

**Off-Street Parking, Loading, Access  
and Circulation Requirements**

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**Article  
15**





## Section 15.01 Off-Street Parking, Loading, Access and Circulation Requirements

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### (a) Residential Parking

- (1) Single family residential off-street parking spaces shall consist of a parking strip, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve.
  - (2) Single family residential off-street parking spaces shall be located on hard or pervious concrete, asphalt or permeable/grass pavers. Lawn and yard areas, other than designated parking areas, shall not be utilized for off-street parking.
  - (3) A minimum three (3) foot wide lawn or landscape strip shall be required between the edge of parking area pavement and all property lines to provide adequate room for drainage, snow storage and privacy screening.
  - (4) Carports and garages for multiple-family dwellings shall be calculated as parking spaces on a one to one (1:1) basis. Carports and garages in multiple-family dwelling developments shall be:
    - a. A maximum height of fourteen (14) feet, measured from the grade to the peak of the structure.
    - b. Enclosed or screened at least twenty-five percent (25%) along sides visible from public roads, Single Family Residential Districts or vehicular drives within the site.
    - c. Not permitted in the front yard.
    - d. Approved by the Fire Chief.
- (b) **Parking Plan.** Parking areas other than for single family detached homes or two family dwellings on individual lots shall be approved as part of a site plan. Minor changes to the parking layout, as determined by the Building Official, shall require submittal of a parking plan which indicates property lines, existing and proposed ground elevations at two (2) foot contour intervals, the number of spaces, calculations for meeting the minimum space requirements of this section, dimensions of aisles, driveways and typical parking stalls, location of curbs and curb blocks, location and size of signs, existing and proposed landscaping, existing and proposed lighting and drainage facilities.
- (c) **Existing Parking.** Off-street parking existing at the effective date of the Ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than that required in this Section for a similar new building or new use.



(d) **Location**

- (1) **Distance.** Off-street parking for other than residential use 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. Ownership shall be shown on all lots or parcels intended for use as parking by the applicant.
- (2) **Setbacks.** Off-street parking spaces shall be setback a minimum twenty (20) feet from any road right-of-way and ten (10) feet from any property line, unless a larger setback is required in accordance with *Section 14.02.f. Buffer Zones*.
- (3) **Reduction or Waiver.** Side or rear parking lot setbacks may be reduced or waived by the Planning Commission where a shared access driveway, connected parking lots, frontage road, or rear service drive is provided. Parking lots shall provide for cross circulation between adjacent sites where the Planning Commission determines that it will be beneficial for traffic circulation between sites in accordance with the requirements of *Section 15.05 Driveway Access Management*.

(e) **Collective or Shared Parking.** Two (2) or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately, except as provided for in subsection (f) below. Where uses are on separately-owned lots, a legal agreement for shared parking shall be recorded and a copy provided to the Township.

(f) **Reduction of Parking Requirements.** The Planning Commission may reduce the parking requirements based upon a finding that there will be a lower demand for parking due to one (1) or more of the following:

- (1) Shared parking by multiple uses where there will be a high proportion of multi-purpose visits or uses have peak parking demands during differing times of the day or days of the week. Pedestrian connections shall be maintained between the uses. Where uses are on separate lots, the lots shall be adjacent, pedestrian, and vehicular connections shall be maintained between the lots and shared parking agreements shall be filed with the Wayne County Register of Deeds and the Township.
- (2) Expectation of walk-in business due to sidewalk connections to adjacent residential neighborhoods or employment centers. The site design shall incorporate pedestrian connections to the site and on-site pedestrian circulation providing safe and convenient access to the building entrance.
- (3) Availability of other forms of travel such as transit. The Planning Commission may require the site design incorporate transit stops, pedestrian connections to nearby transit stops or bicycle parking facilities.



- (g) **Land Banked Parking.** Where the conditions of subsection (f) above are not met, but an applicant demonstrates that the parking requirements for a proposed use would be excessive, the Planning Commission may defer some of the parking, provided the site plan designates portions of the site for future construction of the required parking spaces. Areas reserved for future parking shall be maintained in a landscaped appearance and not used for building area, storage, or other accessory use. The deferred parking shall be required to meet Ordinance requirements if constructed and may not occupy required greenbelts. Construction of the deferred parking area to add parking spaces may be initiated by the owner or required by the Building Official, based on parking needs or observation, and shall require administrative approval of an amended site plan. The Planning Commission or Building Official may request a performance guarantee to cover the cost of developing the deferred parking lot.
  
- (h) **Maximum Allowed Parking.** In order to minimize excessive areas of pavement which reduces aesthetic standards and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day. The Planning Commission may require that additional spaces be constructed with alternative paving materials, such as permeable/grass pavers or pervious concrete.
  
- (i) **Storage in Parking Lots Prohibited.** The open storage of merchandise, materials, trucks, trailers, construction trailers, recreational vehicles and equipment for periods in excess of a total of forty-eight (48) hours in any given calendar year is prohibited in areas of the property which are designed to accommodate the off-street parking requirements of the site. This provision shall not apply to areas designated for fleet and company vehicles, provided they are located in the side and rear yards.
  
- (j) **Sales in Parking Lots Prohibited.** The placement of materials, merchandise, motor vehicles, trucks, trailers, recreational vehicles or equipment in designated off-street parking areas of a property for the purpose of sale, rental or repair is prohibited, except as may be provided in this Ordinance.

(k) **Barrier Free Parking**

(1) Within each parking lot, signed and marked barrier free spaces shall be provided at a convenient location, in accordance with *Table 15.01.a* or in accordance with the Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division.

<b>Table 15.01.a</b>	
<b>Barrier Free Parking Space Requirements</b>	
<b>Number of Spaces in Parking Lot</b>	<b>Required Minimum Number of Barrier Free Spaces</b>
<b>1 to 25</b>	1
<b>26 to 50</b>	2
<b>51 to 75</b>	3
<b>76 to 100</b>	4
<b>101 to 150</b>	5
<b>151 to 200</b>	6
<b>201 to 300</b>	7
<b>301 to 400</b>	8
<b>401 to 500</b>	9
<b>501 to 1,000</b>	2% of total
<b>1,001 &amp; Over</b>	20 plus 1 for each 100 over 1,000



- (2) Barrier free spaces shall be located as close as possible to building entrances.
- (3) Where a curb exists between a parking lot surface and a sidewalk entrance, an inclined approach or curb cut with a gradient of not more than a 1:12 slope and width of a minimum four (4) feet shall be provided for wheelchair access.

(l) **Units of Measurement**

- (1) **Usable Floor Area.** Where the floor area measurement is specified as usable floor area, parking requirements shall apply to all internal building areas excluding the floor area used for incidental service, storage, mechanical equipment rooms, heating/cooling systems and similar uses, and other areas nor intended for use by the general public. Where these areas are not yet defined, usable floor area shall be considered to be eighty percent (80%) of the gross floor area.
- (2) **Fractional Spaces.** When units or measurements determining the number of required parking spaces result in the 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) **Bench Seating.** In calculating bench seating for places of assembly, each twenty-four (24) inches of benches, pews or other such seating or area for worship shall be counted as one seat.
- (4) **Employees.** Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.

(m) **Off-Street Parking Space Requirements.** The minimum number of off-street parking spaces shall be determined by the type of use in accordance with *Table 15.01.b*. For uses not specifically listed below, the required parking shall be in accordance with that of a similar use as determined by the Building Official, or determined by the Planning Commission based on documentation regarding the specific parking needs of the use.

<b>Table 15.01.b</b>	
<b>Parking Space Requirements</b>	
<b>Use</b>	<b>Parking Requirements</b>
<b>Residential Uses</b>	
Manufactured Homes	2 spaces per unit
Mobile Home Parks	2 spaces per unit plus 1 space per employee of the mobile home park plus 1 space per 3 mobile homes for visitor parking
Multiple Family Dwellings	1.5 spaces per efficiency or 1 bedroom dwelling unit plus 2 spaces per unit with 2 or more bedrooms
Single Family Attached, Detached & Two Family Dwellings	2 spaces per dwelling unit
<b>Agriculture &amp; Animal Uses</b>	
Veterinary Hospitals or Clinics	1 space per 400 sq. ft. of useable floor area plus 2 spaces per employee



**Table 15.01.b**  
**Parking Space Requirements**

Use	Parking Requirements
<b>Religious, Civic, Educational &amp; Governmental Uses</b>	
Churches, Temples & other Places of Worship, Clubs, Fraternal Organizations, Lodge Halls or other Places of General Assembly	1 space per 3 seats or 6 ft. of benches/pews
Libraries	1 space per 350 sq. ft. of usable floor area
Municipal Buildings & Uses	1 space per 250 sq. ft. usable floor area
Public & Private Noncommercial Recreation Facilities	1 space per 200 sq. ft. of usable floor area
Schools: Colleges, Universities, Business, Technical & Vocational Trade	1 space per 1 teacher, employee, or administrator plus 1 space per 10 students in addition to the requirements of the auditorium or stadium, whichever seats more
Schools: Public, Parochial or Private Elementary, Middle & High	1 space per 1 teacher, employee, or administrator in addition to the requirements for auditorium or stadium, whichever seats more plus 1 space per 10 students for high schools
<b>Retail Trade &amp; Service Uses</b>	
Business Service Storage Facilities	1 space per each 50 storage units plus 1 space per employee
Dry Cleaning, Retail	1 space per 500 sq. ft. of useable floor area
Funeral Homes	1 space per 50 sq. ft. of service parlors, chapels & reception area plus 1 space per each funeral vehicle stored on premise
Furniture/Carpet Stores	1 space per 800 sq. ft. of usable floor area
Grocery Store/Super Market	1 space per 200 sq. ft. of usable floor area
Laundromats	1 space per 2 washing machines
Mortuary Establishments	1 space per 50 sq. ft. of usable floor area
Open Air Businesses, Nurseries, Home Improvement Supplies & Similar Outdoor Retail Sale of Vegetation, Outdoor Home & Garden Supplies & Equipment	1 space per 500 sq. ft. of land area being used for display
Personal Service Establishments Including: Barber/Beauty Shops, Hair, Nail & Skin Care Services, Tanning Salons	1 space per 300 sq. ft. of useable floor area or 2.5 spaces per barber or beautician's chair/station, , whichever is greater
Retail Businesses Whose Principal Activity is the Sale/Rental of Merchandise within a Completely Enclosed Building of 60,000 sq. ft. or More	1 space per 250 sq. ft. of usable retail floor area for the first 50,000 sq. ft. Plus 1 space per 275 sq. ft. for the next 50,000 to 450,000 sq. ft. of usable retail floor area Plus 1 space per 300 sq. ft. for that area in excess of 450,000 sq. ft. of usable retail floor area
Retail Businesses Whose Principal Activity is the Sale/Rental of Merchandise within a Completely Enclosed Building up to 60,000 sq. ft.	1 space per 250 sq. ft. of usable floor space
Self Storage Facilities	4 spaces adjacent to the business office plus 1 space per 200 storage cubicles
Service Establishment of an Office, Showroom, or Workshop Nature	1 space per 800 sq. ft. of usable floor area
Video Rental Establishments	1 space per 150 sq. ft. of usable floor area



Table 15.01.b

## Parking Space Requirements

Use	Parking Requirements
Wholesale/Discount Clubs Establishments	1 space per 200 sq. ft. of usable floor area
<b>Motor Vehicle Uses</b>	
Automobile Filling/Service Station	2 spaces per service bay plus 2 spaces per employee plus 1 space per tow truck plus 1 space per 500 sq. ft. devoted to sales of automotive goods or convenience items
Automobile Repair, Maintenance & Body Work	2 spaces per service bay plus 1 space per employee plus 1 space per tow truck
Automobile Sales & Rental	1 space per 200 sq. ft. plus 3 spaces per each auto service bay
Automobile Washes (Automatic)	2 spaces plus 1 space per employee plus 12 stacking spaces per bay for free-standing washes, 6 stacking spaces when accessory to a gas station plus any required parking for other uses.
Automobile Washes (Self-Service or Coin Operated)	3 stacking spaces per wash bay plus 2 spaces per bay for drying/vacuuuming plus any required parking for other uses.
Recreational Vehicle Sales, Service & Storage	1 space per 800 sq. ft. plus 2 spaces per each vehicle sales service bay
<b>Accommodation &amp; Food Service Uses</b>	
Banquet Halls	1 space per 3 persons of capacity authorized by the Building Code or 1 space per 100 sq. ft. of usable floor area, whichever is greater plus any required parking for other uses, such as restaurants, gift shops, etc.
Bars, Night Clubs & Taverns	1 space per each 60 sq. ft. of usable floor area or 1space per 2 seats, whichever is greater
Hotels/Motels	1 space per guest room plus any required parking for conference rooms, restaurants, bars, exhibit space or banquet rooms
Restaurants, Drive-In	1 space per employee plus 1 space per drive in station
Restaurants, Drive-Thru	1 space per 70 sq. ft. of usable floor area or 0.5 spaces per seat, whichever is greater plus 3 designated drive-through short term waiting spaces plus 10 stacking spaces for drive through service which do not conflict with use of required spaces plus at least 2 longer spaces designated for recreational vehicles & semi-trucks
Restaurants, Sit Down (With Liquor)	1 space per 70 sq. ft. of usable floor area or 1 per 2 seats, whichever is greater
Restaurants, Sit Down (Without Liquor)	1 space per 100 sq. ft. of usable floor area or 1 space per 2 seats, whichever is the greater plus up to 5 longer spaces designated for recreational vehicles & semi-trucks



**Table 15.01.b**  
**Parking Space Requirements**

Use	Parking Requirements
Restaurants, Carryout	4 spaces or 1 space per employee plus 1 per 60 sq. ft. of usable floor area, whichever is greater
<b>Art, Entertainment &amp; Recreation Uses</b>	
Golf Courses	3 spaces per course hole plus any required parking for other uses such as a banquet hall, gift shop or lounge.
Health, Fitness & Athletic Clubs or Gyms	1 space per 200 sq. ft. of usable floor area
Indoor Recreation Including Private Athletic Fields, Billiards, Bowling, Swimming Pool	1 space per 3 persons allowed within the maximum occupancy load as established by the Building Code or 1 space per 200 sq. ft. of usable floor area, whichever is greater
Bowling Alleys	5 spaces per lane plus 25% of the required parking for any restaurant or lounge
Marinas & Boat Clubs	1 space per 2 boat slips plus any required parking for other uses such as a banquet hall or restaurant.
Outdoor Recreation Including Miniature Golf, Batting Cages Rifle, Gun & Archery Ranges, Go-Cart Tracks, & other Recreation Facilities Operated for Profit	2 spaces per batting cage, archery range, miniature golf hole, or similar activity
Theaters, Assembly Halls, Concert Halls, or Similar Places of Assembly when Conducted Completely within Enclosed Buildings	1 space per 3 seats plus 1 space per 2 employees
<b>Finance, Insurance, Real Estate, Professional, Scientific &amp; Technical Service Uses</b>	
Banks, Credit Unions, Savings & Loan Associations	1 space per 200 sq. ft. of usable floor area plus 2 spaces per "walk-up" ATM Drive-up windows shall be provided 4 stacking spaces per window
Professional Business Offices & Services	1 space per each 250 sq. ft. of usable floor area
<b>Health &amp; Human Care Uses</b>	
Adult Day Care Centers, Foster Care, Family Day Care Home, Foster Family Home, Group Day Care Home	1 space per 4 clients plus 1 space per each employee
Child Care Center, Nursery Schools & Day Nurseries	2 spaces plus 1 additional space per 8 children of licensed authorized capacity
Hospitals	2 spaces per inpatient bed plus 1 space per each 200 sq. ft. of office or outpatient area
Medical Offices & Clinics	1 space per 250 sq. ft. of usable floor area
Senior Assisted Living	1 space per room or 2 beds, whichever is less plus 1 space per employee
Convalescent/Nursing Home	1 space per 2 rooms or 3 beds, whichever is less plus 1 space per employee
Senior Independent Living	1.5 spaces per unit



Table 15.01.b

## Parking Space Requirements

Use	Parking Requirements
<b>Transportation, Utility &amp; Warehousing Uses</b>	
Warehousing & Storage	1 space per 1,500 sq. ft. usable floor area or 1 space per employee, whichever is greater plus 1 space per corporate vehicle
<b>Manufacturing &amp; Construction Uses</b>	
Light Industrial, Manufacturing, Testing Labs, Research, Design & Development Centers	1 space per 700 sq. ft. of useable floor area or 1.2 spaces per employee, whichever is greater plus 1 space per corporate vehicle stored on site

## Section 15.02

## Off-Street Parking Facility Design

Whenever the off-street parking requirements in this Article require the building of an off-street parking facility, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following regulations.

## (a) Access

- (1) Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles meeting the requirements of *Section 15.05 Driveway Access Management*.
- (2) All spaces shall be provided adequate access by means of maneuvering lanes.
- (3) Parking lots shall be designed to prevent vehicles from backing into the road or requiring use of the road for maneuvering between parking rows.
- (4) Ingress and egress to parking lot lying in a Non-Residential District shall not traverse any land in a Residential District.
- (5) Each entrance to and exit from any off-street parking lot located in a Non-Residential District shall be setback twenty-five (25) feet from any adjacent Single Family Residential District.

(b) **Dimensional Requirements.** Plans for the layout of off-street parking facilities shall be in accordance with *Table 15.02*.

Table 15.02 Off-Street Parking Dimensional Requirements				
Parking Pattern	Parking Space		Maneuvering Lane Width	
	Width	Length	One Way	Two Way
0° (Parallel)	8 ft.	23 ft.	12 ft. <sup>1</sup>	24 ft.
30° to 53°	9 ft.	18 ft.	12 ft.	24 ft.
54° to 74°	9 ft.	18 ft.	15 ft.	24 ft.
75° to 90°	9 ft. 6 in.	20 ft.	20 ft.	24 ft.

<sup>1</sup> Will be required to be increase in instances where fire or safety apparatus is required to use maneuvering lanes.



- (c) **Parking Abutting Sidewalk.** Where a parking space abuts a building or sidewalk, the minimum sidewalk width shall be seven (7) feet. Where parking spaces overhang a seven (7) foot wide sidewalk or a curbed landscape area, two (2) feet may be deducted from the required length of the parking space.
- (d) **Stacking Spaces.** Required stacking spaces shall be a minimum nine (9) feet wide and twenty (20) feet in length.
- (e) **Pavement.** All driveways and parking lots, with the exception of those serving detached single family homes, shall be hard-surfaced with concrete or asphalt and shall have concrete curbing on all sides. Bumper blocks shall not be used in parking lots except where the Planning Commission determines they are necessary. The Planning Commission may approve alternative paving materials, such as permeable/grass pavers or pervious concrete, for overflow, seasonal or low usage parking, based upon the review and recommendation of the Township Engineer.
- (f) **Drainage.** All parking lots shall be graded or drained to dispose of storm water runoff. The Planning Commission may permit openings in the curbing for drainage purposes. No surface water from a commercial or industrial parking lot shall be permitted to drain directly onto adjoining property unless a drainage easement has been obtained. Discharge of drainage into a public right-of-way or municipal storm sewer shall require written approval of Wayne County, the appropriate road agency and Township Engineer. Parking lot pavement, curbing and drainage shall be in accordance with Township specifications or approved by Township Engineer. All storm water shall meet the requirements of the Wayne County Storm Water Management Ordinance ([www.waynecounty.com/doi/watershed/swOrdinanceSum.htm](http://www.waynecounty.com/doi/watershed/swOrdinanceSum.htm)).
- (g) **Illumination.** All illumination of parking lots or display areas shall be designed, installed and/or shielded to prevent spillover onto adjacent properties, and shall be arranged to prohibit adverse affect on motorist visibility on adjacent public roads. Parking lot lighting shall comply with the requirements of *Section 14.04 Lighting*.
- (h) **Construction and Maintenance**
- (1) **Plans.** Plans and specifications for parking areas shall be submitted and approved following the site plan review requirements of *Article 17 Site Plan Review*.
  - (2) **Installation.** Required parking lots shall be installed and completed before issuance of an occupancy permit. The Building Official may grant a single extension for an additional six (6) months in the event of adverse weather conditions or unusual delays beyond the control of the property owner.
  - (3) **Maintenance.** Pavement shall be maintained in good condition. The visibility of pavement markings delineating parking spaces and directional control shall be maintained.



### Section 15.03 Off-Street Loading Requirements

On premise space for standing, loading and unloading vehicles shall be provided per use involving the receipt or distribution of goods in accordance with the following regulations. The Planning Commission may permit central loading areas to be shared by multiple uses, such as in a retail shopping center or office park.

- (a) **Not Included with Parking.** Required loading areas shall not be included in calculations for off-street parking space requirements.
- (b) **Location.** Loading/unloading areas and docks shall not be provided in the front yard. Where possible, loading areas shall be integrated into the design of the building to minimize visibility.
- (c) **Alleys.** Where an alley exists at the rear of the building, the required loading area may be computed from the centerline of the alley.
- (d) **Size.** The size of all required loading/unloading spaces shall be at least ten (10) feet by fifty (50) feet or five-hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. The Planning Commission may modify this requirement for uses, such as offices, that will involve smaller delivery trucks.
- (e) **Traffic Flow.** The size of the loading area shall be sufficient to prevent undue interference with adjacent required parking spaces, maneuvering aisles, or traffic flow on public roads.
- (f) **Number.** The minimum number of loading spaces shall be provided in accordance with *Table 15.03*.
- (g) **Pavement.** Loading dock approaches shall be constructed of an asphalt or concrete with a base sufficient to accommodate expected vehicle weight.
- (h) **Screening.** Loading docks and loading areas visible from a Residential District or a public road shall be adequately screened by a wall and/or landscaping.
- (i) **Exceptions.** For office uses that will not require a large truck deliveries, loading may take place in undesignated places in parking lots provided such loading is of a short-term nature.

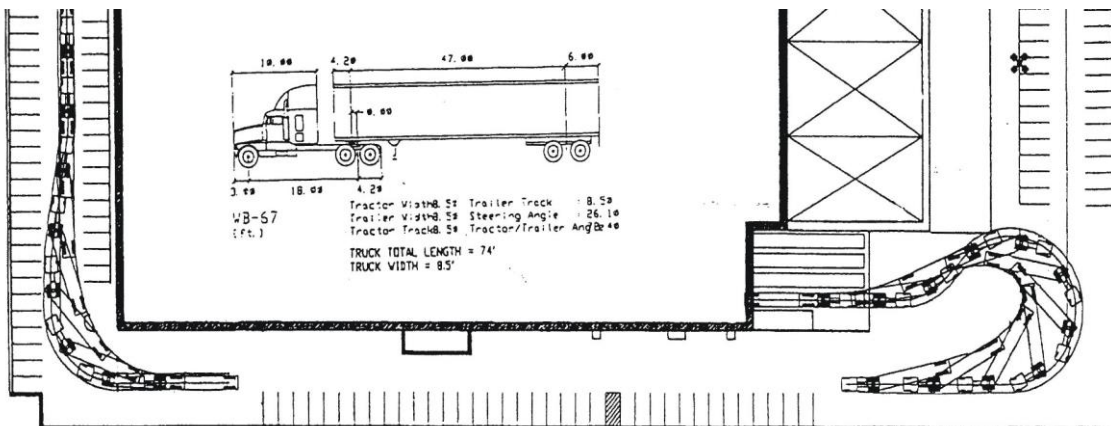
<b>Table 15.03</b>	
<b>Off-Street Loading Requirements</b>	
<b>Gross Floor Area (in square feet)</b>	<b>Loading &amp; Unloading Space Required</b>
<b>Commercial, Office &amp; Institutional Uses</b>	
<b>Up to 5,000</b>	1 space
<b>5,001 - 60,000</b>	1 space plus 1 space per additional 20,000 sq. ft
<b>60,001 &amp; over</b>	1 space plus 1 space per additional 50,000 sq. ft
<b>Industrial Uses</b>	
<b>Up to 1,400</b>	None
<b>1,401 - 20,000</b>	1 space
<b>20,001 - 100,000</b>	1 space plus 1 space per additional 20,000 sq. ft
<b>100,001 &amp; over</b>	5 spaces



## Section 15.04 Truck Maneuvering, Access and Circulation Standards

- (a) **Truck Access.** All site plans submitted under of *Article 17 Site Plan Review* must indicate the type and volume of truck traffic anticipated at the site, include dimensions of all truck access and circulation lanes, and indicate all truck loading/unloading areas. Driveways and roads of commercial and industrial facilities anticipated to receive truck traffic must be designed to adequately accommodate that traffic and be constructed to meet Wayne County and Michigan Department of Transportation (MDOT) standards.
- (b) **Truck Circulation Plan.** Site plans must include a diagram with the dimensions of trucks anticipated at the site and show all existing and proposed truck circulation patterns, including the direction and flow of truck traffic on the site and dimensions of all truck service drives, berths and dock approaches.

**Truck Circulation Plan**



- (c) **Turning Radius.** Design features for trucking facilities shall include larger turning radii and added maneuvering space and pavement design to accommodate trucks. At a minimum these standards shall be those recommended by the American Association of State Highway and Transportation Officials (AASHTO) or another standard specified by the Township Engineer.

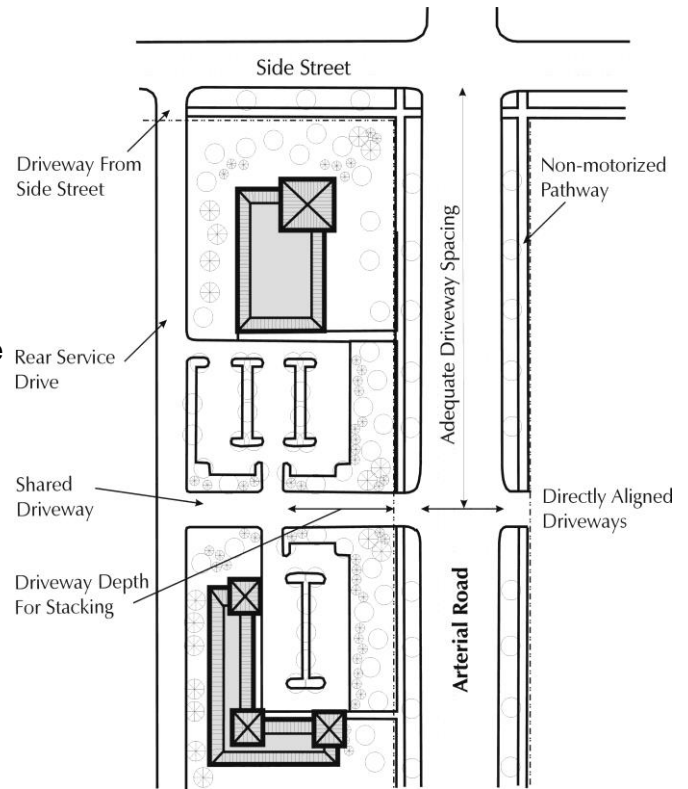
**Section 15.05 Driveway Access Management**

**(a) Driveway Location in General**

- (1) All driveways serving multiple-family, commercial, office, institutional or industrial uses, hereafter referred to as “commercial driveways,” shall comply with the requirements of this section.
- (2) Driveways for non-residential uses 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) Driveway Spacing Standards**

- (1) Minimum spacing requirements between a proposed commercial driveway and an intersection either adjacent or on the opposite side of the road may be set on a case-by-case basis but in no instance shall be less than the distances listed in *Table 15.05.a*. The following measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the road, to the near lane edge of the intersecting road or pavement edge for uncurbed sections.



**Table 15.05.a**

**Minimum Commercial Driveway Spacing from Road Intersections <sup>1,2</sup>**

Location of Driveway	Minimum Spacing for a Full Movement Driveway	Minimum Spacing for a Channelized Driveway Restricting Left Turns
<b>Along Major Roads, Intersecting Road is a Major Road</b>	250 ft.	125 ft.
<b>Along Major Roads, Intersecting Road is Not a Major Road</b>	200 ft.	125 ft.
<b>All Other Roads</b>	75 ft.	50 ft.

<sup>1</sup> Major Roads are defined in *Article 25 Definitions*.  
<sup>2</sup> For sites with insufficient road frontage to meet the above criterion, the Planning Commission may require construction of the driveway on a side street, a shared driveway with an adjacent property, construction of the driveway along the property line farthest from the intersection, or require a service drive.

- (2) Minimum spacing between two (2) commercial driveways shall be determined based upon posted speed limits along the parcel frontage. The minimum spacing indicated in *Table 15.05.b*. are measured from centerline to centerline.



- (3) To reduce left-turn conflicts, new commercial driveways shall be aligned with those across the road where possible. If alignment is not possible, driveways shall be offset a minimum of two-hundred fifty (250) feet along arterial roads and one-hundred-fifty (150) feet along collector and local roads from those on the opposite side of the road. These standards may be reduced by the Planning Commission where there is insufficient frontage and shared access with an adjacent site is not feasible.

**Table 15.05.b**

**Minimum Commercial Driveway Spacing from Another Driveway**

Posted Speed Limit (MPH)	Minimum Driveway Spacing
25	125 ft.
30	155 ft.
35	185 ft.
40	225 ft.
45	300 ft.
50 & Over	330 ft.

Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways.

- (4) 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, but in no case shall spacing of a full-access driveway be less than sixty (60) feet, measured centerline to centerline.

#### (c) Number of Commercial Driveways

- (1) The number of commercial driveways serving a property shall be the minimum number necessary to provide reasonable access and access for emergency vehicles, while preserving traffic operations and safety along the public road.
- (2) Access shall be provided per separately owned parcel. This access may be an individual driveway, shared driveway or via a service drive. Multiple driveways may be permitted for property only as follows:
- a. One (1) additional driveway may be allowed for properties with a continuous frontage of over three-hundred (300) feet, and one (1) additional driveway per additional three-hundred (300) feet of frontage, if the Planning Commission determines there are no other reasonable access opportunities.
  - b. The Planning Commission determines additional access is justified without compromising traffic operations along the public road.
  - c. Two (2) one-way driveways may be permitted where the frontage is at least one-hundred twenty-five (125) feet.

#### (d) Commercial Driveway Design

- (1) All commercial driveways shall be designed according to the standards of the Township, the Wayne County or MDOT, as appropriate.
- (2) For high traffic generators, or for commercial driveways along roads experiencing or expected to experience congestion, the Planning Commission may require two (2) egress lanes.



- (3) Where a boulevard entrance is desired by the applicant or Planning Commission, a fully curbed island shall separate the ingress and egress lanes. The radii forming the edges on this island shall be designed to accommodate the largest vehicle that will use the driveway. The minimum area of the island shall be one hundred eighty (180) square feet. The Planning Commission may require landscaping on the section outside the public right-of-way. Such landscaping shall be tolerant of road conditions.

(e) **Shared Driveways, Frontage Roads and Service Drives**

- (1) Where noted above, or 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 property owner's right to reasonable access, a shared driveway, frontage road or service drive connecting two (2) or more properties or uses may be required. In particular, service drives may be required near existing traffic signals or near locations having potential for future signalization; along major arterial roads with high traffic volumes; and along segments with a relatively high number of accidents or limited sight distance.
- (2) Shared driveways and service drives shall be within an access easement recorded with the Wayne County Register of Deeds. A draft of the access easement shall be provided to the Township for review prior to filing.
- (3) The number of accesses along a service drive shall be according to the standards of this section. The Planning Commission may allow temporary access where the service drive is not completed if a performance bond or other financial guarantee is provided which assures elimination of the temporary access upon completion of the service drive. Building permits shall not be issued until such financial guarantee has been submitted to the Township.
- (4) Service Drive Design Standards
  - a. **Location.** Service 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 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 drive shall be within an access easement permitting traffic circulation between properties. This easement shall be a minimum of forty (40) feet wide, The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission.
  - c. **Construction and Materials.** Service drives shall have a base, pavement and curb with gutter in accordance Wayne County standards for public roads, except the width of the service road shall have a minimum pavement width of twenty-six (26) feet or as approved by the Township Engineer.



- d. **Parking.** The service drive 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 drive. In reviewing the site plan, the Planning Commission may permit temporary parking in the easement area where a continuous service drive is not yet available, provided that the layout allows removal of the parking in the future to allow extension of the service drive.
- e. **Access to Service Drive.** The Planning Commission shall approve the location of all accesses to the service drive, based on the driveway spacing standards of this Section, provided the Planning Commission may allow additional driveways if approved by the Wayne County or MDOT, and consistent with purpose of this section.
- f. **Temporary Access.** The Planning Commission may approve temporary accesses where a continuous service drive is not yet available and a performance bond or escrow is created to assure elimination of temporary access when the service drive is continued. Building permits shall not be issued until monies have been deposited with the Township.
- g. **Elevation.** The site plan shall indicate the proposed elevation of the service drive at the property line and the Township shall maintain a record of all service drive elevations so that their grades can be coordinated.
- h. **Landscaping.** The area between a service drive and the public road right-of-way shall be planted as a landscaped greenbelt as specified in *Section 14.02 (e) Greenbelts*.
- i. **Maintenance.** Each property owner shall be responsible for maintenance of the easement and service drive.

### Service Drives

