

## ARTICLE IV SUPPLEMENTAL REGULATIONS

### SECTION 4.01 – VEHICULAR PARKING SPACE REQUIREMENTS

It is the intent of this section to have the proper number of parking spaces provided for any given use based upon considerations of the typical number of motor vehicles that can be anticipated to be at the premises at the same time during the average day.

#### A. Residential Parking Requirements:

Residential off-street parking spaces shall consist of a parking strip, driveway, garage or any combination located on the premises they are intended to serve. Commercial vehicles, as defined by this Ordinance, may be parked in any of the residential districts in the side or rear yard.

#### B. Non-Residential Parking Requirements

1. Parking 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.
2. Adequate space shall be provided in all parking areas to facilitate turning around of vehicles so that the entry on to streets may be in a forward manner and not by backing. Furthermore, in parking areas where internal movement of vehicles is necessary, adequate aisle space shall be provided to insure vehicular and pedestrian safety.
3. Usable floor area shall be used to determine minimum parking requirements and is the area used for or intended to be used for the display or sale of merchandise or services, or for use to serve patrons, clients, or customers. Usable floor area shall be exclusive of basements, cellars, attics, hallways, bathrooms or any other areas used for storage or utilities. Useable Floor Area may be computed by calculating the sum of usable floor area for each floor of the building, or by reducing the gross floor area by twenty percent (20%).
4. Adequate area must be provided for snow piling. Handicap parking shall be provided as required by state and federal regulations. Designation of parking areas must be clearly identifiable for use by the public.

#### C. Minimum Number of Parking Spaces per use

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| 1. | Auto repair and service stations.  | Two (2) spaces for each service bay; plus one (1) space for each employee.                       |
| 2. | Banks, business offices, studios and professional offices of architects, lawyers, and similar professions. | Three (3) plus one (1) space for each three hundred (300) square feet of usable floor area.      |
| 3. | Barber shops and beauty parlors.   | Two (2) for each operator chair.   |
| 4. | Bed and breakfast establishments.  | Two (2) spaces for the operator; plus one (1) for each guest - room, plus one for each employee. |

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| 5.  | Bowling establishments.  | Four (4) for each bowling lane.  |
| 6.  | Churches, theaters and auditoriums, except schools.                                  | One (1) for each four (4) seats; plus one (1) for each two (2) employees.  |
| 7.  | Community center, library, museum or art center.                                     | One (1) for each two hundred (200) square feet of usable floor area.   |
| 8.  | Computer sales and repair, printing, appliance service shops and similar businesses. | One (1) for each employee; plus one (1) for each three hundred (300) square feet of usable floor area.   |
| 9.  | Dwellings.   | Two (2) for each dwelling unit.  |
| 10. | High schools.  | One (1) for each six (6) seats in main auditorium or one (1) for each employee; plus one (1) for each four (4) students, whichever is greater.                                     |
| 11. | Home Occupation.   | Two (2) spaces per dwelling plus the applicable number of parking spaces for the applicable business.  |
| 12. | Hospitals, clinics.  | One (1) for each bed and/or examining room; plus one (1) for each two (2) employees on maximum working shift; plus one (1) for each two hundred (200) square feet of waiting room. |
| 13. | Hotels, motels, tourist homes and lodging house.                                     | One (1) for each sleeping room; plus one (1) for each two (2) employees on the maximum working shift.  |
| 14. | Laundromats.   | One (1) for each two (2) washing machines.   |
| 15. | Manufacturing or industrial establishments, warehouse or similar establishment.      | One (1) for each employee on maximum working shift; or one for each eight hundred (800) square feet of usable floor area, whichever is greater.                                    |
| 16. | Nursing Homes.   | One (1) per four (4) beds plus one (1) for each two (2) employees on the maximum working shift.  |

- 17. Private clubs, nightclub, dance halls and similar establishments. One (1) for each one hundred (100) square feet of usable floor area.
- 18. Professional offices of doctors, dentists and similar professions. One (1) for each two hundred (200) square feet of usable floor area or a minimum of four (4) spaces, whichever is greater.
- 19. Restaurants and similar service establishments. One (1) for each one hundred (100) square feet of usable floor area.
- 20. Retail stores. One (1) for each three hundred (300) square feet of usable floor area.
- 21. Schools (except high schools). One (1) for each ten (10) seats in main assembly room, or one (1) for each employee plus two (2) for each classroom, whichever is greater.

D. For uses that are not specifically identified, the required parking spaces shall be in accord with the use the Zoning Administrator or Planning Commission determines to be a similar type.

E. Lesser amounts of required parking spaces may be allowed by the Zoning Administrator or Planning Commission for lots with existing structures or buildings when the following conditions exist:

- 1. The parking requirements of this section which would be applicable as a result of the proposed use cannot be satisfied on such a lot because there is not sufficient area available on the lot that can practicably be used for parking.
- 2. The structures or buildings on it were constructed before the effective date of this Ordinance.
- 3. The new use does not involve any enlargement of any structure or building on the lot.

F. Commercial Parking Area Design Standards

- 1. The layout of off street parking facilities shall meet the following requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length
Parallel	12ft	8ft	23ft
30-53°	12ft	8ft-6 in	20ft
54-74°	15ft	8ft-6in	20ft
75-90°	20ft	9ft	18ft

- 2. All spaces shall be provided access by maneuvering lanes. Backing directly onto a street shall be prohibited.
- 3. Adequate ingress and egress to a parking lot by means of clearly defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an area zoned for other than residential use shall not be across from land zoned for residential use.
- 4. Entrances and exits of any off street parking lot for commercial use shall be at least twenty-five (25) feet from the lot line of any adjacent residential uses.

5. Drive-through business shall provide adequate queuing space to accommodate the maximum number of cars that may be expected to seek service at any one time without queuing onto the adjacent thoroughfare. The Planning Commission may require that a determination be made by a registered professional engineer, with a specialization in traffic engineering, to specify the amount of queuing space that is needed. Provisions for parking for drive-through facilities must meet with the approval of the Planning Commission and no parking on the public right-of-way shall be permitted.
6. A minimum type A Bufferyard shall be required on all sides of commercial parking areas not adjacent to buildings or other parking lots. A higher standard of Bufferyard is required if stipulated in Section 4.04 or if it is determined by the Planning Commission an increased Bufferyard is necessary to adequately screen the parking area.
7. All parking areas containing two thousand seven hundred (2,700) square feet or more shall provide snow storage area. Snow storage shall be provided on the ratio of ten (10) square feet per hundred (100) square feet of parking area. Parking area is calculated at two hundred seventy (270) square feet per parking space. Snow storage areas shall be located in such a manner that they do not interfere with the clear visibility of traffic on adjacent streets and driveways.
8. Parking lots with more than two (2) parking aisles may be required to provide interior landscaped areas, interior being defined as the area within the perimeter of the paved surface.
9. When required, landscaped areas shall be a minimum of seventy-five (75) square feet with a minimum width of five (5) feet. Interior landscape areas shall be designed to cause minimum interference with snow removal. Each interior landscape area shall include one (1) or more canopy trees based on the provision of one (1) tree per each one hundred (100) square feet of interior landscape area.
10. One (1) parking area may contain required spaces for several different uses, except as otherwise provided in this section, the required space assigned to one use may not be credited to any other use.
11. In the instance of where different developments have different operating hours or the parking needs of individual buildings or uses occur at different days or times, the same spaces may be credited for both uses.

#### **SECTION 4.02 – LOADING SPACE REQUIREMENTS**

- A. For every building, or addition to an existing building, hereafter erected to be occupied by a use allowed in any commercial or industrial zoning district or other similar use requiring the receipt or distribution in vehicles, of materials or merchandise, there shall be provided and maintained on the same premises with such building or addition off street loading spaces in relation to floor area as follows:
  1. Up to twenty thousand (20,000) square feet – one (1) space.
  2. Twenty thousand (20,000) to fifty thousand (50,000) square feet – two (2) spaces.
  3. Fifty thousand (50,000) to one hundred thousand (100,000) square feet – three (3) spaces.
  4. One (1) additional space for each additional one hundred thousand (100,000) square feet or fraction thereof.
- B. Each such loading space shall be at least ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height. No such space shall be located closer than fifty (50) feet to any lot in any residential district unless wholly within a completely enclosed building or enclosed on all sides by a wall.

## **SECTION 4.03 – ACCESS MANAGEMENT**

All land in a parcel having a single tax code number or contiguous parcels owned by a single individual, or related individuals, or other entity or related entities, as of the effective date of this Ordinance, fronting on M-72, M-93 or I-75 Business Loop shall be entitled to one (1) driveway or road access per parcel from said highway. Parcels, which have more than four hundred (400) feet of contiguous frontage, may have one (1) access, with another driveway allowed for each full four hundred (400) feet of frontage thereafter. Parcels, when subsequently subdivided either as metes and bounds described parcels or as a plat in accord with Act 288 of 1967, as amended, or as a site condominium in accord with Act 59 of 1978, as amended shall meet the minimum driveway spacing requirements of this Ordinance. Alternative means of access may be used to achieve driveway spacing standards, including frontage roads, rear service drives, parking lot cross-connections, shared driveways or side street access.

A. The standards for driveways shall be as follows:

1. In addition to meeting the standards of this Ordinance, all driveways shall meet the minimum standards of the Michigan Department of Transportation (MDOT), and shall receive a driveway permit from MDOT prior to construction.
2. All driveway radii, except for single-family residential use, shall be constructed with concrete curbs to define access.
3. Driveways for single-family residences shall have a minimum width of twelve (12) feet and cleared to a minimum height of fifteen (15) feet. A driveway more than three hundred (300) feet in length shall have a turn-around large enough to accommodate emergency vehicles.
4. Driveways for commercial use or driveways serving five (5) or more residences shall have a minimum width of twenty (20) feet of hard surface with construction to meet MDOT Standards.
5. An adequate area of land for snow storage area must be reserved along the drive, and shall not interfere with or damage landscaping required by this Ordinance and clear vision areas must be maintained.
6. All shared driveways or private frontage roads will be considered private roads maintained jointly by the benefiting property owners, who shall enter into and record an agreement for the joint maintenance to keep the access in a reasonably safe condition.
7. Access points for frontage roads, rear service drives, or side street drives shall be located to allow adequate stacking space for vehicles entering or crossing M-72, M-93 or I-75 Business Loop.
8. Parking lot cross-connections may be used as an alternative to frontage roads or shared driveways if, in the opinion of the Planning Commission, such cross-connections are designed with equivalent standards and function, and do not interfere with safe internal parking lot circulation patterns. The connector drives must be recorded as easements and maintained by adjoining property owners and users who shall enter into a formal legal agreement for joint maintenance.
9. All driveways or frontage roads intersecting M-72, M-93 or I-75 Business Loop shall be located at least one hundred fifty (150) feet from local road intersections, centerline to centerline.
10. Adjacent drives shall be spaced a minimum of three hundred (300) feet apart, centerline to centerline. Drives should be aligned with those across M-72, M-93 or I-75 Business Loop or offset at least one hundred and fifty (150) feet, centerline to centerline, where possible.

- B. The Planning Commission shall review and approve frontage roads, rear service drives, parking lot cross-connections, shared driveways or side street access for parcels with frontage on M-72, M-93 or I-75 Business Loop.

#### **SECTION 4.04 LANDSCAPING**

The purpose of this section is to protect and enhance property values, economic welfare and community attractiveness, provide beneficial climatic impacts by cleaning the air and providing shade, protect health, safety and welfare by reducing air and water borne pollutants, flooding and noise; to mitigate adverse effects of siting different uses near one another through buffering; to facilitate preservation of existing valuable trees and other vegetative cover; to provide wildlife habitat and environmental standards within developed areas; to protect privacy.

##### **A. Required Landscaping**

1. Open space landscaping shall be required in the C-1, C-2 and I Districts in accordance with the following standards:
  - a) A minimum of fifty (50) percent of the front setback area shall be landscaped open space.
  - b) All areas not covered by buildings, parking or other structures shall be treated with landscape materials including trees, shrubs and groundcovers consistent with these provisions.
2. Bufferyards shall be required between conflicting land uses in order to mitigate problems associated with traffic, noise, vibration, odor, glare, dust, smoke, pollution, or water vapor. Using landscaping, fences, and berms, or a combination of some or all the techniques may achieve buffering. Bufferyards are not required between similar uses within in the C-1, C-2 or I Districts.
3. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public or private street or right-of-way.
4. Tables I and II shall be used to determine Bufferyard dimensions and plant materials specifications. Table I is used to determine the type of bufferyard (A, B, C, D, or NA) which will be required between districts or users. Once the type of bufferyard is obtained, Table II outlines the plant material specifications and width of the required bufferyards. Each property line should be analyzed independently to determine the appropriate Bufferyard required.
5. The Bufferyard tables below are to be considered minimum standards. Increased landscaping requirements may be imposed by the Planning Commission if it is determined any of the following conditions exist:
  - a) The type of required Bufferyard will not sufficiently mitigate noise, glare, fumes, smoke, dust or unsightly views within the site.
  - b) The scale of the project in regard to mass and height indicates the need for a Bufferyard developed specifically for the project.

##### Land Use Categories

Type I - Single-family residential, parks, recreational areas and facilities

Type II - Multi-family dwellings, churches, schools, public offices

Type III - Personal service establishments, professional offices

Type IV - Parking lots, convenience stores, restaurants, hotels/motels

Type V - Gas stations, car washes, outside storage, wholesale and warehousing, industrial uses

For the sole purpose of the application of this section, in instances where a specific land use is not identified in a category, the Planning Commission may assign the land use to a category that is determined to be similar in use and/or impact.

**TABLE I  
BUFFERYARD TYPE**

Proposed Use Category	Adjacent Existing Land Use Category				
	I	II	III	IV	V
I	NA	NA	NA	NA	NA
II	A	NA	NA	NA	NA
III	B	A	NA	NA	NA
IV	C	B	A	NA	NA
V	D	C	B	A	NA

**TABLE II  
BUFFERYARD PLANT MATERIAL SPECIFICATIONS**

Bufferyard Category	Bufferyard Width	Number of Plants per 100 Linear feet of Bufferyard		
		Evergreer Trees	Deciduous Trees	Shrubs
A	10'	5	4	7
B	15'	7	5	9
C	15'	8	6	11
D	20'	10	8	13

6. Screening of Unsightly Areas:

- a) Unsightly areas, including but not limited to outside trash receptacles, loading docks, outside storage areas, utility boxes and open areas where machinery or vehicles are stored or repaired, shall be screened from public sidewalks, streets and other areas from which the property is visible. Such screening shall not be located as to interfere with required maintenance activities of utility boxes.
- b) Whenever plants are used as a screen, they should provide an effective opaque screen within three (3) years of the time they are planted.
- c) The materials and colors of the screen should blend with the site and the surroundings.

- d) Enclosures shall be placed around dumpsters and other trash receptacles. Dumpsters shall be entirely screened from view. The enclosures should prevent trash from being scattered by wind or animals. The dumpster shall be placed on a concrete pad, enclosed by an opaque screen at least six (6) feet in height, with opaque gates. The enclosure shall be sturdy and built with quality wood or masonry materials. The trash enclosures shall be sited so the service vehicle has convenient access to the enclosure and has room to maneuver without backing onto a public right-of-way.

#### B. Landscape Materials.

1. All landscape materials planted pursuant to the provisions of this section shall be healthy and compatible with the local climate, site soil characteristics, drainage, and available water supply.
2. Deciduous trees shall be not less than one and one-half (1 ½) inches in diameter for residential uses and two and one-half (2 ½) inches in diameter for all other uses.
3. Coniferous trees should be at least six (6) feet in height.
4. Shrubs shall be of a size generally known in the nursery industry as requiring at least a five-gallon container.

#### C. Performance Standards

1. Irrigation
  - a) Whenever the landscaped area is two thousand (2,000) square feet or more, the site shall have a permanent irrigation system capable of meeting the typical watering requirements of all the plant materials on site.
  - b) Whenever there is less than two thousand (2,000) square feet of landscaped area there should be at least one (1) reliable water source available during the growing season. The hose bib or other water source shall be within fifty (50) feet from a border of the plants.
  - c) All irrigation systems shall be maintained in good working condition.
  - d) Irrigation requirements may be adjusted in part or in whole by the Planning Commission for landscape areas having established healthy plant material, or where irrigation is deemed unnecessary for plant health and survival.
2. Trees shall be planted on the project sites to allow for their desired mature growth.
3. Access to or view of fire hydrants shall not be obstructed from any side.
4. All plants required by this Section shall be maintained in a live and healthy state. Dead or unsalvageable unhealthy plants shall be replaced with the size and type of plants required on the site development plan and by this Section.
5. Berms, whenever utilized, shall be designed and landscaped to minimize erosion. Berms adjacent to public rights-of-way shall have a slope no greater than 3:1, unless designed as part of a retaining wall.
6. Replacement of plants may be delayed whenever the Zoning Administrator determines that extenuating circumstances beyond the owner's control prevent the immediate replacement of the dead or unhealthy plants within a time established by the Zoning Administrator. In any event, the dead or unsalvageable plants shall be replaced within nine (9) months of the time the plants are clearly dead.
7. The application of landscape standards within this Ordinance may be adjusted in part or in whole by the Planning Commission to allow credit for established healthy plant material to be retained on or adjacent to the site if such an adjustment is consistent with the intent of this Ordinance.
8. Plantings shall be designed not to conflict with power lines or impede fire safety services.

## **SECTION 4.05 -- OPEN SPACE PRESERVATION**

Regardless of zoning district, land zoned for residential development may be developed at the option of the landowner, with the same number of dwelling units on a portion of the land as would be allowed for the buildable portion of the entire parcel. Not more than fifty percent (50%) of the buildable land could be developed. Unbuildable areas, such as wetlands, areas within the 100-year floodplain, or slopes greater than twenty-five (25%) may not count toward the fifty percent (50%) open space minimum. Land may be developed for residential use under the open space preservation option following the provisions of Article XVIII Special Use Permits and Article XIX Site Plan Review and if all of the following apply:

- A. The land is zoned at a density equivalent to two (2) or fewer dwelling units per acre, or, if the land is served by a public sewer system, three (3) or fewer dwelling units per acre.
- B. A percentage of the buildable land area, but not less than fifty percent (50%), will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land.
- C. The development does not depend upon the extension of a public sewer or public water supply system, unless development of the land without the exercise of the option provided by this section would also depend upon such an extension.
- D. The option provided by this section has not previously been exercised with respect to that land.