum building occupancy, or one (1) per 300 square feet of usable floor area.
Hospital or Urgent Care Center	One (1) per four (4) beds, plus one (1) per on-duty employee.
Institutional Uses	One (1) per four (4) seats or eight (8) feet of benches, based upon the maximum seating capacity of the primary assembly space; or One (1) per on-duty employee, plus one (1) per four (4) persons allowed within the maximum building occupancy.
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist, or Physical Therapy Facility	One (1) per on-duty employee, plus one (1) per examination or treatment room.
Offices for Professional, Service or Administrative Uses	One (1) per 300 square feet of usable floor area.
Government Offices	
Recreation Facilities, Indoor	One (1) per four (4) persons allowed within the maximum building occupancy, or one (1) per 300 square feet of usable floor area.
Recreation Facilities, Outdoor	One (1) per 7,500 square feet of gross land area.
Workshop or Studio	One (1) per 400 square feet of usable floor area.
COMMERCIAL USES	
Bank, Credit Union or Similar Financial Institution	One (1) per 300 square feet of usable floor area.
Big Box Commercial Uses	One (1) per 200 square feet of usable floor area.
Car Wash	Two (2), plus one (1) per on-duty employee, plus six (6) stacking spaces per service lane and two (2) for post-wash detailing.
Dealership Showroom for Sale or Rental of Recreational Vehicles, Motor Vehicles,	One (1) per 500 square feet of usable floor area of the sales room, plus one (1) per on-duty

C. Schedule Of Required Parking by Use.

Use	Minimum Required Parking
Construction Machinery or Similar Durable Goods	employee.
Drive-in or Drive-through Facilities	Two (2) per service window, booth, cubicle or stall, plus six (6) stacking spaces per service lane.
Hotel or Inn	One (1) per occupancy unit, plus one (1) per on-duty employee.
Laundromat or Dry Cleaners	One (1) per six (6) washing or drying machines, or one (1) per 300 square feet of usable floor area.
Manufactured Housing Sales	One (1) per 4,000 square feet of outdoor sales or display area, plus one (1) per on-duty employee.
Motor Vehicle Fueling Station	One (1) per on-duty employee, plus one (1) per fueling location, plus one (1) stacking space per two (2) fueling locations.
Motor Vehicle Service Center or Repair Stations	One (1) per on-duty employee, plus one (1) per service bay, plus one (1) stacking space per service bay.
Open Air Business, Outdoor Display Area, Garden Center, or Dealership Sales Lot	One (1) per 1,000 square feet of outdoor sales or display area.
Restaurants and Food Service Establishments, Carry-Out Only	One (1) per 200 square feet of usable floor area, plus one (1) per on-duty employee.
Restaurants and Food Service Establishments, with Dine-In Seating	One (1) per four (4) seats, based upon the maximum seating capacity, plus one (1) per on-duty employee.
Outdoor Café or Eating Area	
Retail Stores and COMMERCIAL USES not otherwise listed in this table, with less than 10,000 square feet of total gross floor area	One (1) per 275 square feet of usable floor area.
Retail Stores and COMMERCIAL USES not otherwise listed in this table, with 10,000 to 50,000 square feet of total gross floor area	One (1) per 250 square feet of usable floor area.
Retail Stores and COMMERCIAL USES not otherwise listed in this table, with more than 50,000 square-feet of total gross floor area	One (1) per 200 square feet of usable floor area.
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club	One (1) per three (3) persons allowed, based upon the maximum seating capacity of the primary assembly space, plus one (1) per on-duty employee.

C. Schedule Of Required Parking by Use.

Use	Minimum Required Parking
INDUSTRIAL, RESEARCH, AND LABORATORY USES	
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established for a known user.	Five (5), plus one (1) per on-duty employee, plus required parking for any accessory office or other uses.
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established on speculation, or where the end user or number of anticipated employees is not known.	Five (5), plus one (1) per 2,000 square feet of usable floor area for the proposed principal use(s), plus required parking for any accessory office or other uses.
Outdoor Storage, General	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Outdoor Storage, Dismantling or Recycling Yard for Motor Vehicles, Machinery, Manufactured Houses or Similar Items	
Self-Storage Warehouses	Two (2) for the caretaker’s dwelling, plus one (1) per 300 square feet of usable floor area in the principal building.
Outdoor Storage of Recreational Vehicles or Similar Items	
OTHER USES	
Adult Entertainment Uses and Sexually-Oriented Businesses	One (1) per 200 square feet of usable floor area.
Composting Centers	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Extractive Operations, Sand and Gravel Pits	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Public Works and Road Maintenance Yards	One (1) per on-duty employee, plus required parking for any accessory office or other uses.
Racetracks	One (1) per 4,000 square feet of gross land area occupied by the use, or one (1) per three (3) persons allowed within the maximum occupancy load for the facility.
Recycling Collection Facility	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.

Section 7.08 Design Requirements.

Off-street parking facilities, other than parking for single-and two-family (duplex) dwellings subject to Section 7.04 (Residential Parking Standards), shall be designed, constructed, and maintained in accordance with the following:

A. Barrier-Free Parking Requirements.

Barrier-free parking spaces signed and striped shall be provided at conveniently accessible locations within each parking lot built to accommodate five (5) or more vehicles, in accordance with the State Construction Code enforced by the Township, and the following (see illustration):

Number of Parking Spaces Provided	Minimum Number of Barrier-Free Spaces Required	Van Accessible Parking Spaces Required	Accessible Parking Spaces Required
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1,000	2% of total parking provided in each lot	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
1,001 and over	20 plus 1 per 100 spaces over 1,000	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces

B. Screening.

All loading facilities and any off-street parking area providing space for five (5) or more vehicles shall be effectively screened from all lot boundaries and road rights-of-way in accordance with Section 8.05A (Parking Lot Landscaping and Perimeter Screening).

C. Setback.

Off-street parking spaces and all driveways shall be set back a minimum of ten (10) feet from all lot boundaries and 20 feet from all road rights-of-way and the boundary of any RESIDENTIAL USE.

1. Distance measurements for driveway setbacks shall be made along the edge of the road right-of-way from the points where the edges of the driveway pavement intersect the right-of-way. All other measurements shall be made from the pavement edge to the nearest point along the lot boundary or right-of-way.
2. No parking spaces shall be located within a transition strip required by Section 8.06 (Transition Strips). Driveways shall be permitted to cut through a required transition strip only to the minimum extent necessary to provide access to the site.
3. The Planning Commission may approve a reduced setback as part of site plan approval upon determination that adequate screening has been provided per Section 8.05A (Parking Lot Landscaping and Perimeter Screening).

D. Exterior Lighting.

Where provided, exterior lighting shall comply with the standards of Article 10 (Exterior Lighting).

E. Ingress/Egress.

Adequate means of ingress and egress shall be provided for all parking and loading facilities by means of clearly limited and defined drives, curb cuts, and maneuvering lanes. Backing directly onto a road or using a road for maneuvering between parking rows shall be prohibited. Driveways and aisles for any off-street parking area built to accommodate more than five (5) vehicles shall comply with the following requirements:

1. **Aisle length.** Not more than 15 parking spaces shall be permitted in a continuous row without interruption by a landscaped parking lot island or cross-access aisle.
2. **Driveway configuration.** Lanes for entering and exiting traffic shall be clearly marked on the pavement. Each driveway shall be a minimum of 11 feet in width per driving lane. Exit lanes shall include an on-site stacking area for traffic waiting to exit the site. The driveway shall intersect the abutting road at a 90-degree angle.

F. Pavement and Striping.

Off-street parking facilities, parking spaces, barrier free parking spaces, access aisles, and pedestrian paths to public building entrances shall be paved with concrete, plant-mixed bituminous asphalt or similar materials in accordance with the construction and design standards established by the Township. All parking spaces in paved lots shall be marked with pavement striping.

G. Stacking Spaces.

Where required by this Article, stacking spaces for drive-through facilities shall be ten (10) feet wide by 20 feet long. Stacking spaces shall not intrude into any road right-of-way or maneuvering lane for an off-street parking lot.

H. Grading and Drainage.

Driveways and parking areas shall be graded and provided with adequate drainage to dispose of surface waters in accordance with applicable construction and design standards established by the Township, the Washtenaw County Road Commission, and the Washtenaw County Drain Commissioner. Surface water shall not drain on to adjoining lots or across a public road, except in accordance with an approved drainage plan.

I. Parking Layout.

The layout of off-street parking shall be in accordance with the following minimum requirements (see illustration):

Parking Pattern (degrees)	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Width of Maneuvering Lane Plus Two Rows
0° (parallel)	24 feet (two-way)	8 feet	22 feet	40 feet
45°	12 feet (one-way)	9 feet	20 feet	49 feet
60°	16 feet (one-way)	9 feet	20 feet	56 feet
90°	20 feet (two-way)	9 feet	20 feet	60 feet

Section 7.09 Construction.

Construction or alteration of off-street parking lots shall be in accordance with an approved final site plan and the following:

1. In the event that required paving cannot be completed because of cold or inclement weather, the Township may require submittal of a performance guarantee to ensure completion per Section 1.07 (Fees and Performance Guarantees).
2. Copies shall be provided to the Township of any building permits required under the State Construction Code enforced by Washtenaw County, and any other permits or written approvals from the Washtenaw County Road Commission, Washtenaw County Drain Commissioner’s Office or other agency with jurisdiction.

Section 7.10 Off-Street Loading.

Adequate space shall be provided for loading and unloading activities associated with any use involving the receipt or distribution of vehicles, materials or merchandise, subject to the following:

A. General Standards.

The following shall apply to loading and unloading areas in all zoning districts:

1. **Setbacks.** Loading spaces shall be set back a minimum of 50 feet from any residential district or use, except where enclosed within a building or screened to

the satisfaction of the Planning Commission, per Section 8.04 (Methods of Screening).

2. **Hard surface required.** Loading spaces shall be paved with a surface providing the equivalent load strength of nine (9) inches of concrete.
3. **Dimensions of loading spaces.** Each loading space shall be at least ten (10) feet wide and 25 feet long. If roofed, a loading space must have at least 15 feet of vertical clearance. Where a use involves semi-trucks making deliveries on a daily basis, or requires that semi-trailers will be parked in the space for more than one (1) hour at any time, the loading space shall be at least 60 feet long.
4. **Location of loading spaces.** The location and arrangement of loading spaces shall be subject to the following:
 - a. Loading spaces shall be located within or immediately adjacent to the building to be served.
 - b. Loading spaces may occupy part of any required side or rear yard. No part of a required front yard shall be occupied by such loading space.
 - c. Off-street loading facilities that make it necessary or possible to back directly into a public road shall be prohibited. All maneuvering of trucks and other vehicles shall take place on the site and not within a public right-of-way.

B. Use Standards.

The minimum size or number of required loading spaces shall be based on the gross floor area of a building or addition. COMMERCIAL USES, and INDUSTRIAL, RESEARCH, AND LABORATORY USES shall be required to provide a minimum number of loading spaces as follows:

1. Buildings up to and including 20,000 square feet of gross floor area shall provide at least one (1) space.
2. Buildings with more than 20,000 square feet in gross floor area, but less than 50,000 square feet shall provide a minimum of two (2) spaces.
3. Buildings 50,000 square feet and greater in gross floor area shall provide three (3) spaces plus one (1) space for each additional 50,000 square feet or fraction thereof.

Section 7.11 Modification of Standards.

Limited modifications to the standards of this Article shall be permitted, subject to the following:

A. Off-Site Parking Facilities.

Required parking facilities accessory to non-residential uses in any zoning district may be located off-site (on other than the same zoning lot as the use served), subject to the following:

1. Required parking shall be located within 500 feet of a primary building entrance for the use.
2. A written agreement shall be drawn to the satisfaction of the Township Attorney and executed by all parties concerned assuring the continued availability of the off-site parking facilities for the use they are intended to serve.

B. Exceeding Maximum Number of Required Spaces.

The Planning Commission may require any use to provide parking spaces above the required minimum, up to the maximum permitted by this Section. Exceeding the maximum parking space requirements shall be prohibited, except where the Planning Commission determines that additional parking is necessary to accommodate the use on a typical day of operation, based upon evidence supplied by the applicant.

C. Deferment of Parking Spaces.

Where an applicant demonstrates to the satisfaction of the Planning Commission that the minimum required number of parking spaces is excessive, the Planning Commission may approve the construction of a lesser number of parking spaces, provided that the deferred parking is shown on the site plan and set aside as open space.

Deferred parking spaces shall be constructed in accordance with the approved site plan upon written request by the Township after the Township Planner or Zoning Inspector has documented three (3) incidents of problem parking on the site.

D. Modification of Loading Space Requirements.

The Planning Commission may modify or waive the requirement for off-street loading areas, upon determining that adequate loading space is available to serve the building or use, or that provision of such loading space is unnecessary or impractical to provide.

E. Modification of Paving Requirements.

The Planning Commission may waive requirements for paving of off-street parking facilities, subject to the following:

1. No waivers of paving requirements shall be permitted for barrier free parking spaces, access aisles, and pedestrian paths to public building entrances.
2. Waiver of paving requirements shall be limited to sites in the following zoning districts:

Type of District	Zoning District Name	Symbol
Rural	Agricultural-Conservation	A-1
Rural Residential	Estate Residential	R-1

Type of District	Zoning District Name	Symbol
	Rural Residential	R-2
Business	Industrial-Research	I-1
Other	Public/Semi-Public Services	PSP

3. Such facilities shall be surfaced with graded and compacted gravel, crushed limestone or similar materials that provide a durable, smooth and dustless surface.

F. Other Circumstances.

The Planning Commission may modify or waive off-street parking requirements under any of the following circumstances:

1. A determination that existing off-street parking spaces on or adjacent to the lot can effectively accommodate the parking needs of the proposed use without negatively impacting traffic safety or adjacent uses.
2. Sufficient evidence has been provided by the applicant to demonstrate that an alternative parking standard would be more appropriate for the type, scale or intensity of the proposed use.

Section 7.12 Maintenance.

All parking and loading areas shall be maintained in accordance with the provisions of this Article, an approved site plan and the following:

1. Alterations to an approved parking or loading facility that are not in accordance with an approved site plan shall be considered a violation of this Ordinance.
2. All parking areas, perimeter landscaped areas, and required screening shall be kept free from tall grass, weeds, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related improvements shall be kept in good repair.

Section 7.13 Access Management.

The purpose of this Section is to protect the substantial public investment in the Township’s road system by preserving the traffic capacity of existing roads. It is the further intent of this Section to promote safe and efficient travel within the Township; minimize disruptive and potentially hazardous traffic conflicts; establish efficient standards for driveway spacing and the number of driveways; and ensure reasonable vehicular access to properties, though not always the most direct access.

Parcels in the C-1 (Local Commercial), C-2 (Special Commercial), and I-1 (Industrial-Research) Districts shall be subject to the following standards:

A. County or State Road Authority Standards.

Where the Washtenaw County Road Commission (WCRC) or Michigan Department of Transportation (MDOT) has adopted access management standards that are more restrictive than the standards of this Section, the adopted WCRC standards shall supercede the standards of this Section.

B. Driveway Spacing Standards.

Each parcel in the C-1 (Local Commercial), C-2 (Special Commercial), and I-1 (Industrial-Research) Districts shall have a maximum of one (1) driveway access to a public road for each 300 feet of road frontage or fraction thereof, subject to the following:

1. Where more than one (1) driveway is permitted on a parcel, the driveways shall be located at least 300 feet apart, and at least 150 feet from existing driveways on abutting parcels.
2. No driveway shall be located within 50 feet of the intersection of two (2) or more road rights-of-way.
3. Distance measurements shall be made along the edge of the road right-of-way from the points where the edges of the driveway pavement intersect the right-of-way.

C. Shared Access Standards.

Primary vehicle access to parcels in the C-1 (Local Commercial), C-2 (Special Commercial), and I-1 (Industrial-Research) Districts may be provided by the development and use of shared driveways, cross-access drives, service drives, and similar means of shared access, subject to the following:

1. **Location.** New shared driveways, cross-access drives, and service drives shall be aligned with existing drives on adjacent lots where feasible, and parallel or perpendicular to the road right-of-way.
2. **Cross-access easement.** Shared driveways, cross-access drives, and service drives shall be located within a dedicated access easement that permits traffic circulation between lots, which shall be recorded with the Washtenaw County Register of Deeds office. A copy of the recorded easement documents shall be submitted to the Zoning Inspector for the Township records.
3. **Maintenance.** The easement area shall remain clear of obstructions, and shall not be used for parking unless otherwise approved by the Planning Commission. Each property owner shall be responsible for maintenance of the shared access.

Section 7.14 Traffic Impact Studies.

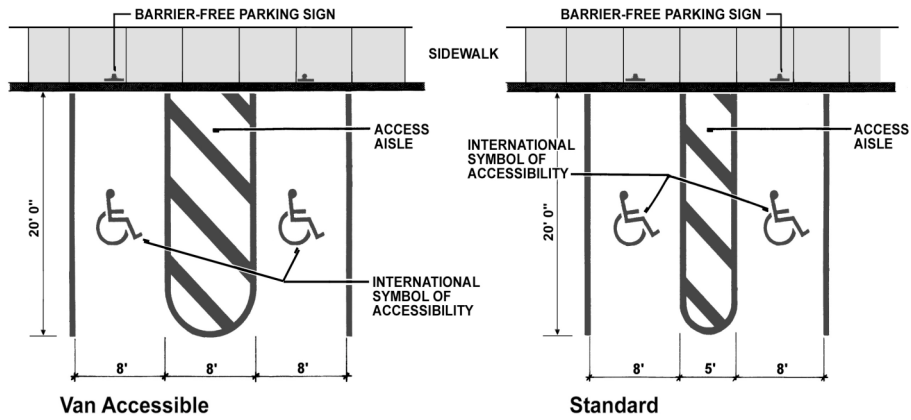
Where authorized by this Ordinance or determined necessary by the Planning Commission, a traffic impact study (TIS) shall be prepared by an applicant to determine the potential future traffic conditions on the adjacent roadways once a proposed use is established or development is

completed. The Township may utilize its own traffic consultant to review the TIS, with the cost of the review being borne by the applicant per Section 1.07 (Fees and Performance Guarantees).

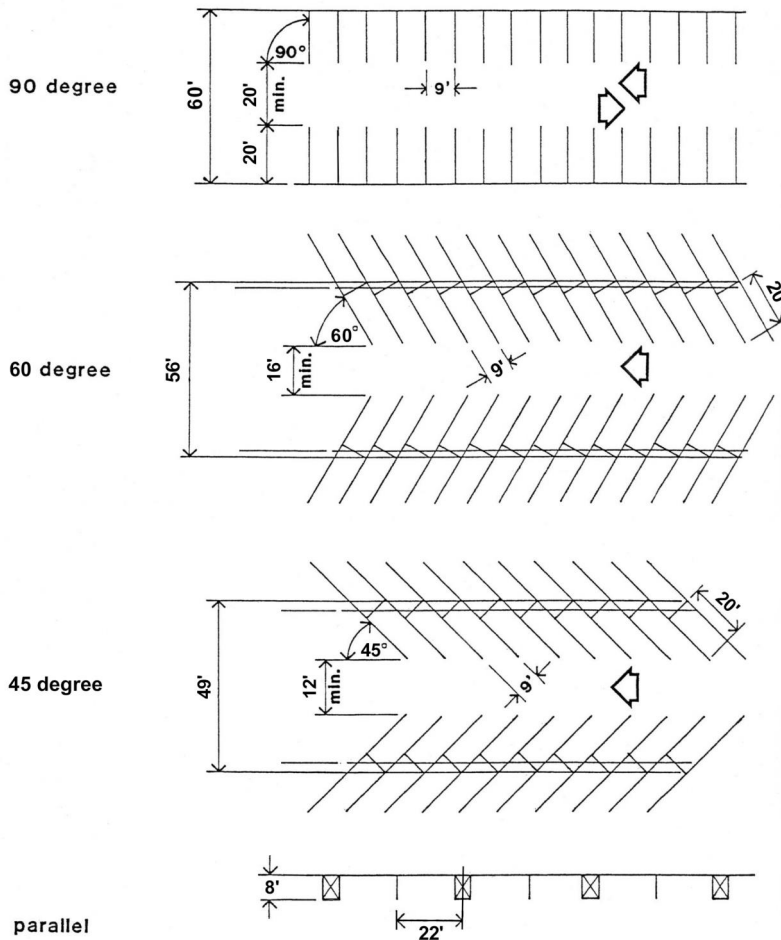
The results of the TIS shall be used in the final design of access points and internal circulation and may identify necessary off-site road improvements. At a minimum, the TIS shall meet standards of the Michigan Department of Transportation (MDOT) handbook entitled "Evaluating Traffic Impact Studies." The Planning Commission may modify the TIS requirements or scope based upon site and use location and conditions. At a minimum, the TIS shall include the following:

1. An analysis of existing traffic conditions or site restrictions using current data.
2. Projected trip generation at the subject site or along the subject service drive based on the most recent edition of the Institute of Transportation Engineers' "Trip Generation" manual. The Township may approve use of other trip generation data if based on recent studies of at least three (3) similar uses within similar locations in Michigan.
3. Illustrations of current and projected turning movements at access points, including identification of potential impacts of the development on the operation of the abutting roads. Capacity analysis shall be based on the most recent edition of the of the Transportation Research Board's "Highway Capacity Manual," and shall be provided in an appendix to the TIS.
4. Description of the internal vehicular circulation and parking system for passenger vehicles and delivery trucks, as well as the circulation system for pedestrians, bicycles and other users.
5. Prediction of the peak-hour operational conditions at site driveways and road intersections affected by the development.
6. Justification of need, including statements describing how any altered or additional access points will meet the intent of this Article, preserve public safety and road capacity, and be consistent with the adopted master transportation plans for the Township, county or state road authorities.
7. Qualifications and documented experience of the author in preparing traffic impact studies in Michigan. The preparer shall be either a registered traffic engineer (P.E.) or a transportation planner, with at least three (3) years of experience preparing traffic impact studies in Michigan. If the TIS involves geometric design, the study shall be prepared or supervised by a registered engineer with adequate experience in traffic engineering.

ILLUSTRATIONS



Barrier-Free Parking Space Layout



Parking Layout

