

ARTICLE XX
OFF-STREET PARKING AND LOADING REQUIREMENTS

SECTION 20.1 REQUIRED OFF-STREET PARKING GENERAL

Off-street parking in conjunction with all land and building uses shall be provided as herein prescribed:

1. For the purpose of this Article, three hundred (300) square feet of lot area shall be deemed a parking space for one (1) vehicle, including access aisles except that the standard shall be three hundred twenty-five (325) square feet where parking is perpendicular to the access aisle, and except that one hundred eighty (180) square feet of lot area which has a direct means of ingress and egress from an alley or street may also be deemed a parking space.
2. When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
3. The minimum number of off-street parking spaces shall be determined in accordance with the following table in Section 20.2. For uses not specifically mentioned therein, off-street parking requirements shall be interpreted by the Board of Zoning Appeals from requirements for similar uses.
4. Any area once designated as required off-street parking shall never be changed to any other use unless and until equally required facilities are provided elsewhere. Off-street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than would hereinafter be required for such building or use.
5. Off-street parking may be provided either by individual action or by a parking program carried out through public action, whether by a special assessment district or otherwise.
6. Required off-street parking shall be for the use of occupants, employees, visitors, and patrons and shall be limited in use to motor vehicle. The storage of merchandise, motor vehicles for sale, or the repair of vehicles is prohibited. All off-street parking, whether public or private, for non-residential uses shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.
7. Residential off-street parking space shall consist of a parking strip, garage, or a combination thereof and shall be located on the premises it is intended to serve and not closer than three (3) feet from any street lot line.
8. Nothing in this Article shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or use, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table.
9. In stadiums sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty-four (24) inches of such seating facilities shall be counted as (1) seat for the purpose of determining requirements for off-street parking facilities under this Article.

SECTION 20.2 TABLE OF OFF-STREET PARKING

The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings as specified above shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/ or shall comply with the initial part of this Section.

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
1. RESIDENTIAL	
a. Residential, One-Family and Two-Family	Two (2) for each dwelling unit
b. Residential, Multiple-Family	(Two (2) for each dwelling unit
c. Residential, Multiple-Family Senior Citizens Housing	One (1) for each one (1) dwelling unit, and one (1) for each employee
d. Trailer Park and Mobile Home Courts	Two (2) for each trailer or mobile home site and one (1) for each employee of the trailer or mobile home court
e. Boarding and Rooming Houses	One (1) for each sleeping room
2. INSTITUTIONAL	
a. Churches, Temples or Synagogues	One (1) for each three (3) seats, based on maximum seating capacity in the main unit of worship
b. Hospitals	One (1) per six hundred (600) square feet of gross floor area
c. Sanitariums, Convents, Homes for the Aged, Convalescent Homes, Children's Homes	One (1) per six hundred (600) square feet of gross floor area
d. Elementary and Junior High and administrator, in addition	One (1) for each one (1) teacher to the requirements of an auditorium
e. Senior High Schools	One (1) for each one (1) teacher and administrator, and one (1) for each ten (10) students, in addition to the requirements of the auditorium

- f. Private Clubs or Lodge Halls
One (1) for each three (3) persons allowed within the maximum occupancy load as established by local County, or State fire, building or health codes
- g. Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs, or other Similar Uses
One (1) for each two (2) member families or individuals
- h. Marinas, Public or Private
One (1) for each one (1) boat slip
- 1. Golf Courses open to the general public except miniature or Par "3" courses
Six (6) for each one (1) golf hole and one (1) for each one (1) employee
- J. Fraternities
One and one-half (1 1/2) for every two (2) persons based upon the capacity of the house
- k. Sororities
One (1) for every two (2) persons based upon the capacity of the house
- 1. Stadium, Sports Arena, or Similar place of Outdoor assembly
One (1) for each three (3) seats or six (6) feet of benches
- m. Theaters and Auditoriums (indoor)
One (1) for each three (3) seats plus one (1) for each two (2) employees
- n. Libraries, Museums, and Non-Commercial Art Galleries
One (1) for each four hundred (400) square feet of gross floor area

3. BUSINESS AND COMMERCIAL

- a. Automobile Service Stations
Two (2) for each lubrication stall, rack or pit, and one (1) for each employee
- b. Auto Wash
One (1) for each one (1) employee
- c. Beauty Parlor and/or Barber Shop
Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 1/2) spaces for each additional chair
- d. Bowling Alleys
Seven (7) for each one (1) bowling lane
- e. Dance Halls, Pool or Billiard Roller or Ice Skating Rinks, Exhibition Halls and Assembly Halls without fixed Seats
One (1) for each three (3) seats Parlors, or one (1) for each one hundred (100) square feet of gross floor area

- f. Drive-In Establishments One (1) for each forty (40) feet of gross floor area, with a minimum of twenty-five (25) parking spaces
- g. Establishments for Sale and Consumption on the Premises of Beverages, Food or Refreshments One (1) for each one hundred (100) square feet of gross floor area
- h. Furniture and Appliance, Household Equipment, Repair Shops, Showroom of a Plumber, Decorator, Electrician or Similar Trade, Shoe Repair and other similar uses One (1) for each eight hundred (800) square feet of floor area, exclusive of the floor area occupied in processing or manufacturing for which requirements see Industrial establishments below
- 1. Laundromats and Coin Operated Dry Cleaners One (1) for each two (2) washing machines
- J. Miniature Golf Courses Three (3) for one (1) hole plus one (1) for each one (1) employee
- k. Mortuary Establishments One (1) for each one hundred (100) square feet of gross floor area
- I. Motel, Hotel or Other Commercial Lodging Establishments One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus extra spaces for dining rooms, ballrooms, or meeting rooms, based on maximum occupancy load
- m. Motor Vehicle Sales and Service Establishments, Trailer Sales and Rental, Boat Showrooms One (1) for each four hundred (400) square feet of gross floor area of sales room
- n. Open Air Businesses One (1) for each six hundred (600) square feet of lot area
- O. Restaurant, Carry-out One (1) for each one hundred (100) square feet of gross floor area
- p. Retail Stores, Except as Otherwise Specified Herein One (1) for each two hundred (200) square feet of gross floor area
- q. Shopping Center or Clustered Commercial One (1) for each one hundred (100) square feet of gross floor area

4. OFFICES

- a. Banks, Savings and Loan Offices One (1) for each two hundred (200) square feet of gross floor area
- b. Business Offices or Professional Offices Except as Indicated in the Following Item (c) One (1) for each two hundred (200) square feet of gross floor area
- c. Medical or Dental Clinics, Professional Office or Doctors, Dentists or similar Professions gross Ten (10) for the first doctor plus one (1) for each three hundred (300) square feet of floor area

5. INDUSTRIAL

- a. Industrial or Research Establishments One (1) for every one and one half (1 1/2) employees in the largest working shift. Space on- site shall also be provided for all construction workers during periods of plant construction.
- b. Wholesale or Warehouse Establishments One (1) for every one (1) employee in the largest working shift, or one (1) for every two thousand (2,000) square feet of gross floor area whichever is greater

SECTION 20.3 OFF-STREET PARKING LOT LAYOUT, CONSTRUCTION AND MAINTENANCE

Wherever a parking lot is built as required off-street parking, such parking lot shall be laid out, constructed and maintained in accordance with the following requirements:

- 1. The building of a parking lot is subject to the requirements for a building permit. The Building Inspector in reviewing the application may request the findings of the Township Planner on the basis of the requirements, set forth in (2) through (10) below.
- 2. Each parking space shall constitute a net land area of at least one hundred eighty (180) square feet. The total parking lot space, including access lanes, shall constitute at least three hundred (300) square feet land area per parking space.
- 3. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for vehicles.
- 4. Where the parking lot abuts a residential district, required setback of parking spaces is:
 - a. Side Lot Lines Two (2) feet from such side lot line

- b. Contiguous Common Frontage in Same Block Five (5) feet from the street lot line
- c. Rear Lot Line None
- 5. Bumper stops or wheel shocks shall be provided, so located as to prevent any vehicle from projecting over the lot line.
- 6. The parking lot shall be drained to eliminate surface water.
- 7. All parking facilities required for uses mentioned in this Section shall be hard-surfaced with a pavement having an asphalt or concrete binder except the following:
 - a. Parking areas for non-residential uses in the agricultural and rural district are not required to be paved if none of the public roads adjacent to the site are paved.
 - b. Driveways and parking areas for single family or two family dwellings or agricultural uses in the agricultural and rural district or any residential district are not required to be pave unless the dwelling is located within a platted subdivision or condominium subdivision plan or project as defined by Michigan State Act 59, 1978, as amended, in which case paving shall be required.
 - c. Parking areas used temporarily for the purpose of parking cars or other vehicles to attend carnivals, short-term open air businesses, recreational activities, park-n-ride transit lots are not required to be paved.
 - d. During site plan review, the Planning Commission may approve temporary exceptions to the paving requirements to accommodate project phasing or weather-related delays.
 - e. Lighting shall be arranged to reflect away from residential areas.
- 8. Automotive Sales Areas: Every parcel of land hereafter used as an automobile or trailer sales area or as an automotive service state shall be subject to the above requirements of this section.
- 9. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of One Tier of Spaces Plus Maneuvering Lane
0 degrees (Para Parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30 to 53 degrees	13 ft.	9 ft.	20 ft.	33 ft.	53 ft.
54 to 74 degrees	18 ft.	9 ft.	21 ft.	39 ft.	60 ft.
75 to 90 degrees	25 ft.	9 ft.	19 ft.	44 ft.	63 ft.

SECTION 20.4 OFF-STREET LOADING AND UNLOADING

On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehousing, retailing, display, or other uses, similarly involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services adjacent to the opening used for the loading and unloading, designed to avoid interference with public use of the street or alleys.

Such loading and unloading spaces shall be an area a minimum of twelve (12) feet in width by fifty (50) feet in length with a fifteen (15) foot height clearance, and shall be provided according to the following table:

**Loading and Unloading, Spaces
Required in Terms of Square Feet or
Gross Floor Area**

Gross Floor Area in Square Feet

0 - 2000	None
2,001 - 20,000	One Space
20,001 - 100,000	One space plus one space for each 20,000 square feet in excess of 20,000 square feet
100,000 - 500,000	Five spaces plus one space for each 40,000 square feet in excess of 100,000 square feet
Over 500,000	Fifteen spaces (15) plus one space for each 80,000 square feet in excess of 500,000 square feet

No loading space shall be located closer than fifty (50) feet from any residentially zoned district unless located on an alley, within a completely enclosed building, or enclosed on all sides facing a residential zoning district by a solid masonry wall or ornamental fence of a type approved by the Planning Commission not less than six (6) feet in height.

Section 20.5 DRIVEWAYS AND ACCESS MANAGEMENT (Ord. 11-02)

1. **Intent.** The following regulations are intended to maximize roadway capacity and safety by limiting and controlling the number and location of driveways and requiring alternate means of access through shared driveways, service drives and access from side streets.
2. **Scope and Applicability.** The standards of this section apply to areas outside of the right-of-way, which are under Township jurisdiction through site plan review. The driveway standards herein may be more restrictive than the standards of the Monroe County Road Commission or Michigan Department of Transportation (MDOT), which have jurisdiction within the right-of-way. Construction within the public right-of-way must also meet the permit requirements of the County or MDOT as applicable. Where any conflicts arise, the more stringent standard shall apply.
3. **Driveways in General**
 - a. 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.
 - b. All driveways shall be designed according to the standards of the Monroe County Road Commission or MDOT, as applicable.
 - c. Driveway entrances must be able to accommodate all vehicle types having occasion to enter the site, including delivery vehicles.

- d. Driveway design and placement must be in harmony with internal circulation and parking design so that the entrance can absorb the maximum rate of inbound traffic during a normal weekday peak traffic period.
- e. Provisions for circulation between adjacent parcels should be provided through coordinated and / or joint parking systems, or other methods, determined at the time of the site plan review.
- f. Driveway placement should be such that loading and unloading activities will in no way hinder vehicle ingress or egress.
- g. Direct access driveway placement must be such that an exiting vehicle has an unobstructed sight distance from the stop bar in accordance with the County Road Commission or MDOT standards.

4. Driveway Spacing Standards

- a. Minimum spacing requirements between a proposed commercial driveway and an intersection either adjacent or on the opposite side of the street may be set on a case-by-case basis but in no instance shall be less than the distances listed below. The following measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting street or pavement edge for uncurbed sections.

Minimum Driveway Spacing From Intersection

Location of Access Point	Type of Intersecting Road	Minimum Spacing for a Full Movement Driveway	Minimum Spacing for a Driveway Restricting Left Turns
Along an arterial road	Expressway Ramp	600	600
	Another arterial	300	125
	Collector or Local	200	125
Along a collector road	Any Road	125	75
Along a local road	Any Road	75	50

- 1) Arterial and collector roads shall be as designated on the Dundee Township Master Plan Roadway Functional Classification Map.
 - 2) For sites with insufficient street frontage to meet the above criterion the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, construction of a driveway along the property line farthest from the intersection or require a service road.
- b. Minimum spacing between two commercial driveways shall be determined based upon posted speed limits along the parcel frontage. The minimum spacing indicated below is measured from centerline to centerline.

Minimum Spacing Between Driveways

Posted Speed Limit (MPD)	Minimum Driveway Spacing (In Feet)
25	125
30	155
35	185
40	225
45	300
50 or more	350

- c. To reduce left-turn conflicts, new commercial driveways shall be aligned with those across the roadway where possible. If alignment is not possible, driveways shall be offset the distance indicated in paragraph (b) above.
- d. For sites with insufficient street frontage to meet the above criterion, the Planning Commission may require construction of the driveway along a side street, a shared driveway with an adjacent property, construction of a driveway along the property line farthest from the intersection or require a service road.
- e. In the case of expansion, alteration or redesign of an existing development where it can be demonstrated that pre-existing conditions prohibit adherence to the minimum commercial driveway spacing standards, the Planning Commission may modify the driveway spacing requirements. Such modifications shall be of the minimum amount necessary.

5. Number of Commercial Driveways

- a. The number of commercial driveways serving a property shall be the minimum number necessary to provide reasonable access, while preserving traffic operations and safety along the public roadway.
- b. Access, either direct or indirect, shall be provided for each separately owned parcel. This access may be an individual driveway, shared driveway or via a service drive.
- c. A second driveway may be allowed for properties with a continuous frontage of over three-hundred (300) feet, and one additional driveway for each additional three-hundred (300) feet of frontage.
- d. Two one-way driveways may be permitted where the frontage is at least one-hundred twenty-five (125) feet.
- e. For high traffic generators, or for commercial driveways along roadways experiencing or expected to experience congestion, the Planning Commission may

require two (2) egress lanes.

6. Shared Driveways, Frontage Roads and Service Drives

- a. **Location:** Service roads 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 for a service road, the Planning Commission shall consider the setbacks of existing buildings and anticipated traffic flow for the site.
- b. **Access Easement:** The service road shall be within an access easement permitting traffic circulation between properties. This easement shall be sixty-six (66) feet wide, except an access easement parallel to a public street right-of-way may be forty (40) feet wide, if approved by the Planning Commission. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.
- c. **Construction and Materials:** Service roads shall have a base, pavement and curb with gutter in accordance Monroe County Road Commission standards for public streets, except the width of the service road shall have a minimum pavement width of twenty-four (24) feet.
- d. **Parking:** The service road is intended to be used exclusively for circulation, not as a parking maneuvering aisle. The Planning Commission may require the posting of "no parking" signs along the service road. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service road is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service road.
- e. **Access to Service Road:** The Planning Commission shall approve the location of all accesses to the service road, based on the driveway spacing standards of this Article. The Planning Commission may allow additional driveways if approved by the Monroe County Road Commission.
- f. **Temporary Access:** The Planning Commission may approve temporary accesses where a continuous service road is not yet available and a performance bond or escrow is created to assure elimination of temporary access when the service road is continued. Occupancy permits shall not be issued until monies have been deposited with the Township.
- g. **Landscaping:** The area between a service road and the public street right-of-way shall be landscaped greenbelt.
- h. **Maintenance:** Each property owner shall be responsible for maintenance of the easement and service drive.