

**ARTICLE 24.00
OFF-STREET PARKING REQUIREMENTS,
LAYOUT, STANDARDS, AND OFF-STREET
LOADING AND UNLOADING**

Section 24.01 SCOPE OF OFF-STREET PARKING REQUIREMENTS

Section 24.01.1 GENERAL APPLICABILITY

In all zoning districts, off-street parking facilities for the parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of newly erected buildings, altered buildings, or extended buildings shall be provided and maintained in accordance with this Article.

Section 24.01.2 CHANGE IN USE

Parking facilities shall be provided in accordance with this Ordinance whenever the existing use of a building, structure or parking lot is changed. Any variance which may have been approved for an existing lot prior to this proposed change will not be applicable.

Section 24.01.3 INCREASE IN FLOOR AREA

When the intensity of use for a structure existing prior to the effective date of this Ordinance is increased by adding more dwelling units, floor area, seating capacity, or other similar means, additional off-street parking shall be provided. The parking facility (existing and additional) shall be brought into compliance with the requirements of this Ordinance.

Section 24.02 EXISTING PARKING FACILITIES

Off-street parking facilities existing at the effective date of this Ordinance which do not meet the requirements of this Ordinance and serve an existing use shall be declared as non-conforming and may continue to be used thereafter provided the size of the off-street parking facility, parking bay, and aisles are not reduced below the requirement of this Ordinance. Modifications in the existing use resulting in change of use or increase of floor area will require modification of the off-street parking facility consistent with this Article.

Section 24.03 PARKING SPACE VS. LOADING SPACE, STACKING SPACE, AND STORAGE SPACE

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 24.03.1 Loading space as required in Section 24.08, stacking or drive-through spaces as required in Section 24.07, and parking spaces as required in Section 24.05 shall be considered separate and distinct requirements and as such shall be treated as separate components on the proposed site plan. In no case shall one component be construed as meeting the requirement of one of the other required components.

Section 24.03.2 For the purposes of this Ordinance, parking space is considered to be a distinct and different use from storage space. A parking space shall be a designated area for use by an owner, occupant, employee, or patron of the business, office, industrial, residential, or other use of the property. The parking space is intended to permit said persons to leave their automobile for a temporary period to utilize the facility. A storage space is intended to be used to place or leave an automobile for preservation or later pickup or disposal.

Section 24.04 SITE PLAN APPROVAL - BUILDING PERMIT

A building permit will be required for the construction of any driveway or parking lot constructed of hard surfaced materials as specified in Section 24.06.

Any proposed parking lot shall be shown on a site plan submitted to the planning commission for approval. If the proposed parking lot is not part of a development which must receive site plan approval, the owner, developer, etc. must submit a parking development plan to the Building Department, consistent with the requirements of Section 24.06 of this Ordinance.

Section 24.05 GENERAL REQUIREMENTS

In all zoning districts, off-street vehicle parking facilities shall be provided and maintained as herein prescribed.

Section 24.05.1 Parking Location

Section 24.05.1(a) Single Family, Two Family Dwellings

Parking facilities for one- and two-family dwellings shall be located on the same lot or parcel as the dwelling they are intended to serve. Said facilities shall consist of a parking strip, parking space, and/or garage. No parking shall be permitted elsewhere on the lot or on abutting public right-of-way except upon a paved street where such parking is otherwise permitted. No parking is permitted on lawns (both private property and right-of-way). Paved or gravel parking areas shall not exceed forty (40%) percent of the total area of the front yard.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 24.05.1(b) Other Residential Including Multiple Family

The off-street parking facilities for other residential uses, including multiple family, shall be located on the same lot or parcel as the building they are intended to serve. In the case of multiple family residential and similar uses where there are a number of buildings on one parcel, the required parking shall generally be located within three hundred (300) feet of the building for which the specific parking facility is intended. Parking facilities shall not be closer than twenty (20) feet to any multiple family residential structure.

Section 24.05.1(c) The off-street parking facilities for all other uses shall be located on the same lot, parcel, or site as the building they are intended to serve.

Section 24.05.1(d) Whenever the Township Board establishes off-street parking facilities by means of a special assessment district or other means, or when the Board approves a joint off-street parking facility cooperatively developed by a number of property owners, after recommendation by the Planning Commission, the Board may determine upon completion of said facility that all buildings erected or uses established thereafter within the special assessment district(s) or on properties owned by the cooperating property owners at the time of completion of the facility, shall be exempt from the requirements of this Section for supplying off-street parking facilities on their individual lot, parcel, or site.

Section 24.05.2 PARKING RESTRICTIONS

Section 24.05.2(a) It shall be unlawful for any person, firm, partnership, or corporation to park or store any motor vehicle on private property without the expressed or implied consent of the owner, holder, occupant, lessee, agent, and/or trustee of said property.

Section 24.05.2(b) It shall be unlawful for any person, firm, partnership, or corporation to park or store any motor vehicle on private or public parking lot with or without the consent of the owner, holder, occupant, lessee, agent, and/or trustee of said parking lot unless said parking lot is in compliance with all the requirements of the Township Zoning Ordinance.

Section 24.05.2(c) It shall be unlawful for any person, firm, partnership, or corporation to park or store any motor vehicle used in the operation of the business on a private or public parking lot with or without the consent of the owner, holder, occupant,

lessee, agent, and/or trustee of said parking lot unless said parking location has been reviewed and approved by the Planning Commission.

Section 24.05.3 COLLECTIVE PARKING FACILITIES

Section 24.05.3(a) Nothing in this Section shall be construed to prevent collective provisions of off-street parking facilities for two or more buildings or uses, provided collectively, such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table provided in Section 24.05.12. The Commission may permit a twenty-five (25) percent reduction in the total number of parking spaces required under the above conditions provided a detailed study along with supportive information is submitted showing the demands of the uses occur at different times and an overlap does not occur.

Section 24.05.3(b) Parking spaces already provided to meet off-street parking requirements for theaters, stadiums, auditoriums, stores, office buildings, industrial establishments, and other places of public assembly lying within five hundred (500) feet of a church as measured along the line of public access and that are not normally used between the hours of 6:00 AM and 6:00 PM on Sundays, may be used to meet no more than twenty-five (25) percent of the parking requirements of the church, provided the church can show that the specific requirements of the parking ordinance can be met on site in the future if said parking shall no longer be available to the church.

Section 24.05.4 USE OF A PARKING LOT RESTRICTED

It is the intent of this Ordinance to clearly indicate that a parking lot facility is designed for the temporary parking of non-commercial motor vehicles. It shall be unlawful for any person, firm, partnership, or corporation to park or store any motor vehicle used in the operation of the business on a private or public parking lot with or without the consent of the owner, holder, occupant, lessee, agent, and/or trustee of said parking lot unless said parking location has been reviewed and approved by the Planning Commission. The storage of merchandise, wrecked or junked cars, inoperable motor vehicles, sale of motor vehicles or other merchandise, or repair of motor vehicles is prohibited. Emergency services required to start or move a motor vehicle are permitted.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

FEBRUARY 10, 2004

PAGE 436

ARTICLE 24.00

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 24.05.5 PARKING DURATION

Except when land is used as a storage space in direct connection with an approved use such as a repair or service garage, a maximum eighteen (18) hour time limit for parking in a non-residential off-street parking area shall prevail.

Section 24.05.6 FRACTIONAL REQUIREMENTS

When units or measurements determining the number of required parking spaces result in a fractional space, any fraction of up to one-half (1/2) shall be disregarded. Fractions including one-half (1/2) and over shall require one (1) parking space.

Section 24.05.7 BARRIER-FREE PARKING SPACES

Barrier-free parking spaces are required and included as part of the total parking space requirement of Section 24.05.12. A barrier-free parking space shall be at least twelve (12) feet wide and twenty (20) feet in length. Barrier-free parking spaces shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966 as amended. Barrier-free spaces must be in conformance with the following table:

**REQUIRED NUMBER OF BARRIER-FREE
PARKING SPACES REQUIRED**

<u>TOTAL PARKING SPACES IN LOT</u>	<u>(BARRIER-FREE SPACES SHALL BE IN- INCLUDED IN TOTAL REQUIRED, NOT IN ADDITION TO)</u>
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

**REQUIRED NUMBER OF BARRIER-FREE
PARKING SPACES REQUIRED**

TOTAL PARKING SPACES IN LOT	(BARRIER-FREE SPACES SHALL BE IN- INCLUDED IN TOTAL REQUIRED, NOT IN ADDITION TO)
501 to 1000	2% of total
Over 1000	20 Plus 1 For Each 100 Over 1000

Section 24.05.7(a) Barrier-free spaces shall be located as close as possible to elevators, ramps, walkways, and entry areas. Where a curb exists between a parking lot and sidewalk, an inclined curb approach or a curb cut with a gradient of not more than one (1) foot in twelve (12) feet and a width of not less than four (4) feet shall be provided for wheel chair access.

Section 24.05.8 EXTENSION OF BUILDING INTO EXISTING PARKING LOT

Nothing in this Section shall prevent the extension of or addition to a building into an existing parking area which is required for the original building. However, enlargement of the existing parking lot, or an additional area located on the same lot or parcel shall be constructed which provides parking in an amount sufficient to meet the requirements of this Ordinance for the new building square footage (original building + addition.)

Section 24.05.9 CONTINUING PARKING OBLIGATION

The schedule of requirements for off-street parking space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located so long as the structure is in existence and requires vehicle parking. It shall be unlawful for an owner of any building affected by this Ordinance to discontinue, change, or dispense with, or to cause the discontinuance, sale, or transfer of the structure, without establishing alternative parking space which meets with the requirements of and is in compliance with this Ordinance. It shall also be unlawful for any person, firm, or corporation to use such a building without acquiring land for vehicle parking which meets the requirements of and is in compliance with this Ordinance.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 24.05.10 USES NOT MENTIONED

In the case of any building, structure, or premise whose use is not specifically mentioned herein, the Planning Commission shall determine the appropriate parking requirements after review of the data submitted by the applicant and review by the Township planner.

Section 24.05.11 USABLE FLOOR AREA

For the purpose of applying the requirements of this paragraph, the "Usable Floor Area" of offices, merchandising, or service types of uses, excepting shopping centers, shall mean the sum of the gross horizontal floor area of the several floors of the building measured from the exterior walls used or intended to be used by tenants, or for service to the public or customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not include areas used principally for non-public purpose, such as storage, incidental repairs, processing or packaging of merchandise, shop windows, offices incidental to the management or maintenance of stores or buildings, toilets or restrooms, utilities or areas for dressing, fitting, or alterations. The application for approval shall clearly indicate through the use of floor plans and calculations the area designed as "usable area" and the use of areas not considered to be "usable floor area." If such information is not submitted, or if the structure is a shopping center, parking requirements shall be based on eighty (80) percent of the sum of the gross horizontal floor area of the several floors of the building measured from the exterior faces of the exterior walls.

Section 24.05.12 SCHEDULE 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 in previous paragraphs, shall be determined in accordance with the following table. The space so required shall be stated in the application for a building permit and certificate of occupancy and shall be a continuing obligation of the owner.

<u>USE</u>	<u>REQUIRED NUMBER OF PARKING SPACES PER UNIT OF MEASURES</u>
------------	---------------------------------------------------------------

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 24.05.12(a) **COMMERCIAL**

Animal hospitals and commercial kennels	ONE (1) per 400 square feet of usable floor area <i>plus</i> ONE (1) per employee
Auto repair shops, bump shops, service garages station	TWO (2) per service bay, stall, or <i>plus</i> ONE (1) per 800 square feet of usable floor area <i>plus</i> ONE (1) per 2 employees
Auto sales service area	ONE (1) per 800 square feet of usable floor area exclusive of <i>plus</i> ONE (1) per auto service bay, stall, or station in the service area <i>plus</i> ONE (1) per employee <i>plus</i> ONE (1) per 800 square feet of outdoor sales area
exclusive of that required for vehicles stored for sale	<i>Note:</i> All parking required shall be
Beauty parlor and barber shops	TWO (2) per chair or station <i>plus</i> ONE (1) per employee
Carnivals, outdoor assemblies, and similar uses	ONE (1) per 100 square feet of gross activity area
Car wash - automatic	ONE (1) per employee <i>plus</i> FIVE (5) waiting spaces for each
twenty linear feet of wash/dry	

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

line facility

Car wash - self service

FOUR (4) per washing stall

Drive-in theater

ONE (1) outdoor speaker
plus

ONE (1) per employee

FEBRUARY 10, 2004

PAGE 440

ARTICLE 24.00

Drive-through facilities: i.e., establishments with service windows or similar arrangements for the purpose of serving customers in their vehicles

SEVEN (7) stacking spaces per window
plus

Required off-street parking space per designated use

Establishments for sale and consumption on the premises of alcoholic beverages, food, or refreshments

ONE (1) per two persons allowed within the maximum occupancy load and/or maximum seating capacity as established by local, county,

or state fire, building, or

health codes

plus

ONE (1) per employee

Furniture and appliance, household equipment repair shops, showroom of plumber, decorator, electrician or similar trade, clothing and shoe repair, wholesale stores and machinery sales

ONE (1) per 800 square feet usable floor area
plus

ONE (1) per employee

Filling and automobile service stations

TWO (2) per lubrication stall, rack, or pit
plus

ONE (1) per fuel pump

Laundromats and coin operated dry cleaners

ONE (1) per washing and/or dry cleaning machines

Mortuaries or funeral homes

ONE (1) per fifty (50) square feet of

floor space in the parlors or individual funeral service

rooms

Motel, hotel, or other commercial lodging establishments

ONE (1) per unit
plus

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

ONE (1) per employee
plus
Parking required for accessory uses such as restaurant or bar .
Where accessory uses are not provided

ONE
POINT
TWO (1.2) per unit

FEBRUARY 10, 2004

PAGE 441

ARTICLE 24.00

plus
ONE (1) per employee
Open air businesses ONE (1) per 800 square feet of gross
lot area used for open air
sales or display
plus
Additional parking space for any
structure utilized for retail
sales
computed in accordance with this
Ordinance
Personal service establishment,
not otherwise provided for herein ONE (1) per 300 square feet of usable
floor area
plus
ONE (1) per 2 employees
Restaurant carry-out ONE (1) per 50 square feet of gross
floor area
plus
ONE (1) per 2 employees
A minimum of 10 parking spaces is
required
Restaurant, fast-food, drive-
through ONE (1) per fifty square feet of gross
floor eating area
plus
ONE (1) per employee
plus
SEVEN (7) stacking spaces per window
Retail stores except as otherwise
specified herein ONE (1) per 150 square feet of usable
floor area
plus
ONE (1) per employee

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Roadside stands SIX (6) per establishment

Shopping centers ONE (1) per 150 square feet of usable floor area
 (For the purpose of this Section, shopping centers shall be defined as a structure or group of structures located on the same zoning lot or parcel which provide a variety of commercial uses and also provide common off-street parking facilities, pedestrian areas, and vehicular movement areas.)

FEBRUARY 10, 2004 PAGE 442 ARTICLE 24.00

Supermarkets, convenience stores ONE (1) per 150 square feet of usable floor area
plus
 ONE (1) per employee

Theaters and auditoriums ONE (1) per 3 seats based on maximum seating capacity
plus
 ONE (1) per 2 employees

Section 24.05.12(b) **INDUSTRIAL**

Establishments for manufacturing industrial production, processing, assembly, compounding, preparation, serving, testing, repair ONE (1) per employee on the largest work shift
or
 ONE (1) per 600 square feet of gross floor area: whichever is greater

Note: If the applicant can show that the actual historic work force is

less than that required by

applying the 600 square foot rule the actual parking

provided can be based on

historic values as long as the plan illustrates how the larger requirement can be met.

Warehouse and Storage Building ONE (1) per employee based on the greatest number of employees present at any one period of day or night

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

or

ONE (1) per 600 square feet of gross

floor area: whichever is

greater

Note: If the applicant can show that the actual historic work force is

less than that required by

applying the 600 square foot rule the actual parking provided can be based on historic values as long as the plan illustrates how the larger requirement can be met.

FEBRUARY 10, 2004

PAGE 443

ARTICLE 24.00

Section 24.05.12(c) **INSTITUTIONAL/PUBLIC/RECREATIONAL USES**

Archery Facilities

TWO (2) per target

Bowling alleys

SEVEN (7) per alley

plus

Requirements for accessory uses

Churches, temples, or auditoriums incidental to schools

ONE (1) per 3 seats

or

ONE (1) per 6 feet of bench in main

assembly unit based on

maximum seating capacity

Child day care, nursery
Group Day Care

ONE (1) per 400 square feet of usable floor area

plus

ONE (1)

per employee

Convent, nurses' home, or other dormitory

ONE (1) per 2 bedrooms

plus

TWO (2) for manager

Dance halls, pool or billiard parlors, roller and skating rinks, exhibition halls, and assembly halls without

ONE (1) per 2 persons allowed within the maximum occupancy load as

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

established fixed seats		by local, county, or state fire,
building, or health codes		
	ONE (1)	<i>plus</i> per employee
		<i>or</i>
	ONE (1)	per 100 square feet of usable
floor area (whichever is		
		greater)
Elementary and	ONE (1)	per teacher,
junior high schools,		employee, and
trade schools		administrator
		<i>plus</i>
		Requirements for auditoriums or
		assembly halls without fixed
seats. If no		auditorium or assembly hall
is provided,		
two (2) spaces per classroom shall be		provided in addition to the above
Golf driving range	ONE (1)	per tee
		<i>plus</i>
	ONE (1)	per employee
FEBRUARY 10, 2004	PAGE 444	ARTICLE 24.00
Hospitals	ONE (1)	per 2 beds
		<i>plus</i>
	ONE (1)	per employee including staff
doctor and nurse		
		<i>plus</i>
	ONE (1)	per 1000 feet of patient
surgery or treatment area		
Libraries, museums	ONE (1)	per 400 square feet of gross
floor space		
		<i>plus</i>
	ONE (1)	per employee
Orphanage and institutions of	ONE (1)	per 6 beds
philanthropic or charitable nature		<i>plus</i>
or similar use	ONE (1)	per 4 employees including
staff members and visiting		
		doctors
Par 3 golf courses, miniature golf	TWO (2)	per hole

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

		<i>plus</i>
	ONE (1)	per employee
		<i>plus</i>
		Requirements for accessory uses such as restaurant or bar
Post Office	ONE (1)	per 200 square feet of usable space
		<i>plus</i>
	ONE (1)	per employee
Private clubs and lodge halls	ONE (1)	per 3 persons allowed within the maximum occupancy
		load established by local, county, or state fire, building, or health codes
Private golf, gun, swimming pool, tennis, or other similar clubs	ONE (1)	per 2 member families or individual members
Public golf course (other than par 3 golf courses)	EIGHT (8)	per hole
		<i>plus</i>
	ONE (1)	per employee
		<i>plus</i>
		Requirements for accessory uses such as restaurant or bar if deemed necessary
Public Utility	ONE (1)	per employee
FEBRUARY 10, 2004	PAGE 445	ARTICLE 24.00
Sanitariums, extended care facilities, nursing and convalescent homes, rehabilitation, detention or similar uses	ONE (1)	per 4 beds
		<i>plus</i>
	ONE (1)	per employee including staff doctor and nurse
Softball, baseball fields	TWENTY-FIVE (25)	per playing field
Stadiums, sport arenas, or similar place of outdoor assembly	ONE (1)	per 3 seats
		<i>or</i>
	ONE (1)	per six feet of bench
Senior high school	ONE (1)	per teacher, employee, and administrator
		<i>plus</i>

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

	ONE (1) per 10 students plus Requirements for an assembly hall, stadium etc.
Tennis, racquetball, or similar court	ONE (1) per person permitted based on uses maximum capacity of the court <i>plus</i> ONE (1) per employee <i>plus</i> Requirement for accessory uses such as restaurants, bar, etc.
Theaters and auditoriums maximum capacity	ONE (1) per 3 seats based on <i>plus</i> ONE (1) per 2 employees
Section 24.05.12(d) OFFICE	
Banks, business or professional offices of lawyers, landscape architects, architects etc.	ONE (1) per 200 square feet of usable floor area
Professional offices of doctors and dentists	ONE (1) per 20 square feet of floor space in waiting room plus ONE (1) per examining room, dental chair etc. plus
FEBRUARY 10, 2004	PAGE 446
	ARTICLE 24.00
	ONE (1) per each employee
Drive-through facilities	SEVEN (7) stacking spaces per window plus Required off-street parking space per designated use
Section 24.05.12(e) RESIDENTIAL	
Driveways leading to garages may not be counted as parking space	
Housing for the elderly	ONE (1) per unit <i>plus</i> ONE (1) per employee
Mobile Home Park	TWO (2) per mobile home site

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

ONE (1) *plus* per each 3 mobile home sites

for visitor parking

Multiple dwelling, terrace apartment TWO (2) per dwelling unit
dwellings, efficiency apartments

One- and two-family dwellings TWO (2) per dwelling unit

Section 24.06 OFF-STREET PARKING DEVELOPMENT REGULATIONS

The construction of any parking lot shall be in accordance with the requirements of the provisions of this Ordinance and this Section and such construction shall be completed and approved by the Building Official and the Township Engineer before actual use of the property as a parking lot and before a certificate of occupancy is issued for the building the parking is intended to serve. Plans for the development of any parking lot must be submitted to the Building Official, prepared at a scale of not less than one inch equals fifty (50) feet and indicating existing and proposed grades, drainage, water mains and sewers, surfacing and base materials to be used and the layout of the proposed parking lot. The plans are to be prepared in a presentable form by a registered civil engineer and shall reflect conformance with the following provisions.

Section 24.06.1. All off-street parking lots providing space for more than four (4) vehicles located in a Business, Commercial, or Multi-Family development shall comply with the following development regulations prior to the issuance of any Certificate of Occupancy, except as specifically stated otherwise herein;

Section 24.06.1(a) Plans for the development of any parking lot shall be submitted as part of the site plan to the Township Building Official and must be approved by said Building Official prior to the start of construction. (The construction must

FEBRUARY 10, 2004

PAGE 447

ARTICLE 24.00

also be in accordance with the requirements of the Township Engineer.) The construction of the entire parking lot shall be completed to the satisfaction of the Building Official before a Certificate of Occupancy may be issued. In the event that due to inclement or cold weather conditions said parking lot cannot be improved, a six (6) month temporary certificate of occupancy can be issued by the Building Official provided a cash deposit or irrevocable letter of credit is deposited with the Township Treasurer equivalent to ten (10) percent of the cost of construction of the parking lot, as determined by the Building Official, which deposit or irrevocable letter of credit shall be forfeited (mandatory) if said parking lot is not fully

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

completed within said six (6) month period.

Section 24.06.1(b) Adequate but reasonably limited points or means of ingress and egress shall be provided and shown in the plan submitted. All such egress/ingress points shall be designed and developed consistent with the engineering standards of the Township and the agency having jurisdiction for said egress/ingress i.e. M.D.O.T., Monroe County Road Commission.

Section 24.06.1(c) Such parking lots shall be hard-surfaced with concrete or plant-mixed bituminous material and maintained in a usable dustproof condition, and shall be graded and drained to dispose of surface water in accordance and conformance with the requirements of the Township Engineer. No surface water shall be allowed to drain onto adjoining properties.

Section 24.06.1(d) Curbing or other means approved by the Planning Commission must be provided and maintained throughout the parking lot to assist in defining circulation patterns, separate paving areas from landscape areas, provide protection for the public, and provide protection for adjoining properties, streets, and sidewalks.

Section 24.06.1(e) Landscaping and buffering shall be provided for all parking lots as required by Section 26.11.3 of this Ordinance.

Section 24.06.1(f) Entrance to parking areas shall be only from the principal use being served or adjoining right-of-way.

Section 24.06.1(g) All illumination for or on such parking lots shall be hidden source fixtures and shall be designed and located to

FEBRUARY 10, 2004

PAGE 448

ARTICLE 24.00

deflect away from off site areas and shall be installed in such a manner as to allow the reduction of the amount of light after normal parking hours each day.

Section 24.06.1(h) Plans for the layout of the parking spaces and aisles shall be in accordance with the following **minimum** regulations.

Maneuvering

**Total Width of
Two Tiers of
Spaces Plus:
Maneuvering
Lane**

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Parking Pattern	Lane Width		Parking Space Width	Parking Space Length*	Parking Space	
	One Way	Two Way			One Way	Two Way
0 ⁰ **	11 ft.	18 ft.	8.5 ft.	22 ft.	28 ft.	35 ft.
30 ⁰ to 53 ⁰	11 ft.	20 ft.	9 ft.	20 ft.	51 ft.	60 ft.
54 ⁰ to 74 ⁰	14 ft.	22 ft.	9 ft.	20 ft.	55 ft.	62 ft.
75 ⁰ to 90 ⁰	15 ft.	24 ft.	9.5 ft.	20 ft.	55 ft.	64 ft.

* Parking space length, for all except parallel parking, should be measured perpendicularly from the curb or edge of parking lot.

** Parallel parking.

Section 24.06.1(i) The minimum parking space dimension for any development not provided for in the preceding paragraph shall be : (1) 9.5 feet in width, (2) 20.0 feet in length, and (3) 190 square feet in area.

Section 24.06.1(j) While full compliance with all of the above requirements is obligatory prior to the issuance of a Certificate of Occupancy, the Building Official may grant a waiver of certain requirements for a period not to exceed six (6) months if a cash deposit or irrevocable letter of credit is deposited with the Township Treasurer equivalent to ten (10) per cent of the cost of construction of the parking lot, as determined by the Building Official, which deposit shall be forfeited (mandatory) if said parking lot is not fully completed within said six (6) month period.

Section 24.06.1(k) All parking facilities and business establishments shall keep the exterior lot and parking areas free of paper and flying debris.

FEBRUARY 10, 2004

PAGE 449

ARTICLE 24.00

Section 24.06.1(l) All parking lots shall be striped and maintained showing the individual parking bays. Said strips shall conform with the minimum layout requirement as required in this Section and as designated on the approved plan.

Section 24.07

OFF-STREET WAITING AREA FOR DRIVE-THROUGH FACILITIES

Section 24.07.1

An off-street waiting space is defined as an area ten (10) feet wide by twenty (20) feet long and shall not include the use of any public space, street, alley, parking aisle or access area, or sidewalk.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 24.07.2 When a business or other establishment proposes a drive - through window or similar arrangement for the purpose of serving customers in their automobiles by means of a service window where the automobile engine is not turned off, there shall be provided a minimum of seven (7) waiting spaces for each service window.

Section 24.08 OFF-STREET LOADING REQUIREMENTS

Section 24.08.1 On the same premises with every building, or part thereof, erected and occupied for manufacturing storage, warehouse, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interferences with public use of the streets, alleys, or any required access aisles for off-street parking areas.

Section 24.08.2 Loading and unloading space, unless consistent with the requirements of Section 24.08.3 , shall be an area ten (10) feet by fifty (50) feet, with fifteen (15) foot height clearance, having paving suitable for the zoning district wherein located, and shall be provided according to the following schedule:

Gross Floor Area Square Feet	Loading and Unloading Spaces Required in Terms in of Square Feet of Gross Floor Area
0 - 2,000	None
2,000 - 20,000	One space
20,000 - 100,000	One space plus one space for each 20,000 square feet in excess of 20,000 square feet.

FEBRUARY 10, 2004

PAGE 450

ARTICLE 24.00

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 plus one space for each 80,000 square feet in excess of 500,000 square feet.

Section 24.08.3 Loading and unloading space may be adequately provided for within a building or a action plan may be presented to the Planning Commission, for approval, illustrating how the loading and unloading needs of the use will be otherwise met. For example if the business can indicate and substantiate that the nature of the

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

business hours and the control of the deliveries will facilitate said deliveries during closed hours thus eliminating the need for additional space on the site. If at any time during the operation the approved method is violated the Building Official shall notify the applicant / owner / operator and the Planning Commission that the owner / operator is in violation of the approved plan and the Planning Commission shall immediately establish a public hearing to consider the revocation of the site plan approval.

Section 24.08.3

The location of loading and unloading areas shall be reviewed at the time of site plan submission to insure adequate protection is afforded adjacent districts and properties, in particular, residential districts and uses from noise and other disruptive elements normally associated with such facilities.