

ARTICLE 8

OFF-STREET PARKING AND LOADING REGULATIONS

Section 8.01 Purpose.

The purpose of this Article is to protect water quality and the capacity of drainage and stormwater management systems; to limit the number of off-street parking spaces and amount of impervious surfaces that may be permitted on a parcel of land or accessory to a use or building; to establish flexible minimum and maximum standards for off-street parking and loading; and to promote the use and development of shared parking facilities and cross-access between sites.

Section 8.02 Scope.

The regulations of this Article shall be met in all districts when any use is established; any structure is erected, enlarged, or increased in capacity; or any existing use is changed to a different use, expanded, extended, or increased in intensity.

Section 8.03 General Regulations.

The following standards shall apply to all off-street parking and loading facilities:

A. Alteration, Reduction or Elimination of Parking or Loading Spaces.

No parking, loading, unloading, or standing space that exists at the effective date of this Ordinance or is provided for the purpose of complying with this Ordinance shall be relinquished or reduced in any manner below the requirements established in this Ordinance.

B. Use.

Any area once designated as required off-street parking, stacking, or loading spaces shall not be changed to any other use, unless adequate spaces meeting the standards of this Article have first been provided at another location acceptable to the Planning Commission. Use of off-street parking, stacking, and loading facilities shall be further subject to the following:

1. No commercial activity or selling of any kind shall be conducted within required parking areas, except as part of a permitted temporary use.
2. Parking lots and loading areas shall not be used for parking of inoperable vehicles, storage or display of motor vehicles for sale, vehicle repairs, dumping of refuse, or storage of any merchandise, equipment, products or materials.

3. Parking of an operable motor vehicle shall not exceed a continuous period of more than 48 consecutive hours.
4. No person shall park any motor vehicle on any private property without the authorization of the owner, holder, occupant, lessee, agent or trustee of such property. Ownership shall be shown for all lots intended for use as parking by the applicant.

C. Unlicensed or Inoperable Vehicles Parking or Storage.

Unlicensed or inoperable motor vehicles shall be parked or stored within a completely enclosed structure, except where otherwise permitted by this Ordinance as a principal or accessory use.

D. Location of Off-Street Parking.

Off-street parking facilities shall be located on the same lot as the principal building or use for which the parking is intended or on a lot under the same ownership as the principal building, except where otherwise permitted per Section 8.09A (Shared Parking Facilities). The minimum required parking for each use shall be located within 300 feet of a primary entrance to the principal building or use for which the parking is intended.

E. Rural and Residential Parking Requirements.

Off-street parking in the Rural, Rural Residential, and Urban Residential Districts, and any Special District incorporating RESIDENTIAL USES, shall be subject to the following additional standards:

1. Parking spaces accessory to single-family dwellings, two-family (duplex) dwellings, and similar RESIDENTIAL USES shall be subject to the following:
 - a. The minimum required parking spaces per this Article shall be located on the premises of the principal dwelling.
 - b. Such parking shall be provided in an accessory garage, carport, driveway, paved parking pad or bay, or combination thereof. Parking of motor vehicles at any other location in the front, side or rear yards of any dwelling unit shall be prohibited.
2. Required off-street parking facilities shall be located within 100 feet of the principal dwelling served by the facility.
3. Parking of motor vehicles accessory to single-family dwellings, two-family (duplex) dwellings, and similar RESIDENTIAL USES shall be limited to passenger vehicles and a maximum of one (1) commercial vehicle per dwelling unit of a light delivery type not to exceed one (1) ton capacity. Parking of any other commercial vehicle or bus accessory to such uses shall be prohibited.
4. The parking of any commercial vehicle or bus exceeding one (1) ton capacity shall be prohibited accessory to RURAL USES, unless contained within a garage or

carport, or effectively screened from adjacent properties and road rights-of-way. Tractors and other agricultural vehicles and equipment used for permitted farming and agricultural purposes in the Rural Districts shall not be considered commercial vehicles for the purposes of this Section and Ordinance.

F. Recreational Vehicle and Equipment Parking.

Parking or storage of recreational vehicles and equipment (which shall include boats and boat trailers, snowmobiles, trail cycles, all-terrain vehicles, and similar equipment and trailers, cases, and boxes used for transporting recreational equipment, whether occupied by such equipment or not) on any lot in the Rural Districts, Rural Residential Districts, and Urban Residential Districts, and any Special District incorporating RESIDENTIAL USES, shall be subject to the following:

1. Such vehicles and equipment shall not be parked or stored in front of the front building line of the lot and principal building, except for periods not to exceed 72 hours during loading or unloading or similar activities.
2. A maximum of one (1) recreation vehicle owned by a resident of the lot may be stored on a lot outside of an enclosed structure or a well-screened area.
3. Such vehicles and equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use, except as follows:
 - a. One (1) recreational vehicle inhabited by visitors shall be permitted on a residential lot of not less than one-half (1/2) acre in lot area, not to exceed a total of 30 days in any calendar year.
 - b. Such recreational vehicle shall not be located in any required yard, and sanitary sewer and water facilities in the principal dwelling shall be available to the occupants of the recreational vehicle.

Section 8.04 Standards for Parking and Loading Calculations.

The following standards shall apply to all parking calculations:

1. **Multiple or mixed uses.** Where more than one (1) principal use exists or is proposed to occupy a site (such as a motor vehicle fueling station with a convenience store and car wash, a restaurant with a drive-through lane, or a mixed-use commercial/residential building), the parking requirements for each use shall be calculated separately. The total parking obligation for the site shall equal the cumulative total of the parking requirements for the individual uses.
2. **Floor area.** Where floor area is the unit for determining the required number of off-street parking spaces, "floor area" shall mean the gross floor area (GFA), except that the floor area need not include any area used for parking within the principal building and need not include any floor area used for incidental service

installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses.

3. **Fractions.** When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction shall be counted as one (1) additional space.
4. **Employees.** For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift or busiest period of the workday.
5. **Capacity or permitted occupancy.** For requirements stated in terms of capacity or maximum permitted occupancy, the number shall be determined on the basis of the largest occupancy ratings by the State Construction Code, or applicable local, county or state fire or health codes.
6. **Uses not specifically mentioned.** For those uses not specifically mentioned in this Section, the requirements for off-street parking shall be in accordance with a listed use that the Planning Commission or Zoning Inspector deems to be similar in type.
7. **Exempt.** The following uses shall be exempt from the required parking standards of this Section:
 - a. RURAL USES and RESIDENTIAL USES not specifically listed in this Section.
 - b. Public utility and essential service uses.

Section 8.05 Schedule Of Off-Street Parking Requirements.

Determinations of the minimum number of required off-street parking spaces and maximum number of permitted spaces by type of use shall be determined in accordance with the following schedule:

A. Minimum Parking Requirements.

Off-street parking, stacking, and loading spaces shall be provided for specific uses of land and structures in the Township in accordance with the minimum requirements of this Section.

B. Maximum Parking Requirements.

The maximum amount of off-street parking permitted for any use shall not exceed one hundred thirty percent (130%) of the minimum parking requirements of this Section. This requirement shall not apply to spaces reserved for off-site uses as part of a shared parking facility agreement per Section 8.09A (Shared Parking Facilities).

C. Schedule of Off-Street Parking Requirements.

Off-street parking, stacking, and loading spaces shall be provided for specific uses of land and structures in the Township in accordance with the following:

Use	Minimum Required Parking
RURAL USES	
Farm-Based Tourism or Entertainment Activities	One (1) per four (4) seats or eight (8) feet of benches, based upon the maximum seating capacity of the primary assembly space; or one (1) per four (4) persons allowed within the maximum capacity of the facility.
Farm Market, Bulk Feed and Fertilizer Supply, and Farm Implement Sales or Repair	One (1) per 400 square feet of floor area, plus one (1) per on-duty employee.
Roadside Stand	One (1) per 100 square feet of display area.
Veterinary Clinic, Animal Hospital, or Kennel	One (1) per 500 square feet of floor area, plus one (1) per on-duty employee.
RESIDENTIAL USES	
Accessory Dwelling	One (1) per accessory dwelling unit.
Adult Foster Care Small or Large Group Home, State Licensed Residential Facilities, and Other Managed Residential Facilities	One (1) per resident sleeping room, plus one (1) per on-duty employee.
Bed and Breakfast Inn	One (1) per guest sleeping room, plus any required spaces for the dwelling.
Dormitory Living Units	One (1) per two (2) dwelling units or four (4) beds.
Elderly and Senior Housing – Independent	One (1) per dwelling unit, plus one (1) per on-duty employee.
Elderly Housing – Assisted Living Facilities; or Dependent, Nursing or Convalescent Care	One (1) per two (2) dwelling units or four (4) beds, plus one (1) per on-duty employee.
Family and Group Child Day Care Home, or Adult Foster Care Family Home	One (1) per on-duty employee, plus any required spaces for the dwelling.
Manufactured Housing Parks	Two (2) per dwelling.
Multiple-Family Housing, Town-houses, and Stacked Flats	One and one-half (1.5) per dwelling unit with up to two bedrooms, and two (2) per three-bedroom or larger dwelling unit.
Two-Family (Duplex) Dwellings	
Single-Family Dwellings, Detached	Two (2) per dwelling.

Use	Minimum Required Parking
OFFICE, SERVICE, AND COMMUNITY USES	
Ambulance, Fire, and Police Stations	One (1) per on-duty employee, plus any required spaces for storage of vehicles.
Barber Shop, Beauty Salon or Nail Care	One (1) per service chair or station, plus one (1) per on-duty employee.
Campgrounds and Recreational Vehicle Parks	One (1) at each campsite, plus any required spaces for accessory COMMERCIAL USES or other uses.
Cemetery	One (1) per on-duty employee, plus required parking for any accessory office or other uses.
Day Care Center – Child or Adult	One (1) parking space per six (6) children of state licensed or authorized capacity, plus one (1) parking space per on-duty employee, plus one (1) stacking space in a designated drop-off/pick-up area per 12 children of state licensed or authorized capacity.
Funeral Parlor or Mortuary	One (1) per four (4) persons allowed within the maximum building occupancy.
Health Club or Fitness Center	One (1) per four (4) persons allowed within the maximum building occupancy, or one (1) per 300 square feet of floor area.
Hospital or Urgent Care Center	One (1) per two (2) beds (excluding bassinets), plus one (1) per on-duty employee.
Institutional Uses	One (1) per four (4) seats or eight (8) feet of benches, based upon the maximum seating capacity of the primary assembly space; or One (1) per on-duty employee, plus one (1) per four (4) persons allowed within the maximum building occupancy.
Landscaping and Maintenance Operations	One (1) per on-duty employee, plus required spaces for the dwelling or offices.
Snow Removal Operations	
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist, or Physical Therapy Facility	One (1) per on-duty employee, plus one (1) per examination or treatment room.
Offices for Professional, Service or Administrative Uses	One (1) per 300 square feet of floor area.
Government Offices	
Recreation Facilities, Indoor	For membership organizations: One (1) per two (2) individual or family memberships, based upon the anticipated maximum membership level.
	For all other uses: One (1) per four (4) persons allowed within the maximum occupancy.

Use	Minimum Required Parking
Recreation Facilities, Outdoor	For golf courses: Four (4) per hole, plus one (1) per on-duty employee.
	For golf driving ranges: Two (2) per practice station, plus one (1) per on-duty employee.
	For facilities with a known maximum occupancy: One (1) per four (4) persons allowed within the maximum occupancy.
	For membership organizations: One (1) per two (2) individual or family memberships, based upon the anticipated maximum membership level.
	For parks, playgrounds, tot lots, and similar uses: One (1), plus one (1) per acre of gross land area.
For all other uses: One (1) per 7,500 square feet of land area.	
Workshop or Studio	One (1) per 400 square feet of floor area.
COMMERCIAL USES	
Amusement Center, Indoor	For bowling alleys: Three (3) per bowling lane, plus one (1) per on-duty employee.
	For all other uses: One (1) per four (4) persons allowed within the maximum building occupancy.
Amusement Center, Outdoor	For miniature golf, batting cages or similar uses: One (1) per hole, batting cage, or similar station, plus one (1) per on-duty employee.
	For all other uses: One (1) per 7,500 square feet of land area.
Bank, Credit Union or Similar Financial Institution	One (1) per 300 square feet of floor area.
Big Box COMMERCIAL USES	One (1) per 200 square feet of floor area.
Car Wash	For self-serve facilities: Two (2) parking spaces, plus one (1) parking space per on-duty employee, plus two (2) stacking space per service bay.
	For automated facilities: Two (2) parking spaces, plus one (1) parking space per on-duty employee, plus stacking spaces equal to four (4) times the maximum capacity of the facility (determined by dividing total service lane length in feet by 25 feet).
Dealership Showroom for Sale or Rental of Recreational Vehicles, Motor Vehicles, Construction Machinery or Similar Durable Goods	One (1) per 500 square feet of floor area of the sales room, plus one (1) per on-duty employee.

Use	Minimum Required Parking
Drive-in or Drive-through Facilities	Two (2) per service window, booth, cubicle or stall, plus six (6) stacking spaces per service lane.
Hotel or Inn	One (1) per occupancy unit, plus one (1) per on-duty employee.
Laundromat or Dry Cleaners	One (1) per five (5) washing and drying machines, or 300 square feet of floor area for uses without machines for individual use, plus one (1) per on-duty employee.
Manufactured Housing Sales	One (1) per 4,000 square feet of outdoor sales or display area, plus one (1) per on-duty employee.
Motion Picture Cinema, Indoor	One (1) per three (3) seats, based upon the maximum seating capacity of the primary assembly space, plus one (1) per on-duty employee.
Motion Picture Cinema, Outdoor	One (1) per vehicle allowed within the maximum occupancy, or per three (3) persons where individual seating is provided, plus one (1) per on-duty employee.
Motor Vehicle Fueling Station	One (1) parking space per on-duty employee, plus one (1) parking space at each fueling location, plus one (1) stacking space per two (2) fueling locations.
Motor Vehicle Service Center or Repair Stations	One (1) parking space per on-duty employee, plus one (1) parking space per service bay, plus one (1) stacking space per service bay.
Open Air Business, Outdoor Display Area, Garden Center, or Dealership Sales Lot	For dealership sales lots: One (1) per 4,000 square feet of outdoor dealership sales lot area.
	For all other uses: One (1) per 1,000 square feet of outdoor sales or display area.
Restaurants and Food Service Establishments, Carry-Out Only	One (1) per 200 square feet of floor area, plus one (1) per on-duty employee.
Restaurants and Food Service Establishments, with Dine-In Seating	One (1) per four (4) seats, based upon the maximum seating capacity, plus one (1) per on-duty employee.
Outdoor Café or Eating Area	
Retail Stores and COMMERCIAL USES not otherwise listed in this table	One (1) per 250 square feet of floor area.
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club	One (1) per three (3) persons allowed, based upon the maximum seating capacity of the primary assembly space, plus one (1) per on-duty employee.

Use	Minimum Required Parking
INDUSTRIAL, RESEARCH, AND LABORATORY USES	
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established for a known user.	Five (5), plus one (1) per on-duty employee, plus required parking for any accessory office or other uses.
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established on speculation, or where the end user or number of anticipated employees is not known.	Five (5), plus one (1) per 2,000 square feet of floor area for the proposed principal use(s), plus required parking for any accessory office or other uses.
Material Recovery Facilities	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Outdoor Storage, General	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Outdoor Storage, Dismantling or Recycling Yard for Motor Vehicles, Machinery, Manufactured Houses or Similar Items	
Self-Storage Warehouses	Two (2) for the caretaker’s dwelling, plus one (1) per 300 square feet of floor area in the principal building, plus (1) per 10,000 square feet of recreational vehicle storage area.
Outdoor Storage of Recreational Vehicles or Similar Items	
OTHER USES	
Controlled Uses	One (1) per 200 square feet of floor area.
Composting Centers	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Extractive and Earth Removal Operations	
Public Works and Road Maintenance Yards	One (1) per on-duty employee, plus required parking for any accessory office or other uses.
Racetracks	One (1) per 4,000 square feet of gross land area occupied by the use, or one (1) per three (3) persons allowed within the maximum occupancy load for the facility.
Recycling Collection Facility	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.

Section 8.06 Design Requirements for Parking Areas.

Every parcel of land hereafter used for public or private off-street parking facilities a parking area shall be designed, constructed, and maintained in accordance with the following:

A. Barrier-Free Parking Requirements.

Barrier-free parking spaces shall be provided at conveniently accessible locations within each parking area built to accommodate five (5) or more vehicles per the State Construction Code and the following (see illustration):

Number of Parking Spaces Provided	Minimum Number of Barrier-Free Spaces Required	Van Accessible Parking Spaces Required	Accessible Parking Spaces Required
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1,000	2% of total parking provided in each lot	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
1,001 and over	20 plus 1 per 100 spaces over 1,000	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces

B. Landscaping and Screening.

Any off-street parking area providing spaces for five (5) or more vehicles shall be landscaped, and effectively screened from all lot boundaries and road rights-of-way, in accordance with Section 14.10E (Parking Lot Landscaping and Perimeter Screening).

C. Setback.

Off-street parking facilities shall conform to the following minimum setback requirements:

1. Off-street parking spaces shall not be located in any required front yard. When the lot is a corner lot, the parking spaces shall not be located within the required yard along either road right-of-way.

2. Off-street parking spaces and driveways shall be set back a minimum of 15 feet from any side or rear property line, except as follows:
 - a. The required setback may be reduced to a minimum of ten (10) feet where effective screening is provided in accordance with Section 14.10D (Methods of Screening) along the property line.
 - b. The required setback shall not apply to parking spaces and driveways that serve a single-family dwelling or two-family (duplex) dwelling.
 - c. Each ingress and egress to a parking lot located in any in a Rural, Rural Residential, or Urban Residential District shall be set back a minimum of 25 feet from any adjacent property.
3. Distance measurements for driveway setbacks shall be made from the pavement edge to the nearest point along the lot boundary or right-of-way.
4. No parking spaces shall be located within any required transition buffer per Section 3.203E (Transition Buffer).

D. Exterior Lighting.

Light fixtures used to illuminate off-street parking areas shall conform to the requirements of Section 14.09 (Exterior Lighting).

E. Ingress/Egress.

Adequate means of ingress and egress shall be provided for all parking and loading facilities by means of clearly limited and defined drives, curb cuts, and maneuvering lanes. Driveways and aisles for any off-street parking area built to accommodate more than five (5) vehicles shall comply with the following requirements:

1. Aisles for access to all parking spaces on two-way aisles shall be designed and clearly marked for two-way traffic flow. Aisles for angle parking spaces shall be limited to one-way movement, and shall be clearly marked as such.
2. Ingress and egress to a parking lot shall not be across land located in any in a Rural, Rural Residential, or Urban Residential District if the parking lot is located in any district zoned for non-residential uses.
3. Backing directly onto a road or using a road for maneuvering between parking rows shall be prohibited.
4. Not more than 20 parking spaces shall be permitted in a continuous row without interruption by a landscaped island or similar site element per Section 14.10E (Parking Lot Landscaping and Perimeter Screening).
5. Lanes for entering and exiting traffic shall be clearly marked. Exit lanes shall include adequate area for traffic waiting to exit the site.

F. Pavement, Striping, and Signage.

Off-street parking facilities, off-street loading, unloading, or standing spaces, barrier free parking spaces, access aisles, and pedestrian paths from parking lots to building entrances shall be paved with concrete, plant-mixed bituminous asphalt or similar materials in accordance with the standards of this Ordinance and the Township’s engineering standards. Pavement striping and signage shall be provided in accordance with applicable State Construction Code and Township requirements.

G. Stacking Spaces.

Where required by this Article, stacking spaces shall be ten (10) feet wide by 20 feet long. Stacking spaces shall not intrude into any road right-of-way or maneuvering lane for an off-street parking lot.

H. Grading and Drainage.

Driveways and off-street parking areas shall be graded and provided with adequate stormwater management and drainage facilities to dispose of surface waters in accordance with applicable construction and design standards established by the Township, Washtenaw County Road Commission, and Washtenaw County Drain Commissioner. Surface water shall not drain on to abutting properties, toward buildings, or across a public road, except in accordance with an approved drainage plan.

I. Parking Layout.

The layout of off-street parking shall be in accordance with the following minimum requirements (see “Parking Layout” illustration):

Parking Pattern (degrees)	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Width of Maneuvering Lane Plus Two Rows
0° (parallel)	24 feet (two-way)	8.0 feet	22 feet	40 feet
45°	12 feet (one-way)	9.0 feet	20 feet	49 feet
60°	16 feet (one-way)	9.0 feet	20 feet	56 feet
90°	20 feet (two-way)	9.0 feet	20 feet	60 feet

1. Parking space dimensions shall be exclusive of access drives or aisles, and shall be of usable shape and condition. Maneuvering lanes and aisles shall be designed to meet applicable Township and outside agency engineering standards for emergency vehicle access.
2. A developer or property owner may provide all or part of the proposed parking using spaces wider than the minimum required (such as 10 foot wide spaces).
3. Off-street parking facilities for trucks, recreational vehicles, and similar large vehicles shall be of sufficient size to adequately serve such vehicles without

interfering with other vehicles that use the same facilities. Such truck and large vehicle spaces shall be a minimum of 14 feet wide and 55 feet long.

J. Shared Access Standards.

The purpose of this subsection is to protect the substantial public investment in the Township's road system by preserving the traffic capacity of existing roads, promote safe and efficient travel within the Township, and ensure reasonable vehicular access to properties, though not always the most direct access. Primary vehicle access to parcels in the Business Districts or occupied by OFFICE, SERVICE, AND COMMUNITY USES or COMMERCIAL USES may be provided by the development and use of shared driveways, cross-access drives, service drives, and similar means of shared access, subject to the following:

1. **Location.** The lot shall have the minimum required road frontage per Section 3.207 (Access to Streets). New shared driveways, cross-access drives, and service drives shall be aligned with existing drives on adjacent lots where feasible, and parallel or perpendicular to the road right-of-way.
2. **Cross-access easement.** Shared driveways, cross-access drives, and service drives shall be located within a dedicated access easement that permits traffic circulation between lots. The property owners shall record the approved easement in the Washtenaw County Register of Deeds office, and shall provide two (2) copies of the recorded document to the Township Clerk.
3. **Maintenance.** The easement area shall remain clear of obstructions, and shall not be used for parking unless otherwise approved by the Planning Commission. Each property owner shall be jointly and severally responsible for maintenance of the shared access.

Section 8.07 Off-Street Loading Requirements.

To avoid interference with public use of roads and parking areas, adequate off-street loading, unloading, or standing spaces shall be provided on the same lot for any COMMERCIAL USES or INDUSTRIAL, RESEARCH, AND LABORATORY USES that customarily receive or distribute vehicles, materials, or merchandise, subject to the following:

A. Specifications for Loading, Unloading, or Standing Areas.

Every parcel of land hereafter used as a loading, unloading, and/or standing area shall be developed and maintained in accordance with the following regulations:

1. Each off-street loading, unloading, or standing space shall be of sufficient size and configuration to accommodate the largest type of delivery vehicle anticipated for the proposed use. At a minimum, such loading spaces shall meet the following requirements:

- a. For express package carriers, vans, and similar delivery vehicles, such space shall be not less than ten (10) feet in width and 25 feet in length and, if a roofed space, not less than 15 feet in height.
 - b. For larger delivery vehicles, such space shall be not less than ten (10) feet in width and 55 feet in length and, if a roofed space, not less than 15 feet in height.
2. All off-street loading, unloading, and standing spaces shall be set back a minimum of 50 feet from any Rural Residential or Urban Residential District, or any Special District that includes RESIDENTIAL USES, except where enclosed within a building or screened to the satisfaction of the Planning Commission, per Section 14.10D (Methods of Screening).
 3. All off-street loading, unloading, and standing areas shall be drained so as to prevent surface drainage onto abutting properties, toward buildings, or onto public streets. All loading dock approaches shall be paved so as to provide a permanent, durable, and dustless surface.
 4. Ingress and egress to loading, unloading, and standing areas shall be provided by means of clearly defined drives. Ingress and egress to a loading, unloading, and standing area for a non-residential use shall not be across land in any Rural Residential or Urban Residential District, or any Special District that includes RESIDENTIAL USES.
 5. Each ingress and egress to a loading, unloading, or standing area shall be at least 40 feet from any adjacent property located in any Rural Residential or Urban Residential District, or any Special District that includes RESIDENTIAL USES.
 6. Loading spaces shall be located within or immediately adjacent to the building to be served.
 7. No off-street loading, unloading, or standing space shall be located in the required front yard.
 8. Off-street loading, unloading, or standing areas that make it necessary for vehicles to back directly into a public road are prohibited. All maneuvering of trucks, automobiles, and other vehicles shall take place on the site and not within a road right-of-way.

B. Schedule of Loading, Unloading, and Standing Requirements.

The minimum number of off-street loading, unloading, and standing spaces shall be determined in accordance with the following schedule:

1. One (1) space for the first 5,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet of gross floor area or fraction thereof.

2. Required off-street parking spaces shall not be included in the counting of required loading, unloading, or standing spaces.
3. In the case of two (2) or more uses on one (1) lot or parcel, the total requirements for off-street loading, unloading, and standing facilities shall be the sum of the various uses computed separately.

Section 8.08 Construction and Maintenance.

Construction, alteration, and maintenance of off-street parking and loading facilities shall be in accordance with an approved final site plan and the following:

A. Construction.

Plans and specifications showing required off-street parking and loading spaces, including the means of access, ingress, egress, and circulation, shall be submitted to the Zoning Inspector for review at the time of application for a building permit. If a site plan is required per Article 10.0 (Site Plan Review), such plans shall be submitted for Planning Commission approval as part of the site plan application.

1. In the event that required paving cannot be completed because of cold or inclement weather, the Township may require submittal of a performance guarantee per Section 1.08C (Performance Guarantees) to ensure completion.
2. Copies shall be provided to the Township of any permits or written approvals from the Washtenaw County Road Commission, Washtenaw County Drain Commissioner, or other agency with jurisdiction.

B. Maintenance.

All parking and loading areas shall be maintained in accordance with the provisions of this Article, an approved site plan and the following:

1. Alterations to an approved parking or loading facility that are not in accordance with an approved site plan shall be considered a violation of this Ordinance.
2. All parking areas, perimeter landscaped areas, and required screening shall be kept free from tall grass, weeds, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related improvements shall be kept in good repair.

Section 8.09 Modification of Standards.

Limited modifications to the standards of this Article shall be permitted, subject to the following:

A. Shared Parking Facilities.

Parking facilities for a use shall not be considered as providing the required parking facilities for any other use, unless a shared parking facility has been approved by the Planning Commission in accordance with the following:

1. Prior to approval of a shared parking facility, the Planning Commission shall determine that the operating hours of the uses do not overlap, or the peak activity for each use will occur at different periods of the day or week.
2. The Planning Commission shall determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces to be permitted in accordance with this subsection.
3. Where shared parking facilities are provided, the minimum number of required parking spaces shall not be less than the sum of the minimum required number of spaces for the largest user of parking, plus one-half (1/2) of the minimum required number of spaces for each additional use as specified in this Article.
4. Where shared parking facilities are provided, the minimum required parking for each use shall be located within 500 feet of a primary entrance to the principal building or use for which the parking is intended.
5. Shared facilities and the permitted reduction in required parking shall be subject to acceptance by the Planning Commission of a shared parking facility agreement between the property owners. The property owners shall record the approved agreement in the Washtenaw County Register of Deeds office, and shall provide two (2) copies of the recorded document to the Township Clerk.

B. Exceeding Maximum Number of Required Spaces.

Exceeding the maximum parking space requirements of this Article shall be prohibited, except where the Planning Commission determines that additional parking is necessary to accommodate the use on a typical day of operation, based upon evidence supplied by the applicant. The Planning Commission may require the applicant to provide a detailed evaluation of parking needs for the proposed use, or additional documentation of demonstrated parking needs for equivalent operations or facilities at other locations.

C. Deferment of Parking Spaces.

Where an applicant demonstrates to the satisfaction of the Planning Commission that the minimum required number of parking spaces is excessive, the Planning Commission may approve the construction of a lesser number of parking spaces, provided that the deferred parking is shown on the site plan and set aside as open space.

Deferred parking spaces shall be constructed in accordance with the approved site plan upon written request by the Township after the Township Planner or Zoning Inspector has documented three (3) incidents of problem parking on the site.

D. Modification of Paving Requirements.

The Planning Commission may approve an alternative paving material or surface for all or part of a parking, loading, unloading, or standing facility, subject to the following:

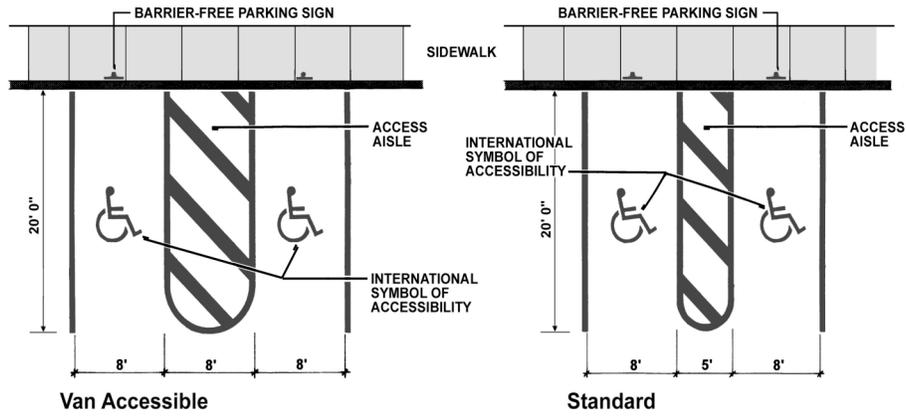
1. The Planning Commission shall determine that the alternative paving material or surface is more appropriate for a particular site or use.

2. Alternative paving material or surface for barrier free parking spaces, access aisles, and pedestrian paths from parking lots to building entrances shall be prohibited.
3. Alternative paving materials shall be limited to graded and compacted gravel, crushed limestone, or similar materials that would provide a durable surface and are acceptable to the Township Engineer.

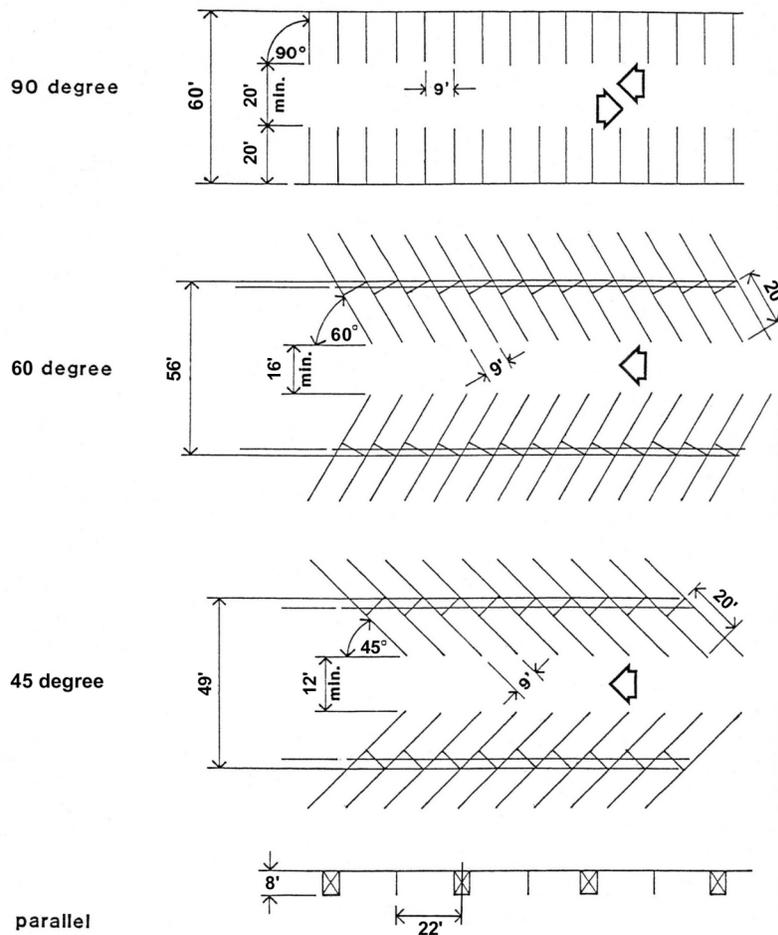
E. Modification of Loading Space Requirements.

The Planning Commission may modify or waive the requirement for off-street loading areas, upon determining that adequate loading space is available to serve the building or use, or that provision of such loading space is unnecessary or impractical to provide.

ILLUSTRATIONS



Barrier-Free Parking Space Layout



Parking Layout