

**ARTICLE 14.00
VP VEHICULAR PARKING DISTRICTS**

Section 14.01 PURPOSE

VP Vehicular Parking Districts are designed to accommodate off-street parking for the exclusive use of the patrons or employees of stores, shops or businesses in an adjoining commercial and/or office service district.

Section 14.02 PRINCIPAL PERMITTED USES

The land in a Vehicular Parking District shall be used only for off-street vehicular parking and no building or structure shall be permitted except as provided in Section 14.04 paragraph 7(m) of this Article.

Section 14.03 USES SUBJECT TO SPECIAL CONDITIONS

The following uses shall be considered uses subject to special conditions in this district and may be permitted only after public hearing and review and approval by the Planning Commission.

The Commission shall review the application for use subject to special conditions in accordance with the procedure and standards as established in Section 3.09 of this Ordinance and specific standards directly related to the proposed use as established below:

Section 14.03.1 Park and ride lot or other facility of similar nature which, in the opinion of the Planning Commission, will not be detrimental to the orderly development of the adjacent district and/or uses, in particular, single family residential neighborhoods.

Section 14.04 DEVELOPMENT REQUIREMENTS

The following requirements shall be complied with in a VP Vehicular Parking District:

Section 14.04.1 SITE PLAN AND DEVELOPMENT APPROVAL FOR ALL USES AS SPECIFIED IN ARTICLE 27.00 OF THIS ORDINANCE

Section 14.04.2 OFF-STREET PARKING FOR ALL USES AS SPECIFIED IN ARTICLE 24.00 OF THIS ORDINANCE

Section 14.04.3 SCREENING AND LAND USE BUFFER FOR ALL USES AS SPECIFIED IN ARTICLE 26.00 OF THIS ORDINANCE

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Section 14.04.4 SIGNS FOR ALL USES AS SPECIFIED IN ARTICLE 25.00 OF THIS ORDINANCE

Section 14.04.5 GENERAL PROVISIONS OF THIS ORDINANCE, ARTICLE 4.00

Particular conditions or provisions may generally apply to development in this District as found in GENERAL PROVISIONS ARTICLE 4.00 of this Ordinance.

Section 14.04.6 YARD GRADING AND DRAINAGE

All yards in a VP Vehicular Parking District shall be graded in a manner which shall avoid the ponding of storm water unless said conditions have been designed to occur as part of a storm detention plan which has been approved by Frenchtown Charter Township and such grading shall comply with the engineering design standards for Frenchtown Charter Township. A detailed grading plan shall be submitted by the builder/developer and shall be approved by Frenchtown Charter Township prior to issuance of a permit.

Section 14.04.7 SPECIFIC REQUIREMENTS

The following specific requirements shall apply within a VP Vehicular Parking District:

Section 14.04.7(a) All roads shall be constructed in accordance with standards adopted by Frenchtown Charter Township.

Section 14.04.7(b) All utility lines or similar facilities intended to serve any use in a VP Vehicular Parking District, whether designed for primary service from main lines or for distribution of services throughout the site, shall be placed and maintained underground at all points within the boundaries of the site.

Section 14.04.7(c) Sanitary and storm sewer systems shall be provided in accordance with standards adopted by Frenchtown Charter Township.

Section 14.04.7(d) Any structures shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.

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Section 14.04.7(e) Lighting shall be provided in an amount which shall be sufficient to permit safe movement of vehicles and pedestrians at night. The lighting shall be hidden source and so located and designed as to reflect light away from adjacent properties with particular attention to single family residential areas.

Section 14.04.7(f) Water system improvements and hydrant shall be provided in accordance with standards adopted by Frenchtown Charter Township.

Section 14.04.7(g) The method of trash pick up shall be presented to the Planning Commission for approval. If dumpsters are proposed, they shall be screened in a manner acceptable to the Planning Commission. No dumpster shall be located less than fifteen (15) feet from any building. All dumpsters shall be located on a concrete pad sufficient in size (area) to accommodate the dumpster and the dumpster pick up vehicle.

Section 14.04.7(h) Fences and/or walls.

The erection, construction, or alteration of any fence, wall or other type of protective barrier shall require a Building Permit and prior to construction shall be approved by the Building Official. The Building Official shall review the adequacy and appropriateness of the proposed construction plans and shall review the application to insure conformance to the requirements of this Ordinance, in regards to land use development, and to the specific requirements of this Section. Fences shall conform to the following requirements:

Section 14.04.7(h)(1) All fencing and/or screening walls required and/or approved by the Planning Commission as part of Use Subject to Special Conditions and/or Site Plan Approval shall be permitted.

Section 14.04.7(h)(2) Fencing shall conform to the following requirements:

Section 14.04.7(h)(2-a) No fence shall hereafter be erected on a lot in excess of six (6) feet or less than three (3) feet in height above the grade of the surrounding

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land, except that tennis court fencing is exempt from this provision in accordance with Section 8.03.9

Section 14.04.7(h)(2-b) No fence shall be located in the required front yard of any lot.

Section 14.04.7(h)(2-c) No fence shall be located in the required (street side) side yard of a corner lot.

Section 14.04.7(h)(2-d) Lake lots: No fence shall be located in the required lakeside yard setback and street side yard setback.

Section 14.04.7(h)(2-e) All fences hereafter shall be of an ornamental nature. Barbed wire, spikes, nails or any other sharp point or instrument of any kind on the top of or on the side of any fence, or electric current or charge in said fences are prohibited. Notwithstanding anything in this Ordinance to the contrary, fences protecting municipal or public utility installations may exceed the heights provided for herein and barbed wire cradles may be placed on the top of

said fences enclosing municipal or public utility installations or wherever deemed necessary in the interest of public safety. Plastic or other type of striping intertwined in cyclone fencing shall be prohibited.

Section 14.04.7(h)(2-f) No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8) feet above the road level (see Section 4.30 for specific requirements.) Such unobstructed corner shall mean a

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triangular area formed by the street property lines and a line connecting them.

- Section 14.04.7(i) See the current Building Code requirements, adopted by Frenchtown Charter Township, for regulations pertaining to pool fencing.
- Section 14.04.7(j) Street trees shall be provided between the street or road pavement and sidewalk of all interior and exterior streets and/or roadways.
- Section 14.04.7(k) The parking area shall be used solely for parking private passenger vehicles, for periods of less than one (1) day.
- Section 14.04.7(l) Signs shall be limited to entrance and exit signs and one additional sign indicating the conditions of use.
- Section 14.04.7(m) No building shall be erected on the premise except for a shelter for attendants which shall not exceed twelve (12) feet in height and shall be set back a minimum of twenty-five (25) feet from the street setback line.
- Section 14.04.7(n) Control devices may be used to regulate the egress and ingress to the lot if approved by the Planning Commission.
- Section 14.04.7(o) Where a Vehicular Parking District is intended to serve as egress/ingress to an adjacent commercial and/or office service district, the Planning Commission, prior to granting approval of the proposed layout, shall insure that the proposed development will not be detrimental to the orderly development of the adjacent districts and/or uses, in particular, single family residential neighborhoods.

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