

# Chapter 5 ■ Parking

## SECTION 5.1 INTENT

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

## SECTION 5.2 CONSTRUCTION AND DESIGN

Regulations in this section apply to all nonresidential uses in the commercial and industrial districts.

- a. APPLICATION. All developers of new or revised parking areas shall submit plans to the Township Zoning Administrator or designee showing the location, design, size, shape, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, and any other features of the parking lot. The site plan for any new or revised parking areas shall be presented for site plan approval to the Planning Commission.
- b. STANDARDS. The design and construction of parking areas shall conform to the following requirements: (See Midland County Road Commission standards for County Roads.)
  - 1) Parking spaces shall be at a minimum ten (10') feet by twenty (20') feet in size. This does not include access drives and aisles. Designated handicapped spaces must be twelve (12') feet wide by twenty (20') feet long.
  - 2) HANDICAPPED SPACES – All parking areas shall meet the requirements of all current Barrier Free Design specifications for Michigan.
  - 3) LIGHTING. Any lighting fixtures used to illuminate any off-street parking area shall be so installed as to divert the light away from any adjoining premises and public roads, and no source of light shall spill beyond the lot lines of the property upon which it is located. Off-street parking areas provided for any multiple family housing, business, industrial or institutional use may be provided with sufficient lighting to allow safety for users at any time.
  - 4) DRAINAGE. All off-street parking areas shall be drained so as to prevent any increase in drainage to abutting properties and the drainage area shall be constructed of graded aggregate materials.
  - 5) DRIVEWAY OPENING. Each off-street parking driveway opening to a public street must be approved by the agency having jurisdiction over the street following site plan review by the Planning Commission. If the public street is paved, the driveway must be paved for at least the length required for stacking area as defined below. Lanes for entering and exiting traffic shall be clearly marked on the pavement. Each driveway shall intersect a public street at a ninety (90°) degree angle where possible.

- 6) CLEAR VISION AREA. All off-street parking driveways shall have a CLEAR VISION AREA unobstructed by Accessory Structures or plantings, within twenty (20') feet of any Public Street Right-of-Way, for a sight distance of fifty (50') feet along the near edge of the pavement in either direction. (Road Commission MDOT Regulations.)
- 7) STRIPING. Except for parallel parking, all parking spaces on paved surfaces shall be clearly marked with STRIPING that shall be maintained.
- 8) LANDSCAPING. Off-street parking shall be permitted to occupy required front, side and rear yards after approval of the parking plan layout, provided that there shall be maintained a minimum landscaped setback of ten (10') feet between the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line.
- 9) SCREENED. Screening must be provided according to the buffering requirements in Chapter 4.
- 10) PARKING SURFACE. In cases where the Planning Commission determines that the level of traffic using a parking area or the nature of traffic in the parking area requires a hard surface for safe and efficient operation, the parking area shall be paved surface with an asphalt, concrete, or similar durable surface, and shall be graded and drained to dispose of all surface water.
  - a) GRAVEL. This surface must be of a material that provides a durable, smooth parking lot which is graded to properly drain and dispose of storm water. Dust Mitigation measures must be implemented.
  - b) PAVED (HARD SURFACED). Pavement must consist of at least six inches (6") of reinforced concrete or two inches (2") of bituminous surface laid over six inches (6") of compacted crushed stone.
- c. SHARED ACCESS. The Planning Commission must require shared access between and among uses where feasible, excluding agricultural single family residential uses. Feasibility is determined with respect to the physical design of the site and not the effort or costs involved with achieving joint access. This requirement applies to driveways and access drives associated with site redevelopment or new construction. In the case of new development, a joint driveway agreement must be signed by all property owners involved prior to a construction permit being issued. Driveways must be designed to allow joint access in the future, where feasible, and an agreement to allow future use of the drive for joint access must be signed at the time of site plan approval. Shared drives must be shown on site plans at the time of review by the Planning Commission. Failure to comply with the provisions of this section may result in site plan denial.
- d. DRIVEWAY CLOSURE. Nonconforming driveways, per this Ordinance, shall be made to be less nonconforming at the time a site is redeveloped. Lessening the degree of driveway nonconformance may include the Planning Commission requiring closing a driveway or combining driveways or access points at the time of site plan review in instances where there is redevelopment or a change in use.

- e. **BONUS FOR COMBINED PARKING:** In case of a situation where there is more than one use in a single structure the following off-street parking regulations may apply:
  - 1) For two (2) uses per structure, eighty (80%) percent of the otherwise combined required parking.
  - 2) For three (3) uses, seventy-five (75%) percent.
  - 3) For four (4) uses, seventy (70%) percent.
  - 4) For five (5) or more, (65%) percent.
  - 5) In no case shall less than sixty-five (65%) percent be allowed.
- f. **EMPLOYEE PARKING:** Employee parking shall consist of one (1) parking space for every one (1) employee on the largest shift. Handicapped parking shall be required.

### **SECTION 5.3 RESIDENTIAL DISTRICTS**

- a. All Brick & Mortar Home Occupations in residential districts require, at a minimum, two (2) parking spaces for each Home Occupation. Parking areas must be on an approved hard surface.
- b. This chapter does not otherwise apply to the residential districts.

### **SECTION 5.4 COMMERCIAL DISTRICTS**

#### **a. DRIVE-THRU AND PARKING**

- 1) All drive-thru facilities are required to have an off-street waiting space. An off-street waiting space is defined as an area with a minimum width of ten (10') feet and a minimum length of twenty (20') feet and shall not include the use of any public space, street, alley or sidewalk and shall be located entirely within any commercial district.
- 2) Drive-through lanes shall have a minimum centerline radius of twenty-five (25') feet.
- 3) Drive-through lanes shall be striped, marked, or otherwise distinctively delineated.
- 4) No off-street waiting space shall be located closer than fifty (50') feet to any lot in any residential district, unless enclosed on all sides facing residential zones, by a wall or uniformly painted solid board or masonry fence of uniform appearance which is not less than six (6') feet in height.