

ARTICLE 20

PARKING, LOADING, AND ACCESS MANAGEMENT

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Section 20.05 General Regulations

A. Purpose.

The purpose of this section is to regulate the parking, loading, and access of automotive vehicles in all zoning districts. The number of automobiles presently in use in Mattawan and the probability that over time, the number will increase, make it necessary for the safety, health, and convenience of all using the streets in Mattawan, that the public streets be useable and to their maximum capacity, for the movement of vehicles, and that the parking of vehicles thereon for long periods of time subordinates the good of the public as a whole for the convenience of a few.

B. Plan and Area Requirements.

The following regulations and standards shall apply in all zoning districts:

1. A plan of the proposed parking and loading areas shall be submitted with any site plan for all new commercial, industrial, multiple family, and manufactured housing parks.
2. All off-street parking areas required by this Ordinance shall be of adequate size and design to provide safe and reasonably direct ingress and egress from an alley or street. The minimum standards for parking spaces and aisles are indicated in Section 20.15. The average parking area, consisting of one parking space with maneuvering aisle, shall be three-hundred (300) square feet.

Section 20.10 Off-Street Parking Requirements.

With the exception of areas designated by the Planning Commission within the Historic Central Business District as being parking exempt, there shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses shall be provided, prior to occupancy, as hereinafter prescribed.

A. Location of Spaces.

Off-street parking for other than single family or two-family residential uses shall be either on the same lot or within three-hundred (300) feet of the building it is intended to serve, as measured from the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant during development plan review.

B. Location of Spaces for Residential Uses.

Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve.

C. Irrevocable Use of Spaces.

All required off-street parking spaces shall be stated in an application for site plan review and shall be reserved irrevocably for such use. Minimum required off-street parking spaces shall not be displaced by any other use unless and/or until equal parking facilities are provided elsewhere, or the parking requirements of the site change.

D. Reduction of Space Area.

Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.

E. Collective Use of Spaces.

Two (2) or more buildings or uses, may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.

F. Variance for Collective Uses.

In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap and there is an opportunity for a patron to visit more than one use, the Planning Commission may grant a reduction to the required number of spaces up to twenty percent (20%), provided a signed agreement is provided by the property owners.

G. Prohibited Activities.

The storage of merchandise, refuse storage and receptacles, or other materials, and the storage or repair of vehicles or other machinery is prohibited in areas serving as parking spaces.

H. Similar Use.

For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with the use which the Planning Commission determined is similar in type.

I. Fractional Units.

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

J. Setbacks.

No part of any off-street parking area, internal drives or loading area shall be closer than ten (10) feet to property line. All required off-street parking areas accommodating more than two (2) parking spaces shall be no closer than ten (10) feet from a public street.

K. Loading Spaces.

Loading spaces shall not be construed as meeting required off-street parking spaces, unless otherwise provided for in this Ordinance.

L. Seating Allocation.

In stadiums, sports arenas, churches, temples, or other places of assembly in which patrons or spectators occupy benches, pews, or similar seating facilities, each twenty-four (24) inches of seating shall be counted as one (1) seat for the purposes of determining requirements for off-street parking facilities under this Ordinance.

M. Use of Spaces by Churches, Temples, and Similar Places of Worship.

Parking spaces already provided to meet off-street parking requirements for places of public assembly, stores, offices, and industrial establishments lying within five-hundred (500) feet of a church, temple, or similar place of worship, as measured along the lines of public access, which uses are not normally used between 6:00 a.m. and 6:00 p.m. on respective days of worship and are made available for other parking, may be used to meet not more than seventy-five percent (75%) of the off-street parking requirements of a church, temple, or similar place of worship. Written permission for such an arrangement shall be provided to the Village.

N. Length of Time in Parking Areas.

Except when land is used as storage space in connection with the business of an automotive service center/station or automotive repair center, the time limits for parking in off-street parking areas shall prevail as specified under this Ordinance and in any other pertinent Village of Mattawan Codes.

O. Exceeding Number of Spaces Required.

In order to minimize excessive areas of pavement, which depreciate aesthetic standards and contribute to high rates of stormwater runoff, exceeding the minimum parking space requirements by greater than ten percent (10%) shall not be allowed, except as approved by the Planning Commission.

P. Units of Measurement.

1. Where floor area is the unit for determining the required number of off-street parking and loading spaces, such unit shall mean the gross floor area (GFA), unless otherwise noted.
2. Where the floor area measurement is specified as gross leasable floor area (GLA), parking requirements shall apply to all internal building areas excluding the floor area used for incidental service, storage, mechanical equipment rooms, heating/cooling systems, lavatories, and similar uses, and other areas not intended for use by the general public. Where these areas are not yet defined, leasable floor area shall be considered to be eighty-five percent (85%) of the gross floor area.
3. Where the number of spaces required is based on the number of employees, calculations shall be based upon the maximum number of employees likely to be on the premises during the peak shift.

Q. Use of Parking Areas.

1. No repairs or service to vehicles and no display of vehicles for purposes of sale shall be carried on or permitted upon such premises.
2. No advertising signs shall be erected on the premises.
3. Such parking areas may not be used for the storage or parking of unregistered or unlicensed, junked, or wrecked vehicles of any type, as a storage area for industrial equipment or material, or as a dump for refuse of any description.

Section 20.15 Minimum Number of Spaces Required.

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

<u>Use</u>	<u>Minimum Spaces Required</u>
A. <u>Residential</u>	
• One-Family and Two-Family	Two (2) for each dwelling unit.
• Multiple Family	One and one-half (1 1/2) for each efficiency or one-bedroom unit and two (2) for each unit with two (2) or more bedrooms.
B. <u>Institutional</u>	
• Churches, Temples, or Similar Places of Worship	One (1) for each three (3) seats or six (6) feet of pews in the main worship area, based upon the maximum seating capacity.
• Elementary and Junior High School	One (1) for each one (1) teacher, employee, or administrator, in addition to the requirements for any auditorium.
• Government Offices	One (1) space for every one-thousand (1,000) square feet of gross floor area.
• Hospitals	One (1) for each one (1) bed and one (1) for each employee on duty, based upon maximum employment shift.
• Rehabilitation Facilities, Nursing Homes and Assisted Living Facilities	One (1) for each three (3) beds or two (2) rooms, whichever is less, and one (1) for each employee on duty, based upon the maximum employment shift.

- Libraries, Museums, and Non-Commercial Art Galleries
One (1) for every two-hundred (200) square feet of gross floor area, less the area devoted to book and art storage, utility rooms, and laboratories.
- Private Clubs, Union Halls, Fraternal Orders, Civic Clubs, or Lodge Halls
One (1) for each three (3) persons allowed within the maximum occupancy load as established by the Village, County, or State fire, building, or health codes
- Public Recreation Centers
Five (5) for every one-thousand (1,000) square feet of gross floor area.
- Senior High School
One (1) for each one (1) teacher, employee, administrator, and one (1) for each ten (10) students, in addition to the requirements of any auditorium.

C. Business and Commercial

- Automobile Wash (Automatic)
One (1) for each one (1) employee, plus a minimum of ten (10) for cars waiting to be washed for each conveyer system, plus one (1) upon exiting each conveyor system, plus two (2) for post-wash detailing.
- Automobile Wash (Self Service or Coin Operated)
Three (3) for each washing stall in addition to the stall itself, plus one (1) upon exiting each stall.
- Automotive Service Stations
Two (2) for each lubrication stall, rack, pit, or service bay, and one (1) for each employee.
- Beauty Parlor or Barber Shop
Three (3) spaces for each of the first two (2) beauty or barber chairs and one and one-half (1 2) spaces for each additional chair.
- Beauty Schools
One (1) for every forty (40) square feet of gross floor area, less the area devoted to storage, utility rooms, or lavatories.

- Carry-Out Restaurants
One (1) for each one-hundred-fifty (150) square feet of gross floor area, with a minimum of six (6)
- Convenience Stores, without Automotive Fuel Service
One (1) for every one-thousand (1,000) square feet of gross floor area plus spaces required for any automotive fuel service. The Planning Commission may permit each fuel pump space to count as one-half (2) of a required parking space.
- Drive-In and Drive-Through Restaurants
One (1) for every two (2) seats in an established seating plan area plus one (1) for every fifteen (15) square feet of usable customer area other than an established seating plan area, plus one (1) for every outside customer automobile service stall area, plus required vehicle stacking spaces.
- Dry Cleaners
Two (2) for every one-thousand (1,000) square feet of gross leasable floor area.
- Establishment for Sale and Consumption on the Premises of Beverages, Food, or Refreshments, Except as Otherwise Specified Herein
One (1) for each one-hundred (100) square feet of gross floor space or one (1) for each two (2) persons allowed within the maximum occupancy load as established by Village, County, or State fire, building, or health codes.
- Equipment Repair
One (1) for every one-thousand (1,000) square feet of gross leasable floor area.
- Fast Food Restaurants w/out Drive-In or Drive-Through Service
One (1) for each one-hundred (100) square feet of gross floor area, with a minimum of twenty-five (25).
- Furniture and Appliance, Household Equipment, Repair Shops, Shoe Repair, Showroom of a Plumber, Decorator, Electrician, and other Similar Uses
One (1) for each eight-hundred (800) square feet of gross floor area. For floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein.

- Laundromats and Coin Operated Dry Cleaners
One (1) for each four (4) washing and/or dry cleaning machines.
- Mortuary Establishments and Funeral Homes
One (1) for each fifty (50) square feet of gross floor space in the slumber rooms, parlors, or individual funeral service rooms.
- Motel, Hotel, or other Commercial Lodging Establishments
One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus spaces for any dining rooms, restaurants, cocktail lounges, ballrooms, or meeting rooms, based on the established maximum occupancy code.
- Motor Vehicle Sales and Service Establishments
One (1) for each two-hundred (200) square feet of gross floor space of sales room and one (1) for each one (1) service stall in the service room.
- Nursery School, Day Nurseries, or Child Day Care Centers
Two (2) for each employees plus one (1) space for each eight (8) children of licensed authorized capacity.
- Open Air Business Establishments, Except as Otherwise Specified Herein
One (1) for every five-hundred (500) square feet of lot area for retail sales and retail uses.
- Recreational Vehicle Sales and Service Establishments, Trailer Sales and Rentals, Boat Showrooms
One (1) for every four-hundred (400) square feet of gross floor area of the sales room.
- Retail Stores, except as Otherwise Specified Herein
One (1) for every two-hundred-fifty (250) square feet of gross floor area.
- Service Establishments, except as Otherwise Specified Herein
Two (2) for every one-thousand (1,000) square feet of gross leasable floor area.

- Studios, Dance, Health, Music, and other Similar Places of Instruction and Recreation
One (1) for every forty (40) square feet of gross floor area, less the area devoted to storage, utility rooms, and lavatories.
- Supermarket
One (1) for each two-hundred (200) square feet of gross floor area.
- Video Rental Establishments
Fifteen (15) for every one-thousand (1,000) square feet of gross floor area, with a minimum of eight (8).

D. Offices

- Banks and other Financial Institutions without Drive-Through Lanes
One (1) for each two-hundred (200) square feet of gross floor space, plus two (2) for every automated teller machine.
- Banks and Other Financial Institutions with Drive-Through Lanes
Five (5) for every one-thousand (1,000) square feet of gross floor area plus two (2) for every automated teller machine and waiting space equivalent to four (4) for each drive-through lane.
- Business Offices or Professional Offices, Except as Otherwise Specified Herein
One (1) for each three-hundred fifty (350) square feet of gross floor space.
- Immediate Care Medical Facility
one (1) space for each laboratory or recovery room, plus one (1) space for each employee on duty based upon maximum employment shift.
- Professional Offices of Doctors, Dentists, or Similar Professions
Seven (7) for every one-thousand (1,000) square feet of gross floor area.
- Veterinary Clinics/Hospitals
Four (4) for every one-thousand (1,000) square feet of gross floor area.

Two (2) for each examination room, plus

E. Recreation and Entertainment

- Banquet Center and Halls
One (1) for every three (3) persons allowed within the maximum occupancy load as established by Village, County, or State, Fire, Building, or Health Codes.
- Batting Cages
One (1) for every cage, plus one (1) for each employee.
- Bowling Alleys
Four (4) for each one (1) bowling lane plus accessory uses.
- Dance Halls, Pool or Billiard Parlors, Roller Skating Rinks, Exhibition Halls, and Assembly Halls without Fixed Seats
One (1) for each two (2) persons allowed within the maximum occupancy load as established by Local, County, or State fire, building, or health codes
- Driving Ranges
One (1) for every four (4) tees plus one (1) for each employee.
- Golf Courses Open to the General Public, Except Miniature or APar 3" Courses
Four (4) for each one (1) golf hole and one (1) for each one (1) employee plus spaces required for each accessory use, such as a restaurant or bar.
- Health, Fitness, and Exercise Centers
Five (5) for every one thousand (1,000) feet of gross leasable floor area, plus spaces required for any pools, tennis courts, etc.
- Marinas, Public, or Private
One and one-half (1-2) for each boat or ship.
- Miniature or APar 3" Golf Courses
Two (2) for each one (1) hole plus one (1) for each one (1) employee.
- Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs, or Other Similar Uses
One (1) for each two (2) member families or individuals plus spaces required for each accessory use, such as a restaurant or bar.

- Place of Outdoor Assembly One (1) for each three (3) seats or six (6) feet of benches.
- Stadium Sports Arenas, or Similar Places of Assembly One (1) for every three (3) seats or six (6) feet of bench.
- Swimming Pools One (1) for every four (4) persons of maximum occupancy.
- Tennis or Racquet Clubs Four (4) for each court plus one (1) for each employee. If a spectator area is provided, one (1) space for every three (3) seats shall be required.
- Theater and Auditorium One (1) for each four (4) seats plus one (1) for each two (2) employees.

F. Industrial

- Industrial or Research Establishments and Related Accessory Offices Five (5) plus one (1) for every one and one-half (1-2) employees in the largest working shift.
- Warehouses and Wholesale Establishments and Related Accessory Offices Five (5) plus one (1) for every one (1) employee in the largest working shift or one (1) for every seventeen-hundred (1,700) square feet of gross floor space, whichever is greater.

Section 20.20 Barrier-Free Parking Requirements.

Within each parking lot, signed and marked barrier-free spaces measuring twelve (12) feet in width shall be provided in accordance with the Michigan Department of Labor, Construction Code Commission, Barrier-Free Division.

Section 20.25 Waiting Areas for Drive-Through Facilities.

A. Dimensions.

All waiting spaces or stacking spaces shall be an area at least ten (10) feet wide and twenty-four (24) feet long each, that does not include the use of any public space, street, alley, sidewalk, or right of way. Such area shall be located entirely within a non-residential zoning district.

B. Minimum Number of Spaces Required.

On the same premises with every building or structure, or part thereof, erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided, unless otherwise specified within this Ordinance, off-street waiting spaces or stacking spaces in accordance with the following:

<u>Use</u>	<u>Number of Spaces</u>
Automotive Repair or Service Station	One (1) per Service Bay
Automotive Fueling Station	Two (2) per Fuel Pump Island
Convenience Store Drive-Through	Two (2) per Service Window
Drug Store Drive-Through	Two (2) per Service Window
Drive-Through Financial Institution	Four (4) per Service Window
Drive-Through Food Service	Ten (10) per Service Window
Dry-Cleaning Drop-Off Station	Two (2) per Service Window
Automatic Car Wash	Sixteen (16) per Wash Line plus One (1) Upon Exit per Wash Line
Self-Service Car Wash	Two (2) per Wash Bay plus One (1) Upon Exit per Wash Bay

Section 20.30 Off-Street Parking, Space Layout, Standards, Construction and Maintenance.

A. Plan Requirements.

Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

<u>Parking Pattern</u>	<u>Maneuvering Lane Width</u>	<u>Parking Space Width</u>	<u>Parking Space Length</u>	<u>Total Width of One Tier of Spaces Plus Maneuvering Lane</u>	<u>Total Width of Two Tiers of Spaces Plus Maneuvering Lane</u>
Parallel Parking	12 Feet	8 Feet	23 Feet	20 Feet	28 Feet
30 Degrees to 53 Degrees	12 Feet	8 Feet	20 Feet	32 Feet	52 Feet
54 Degrees to 74 Degrees	15 Feet	9 Feet	20 Feet	35 Feet	55 Feet
75 Degrees to 90 Degrees	20 Feet	9 Feet	20 Feet	42 Feet	62 Feet

B. Drive Lanes.

All spaces shall be provided adequate access by means of maneuvering lanes according to the terms of this section. Backing directly onto a street, backing into an access drive, or requiring the use of the street for maneuvering between parking rows shall be prohibited.

C. Ingress and Egress.

Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Entrance to such areas shall be only from a public street, an adjoining principal use, or an adjoining alley.

Ingress and egress to a parking lot lying in an area zoned for other than single family residential use shall not be across land zoned for single family residential use.

D. Traffic Movement.

All maneuvering lane widths shall only permit one-way traffic movement, except that the ninety (90) degree pattern may permit two-way movement.

E. Distance From Residential Districts.

Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single family residential use shall be at least twenty-five (25) feet distant from the adjacent property located in any single family residential district.

F. Surface and Curbing.

The entire parking area, including parking spaces and maneuvering lanes, required under this Ordinance shall be provided with a dust free surfacing of concrete and/or plant mixed bituminous material according to the requirements of this Ordinance and the Village's Code of Ordinances. Necessary curbs or other protection for the public and for the protection of adjoining properties, streets, and sidewalks shall be provided and maintained. Where deemed necessary, the Planning Commission may require that parking areas be curbed with concrete curbs and gutters. The parking area shall be surfaced within six (6) months of the date of occupancy.

In all cases where such parking areas abut public sidewalks, a decorative wall, a curb, or bollards shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending onto the public sidewalk.

G. Drainage.

Off-street parking areas shall be drained so as to dispose of all water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

H. Lighting.

All lighting used to illuminate off-street parking areas shall be so designed, located, installed, and shielded as to be confined within and directed onto the parking area only, and to prevent glare onto adjacent properties, and shall be arranged to prevent adverse affects on motorist visibility on adjacent rights of way.

The source of illumination shall not be more than fifteen (15) feet above the parking surface in any Historic Central Business District (HCBD), Village General Business District (VGBD), or the Business Park District (BPD), and twenty-five (25) feet above the parking surface in any Highway Business District (HBD) or Limited Industrial District (LID). All illumination shall be in compliance with the performance standards established in Article 17.

Section 20.35 Loading Space Requirements.

A. Minimum Number of Spaces Required.

For every building, or addition to an existing building, hereafter erected to be occupied by a use allowed in any business or industrial zoning district or other similar use requiring the receipt or distribution of materials or merchandise, there shall be provided and maintained on the same premises with such building additional off-street loading spaces in relation to the floor area in accordance with the following:

<u>Gross Floor Area (in square feet)</u>	<u>Minimum Loading and Unloading Space Required</u>
10,000 - 20,000	One (1) space
20,001 - 50,000	Two (2) spaces
50,001 - 100,000	Three (3) spaces
100,001 +	One (1) additional space for each additional one-hundred-thousand (100,000) square feet or fraction thereof

B. Dimensions of Required Spaces.

Each such loading space shall be at least ten (10) feet in width, fifty (50) 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 zoning district, unless wholly within a completely enclosed building or enclosed on all sides by a wall, or a greenbelt, berm, or buffer strip.

C. Lighting.

Lights used to illuminate loading areas shall be arranged so as to reflect away from adjacent areas and shall be otherwise in conformance with the provisions of this Ordinance.

D. Location.

Loading spaces shall not be provided in the front yard, the front side of any building, or on any building side facing and directly visible to a public street, unless the Planning Commission determines such a location is necessary due to the building's location or placement, the existing street patterns, or other factors.

E. Surface and Drainage.

Loading spaces shall be surfaced with concrete or a plant-mixed bituminous material and shall be graded and drained so as to properly dispose of surface water.

F. Exceptions.

The Planning Commission may waive the requirement for off-street loading spaces for existing buildings with the Historic Central Business District (HCBBD) and the Village General Business District (VGBD), under the following circumstances:

1. The rear of the building is built to the rear lot line and directly abuts a public alley.
2. The layout and size of the existing building and parking area preclude the placement of a designated loading space within the site.

Section 20.40 Parking in Residential Districts.

Off-street parking for permitted principal uses in residential districts shall conform to the following:

A. Surface and Drainage.

Where providing required off-street parking for more than one (1) building or structure, the parking surface and access driveways shall be surfaced in concrete or a plant-mixed bituminous material of the street upon which the driveway has access, has curbs and gutters. Driveways shall be graded toward the center of the parking surface or driveway, and drained to a storm sewer so as to dispose of surface water in an appropriate manner

B. Lighting.

When lighting for such facilities is used, the light shall be kept away from adjoining residential uses, and the source of illumination shall not be more than fifteen (15) feet above the parking surface.

C. Clear Vision Sight Distance

The Village of Mattawan requires a clear vision sight distance area as described in Table 1 below, in each direction, from a driveway, parking lot, or drive, intersecting a public street. If it is determined by Village staff that these requirements cannot be met the property owner will agree to indemnify, defend and hold the Village harmless for any claims of damage or injury based on any direct or indirect allegation that such damage or injury was caused by the reduced sight distance.

Table 1 Clear Vision Sight Distance Requirements Based on AASHTO values for design speed	
Posted Speed	Sight Distance Required
Up to 30 MPH	300 feet
30 to 40 MPH	400 feet
40 to 50 MPH	500 feet

Section 20.45 Access Management Requirements.

A. Purpose.

The purpose of this section is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system, while providing property owners with reasonable access. The standards are specifically designed for streets whose primary function is access to adjacent properties.

B. Application of Standards.

1. The standards of this section shall be applied to all Village streets.
2. The access standards contained herein shall be required in addition to, and where permissible shall supersede, the requirements of the Michigan Department of Transportation, or the County.
3. The standards contained in this section shall apply to all uses, except permitted single family and two family dwelling units.
4. For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such instances, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates all of the following apply:
 - a. The size of the parcel is insufficient to meet the dimensional standards.
 - b. The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.
 - c. The use will generate less than five-hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street. All projections of trips shall be based on rates developed by the Institute of Transportation Engineers (ITE).
 - d. There is no other reasonable means of access.

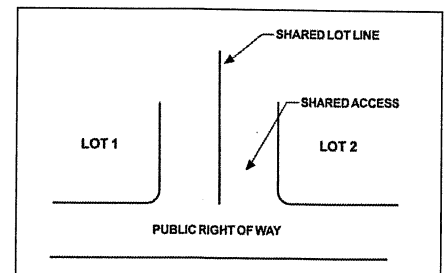
C. Number of Driveways.

1. Access to a parcel shall consist of either a single two-way driveway or a pair of one-way driveways, wherein one (1) driveway is designed and appropriately signed to accommodate ingress movements and the other egress movements, unless specified otherwise in this Ordinance.

2. Where parcel frontage is insufficient to provide a driveway meeting the minimum driveway width and radii, a shared driveway or other means of access may be required.
3. Where the parcel is situated on a corner lot, one (1) access point on each street frontage may be permitted, provided there is a minimum of one-hundred (100) feet of frontage per side. No more than one (1) access point shall be permitted per side for parcels located on corner lots unless otherwise provided for within this Ordinance.
4. Where the property has continuous frontage of over three-hundred (300) feet and the applicant can demonstrate, using the Institute of Transportation Engineers Trip Generation Manual or another accepted professional reference, that a second access is warranted, the Planning Commission may allow an additional access point. Where possible, this access should be spaced accordingly to the standards contained herein, located on a side street, shared with an adjacent property, and/or be designed to restrict one (1) or both left turn movements.
5. Where the property has continuous frontage of over six-hundred (600) feet, a maximum of three (3) driveways may be allowed, with at least one (1) such driveway being designed, constructed, and signed for right-turns in and right-turns out only.

D. Shared Access, Joint Driveways, Parking Lot Connections, and Rear Service Drives.

1. Shared use of access between two (2) or more property owners should be encouraged through the use of driveways constructed along property lines, connecting parking lots and rear service drives, particularly for the following:
 - a. Sites within one-quarter (1/4) mile of major intersections.
 - b. Sites having dual frontage.
 - c. Sites where frontage dimensions are less than three-hundred (300) feet.



- d. Locations with sight distance problems.
 - e. Along roadway segments experiencing congestion or accidents.
2. In cases where a site is adjacent to a parking lot of a compatible use, or a rear service drive, a connection to the adjacent facility may be required by the Planning Commission.
 3. In cases where a site is adjacent to undeveloped property, the site must be designed and constructed to accommodate a future parking lot connection, rear service drive, or other means of shared access as determined by the Planning Commission.
 4. The applicant shall provide the Village with letters of agreement or access easements from all affected property owners.

E. Adequate Sight Distance.

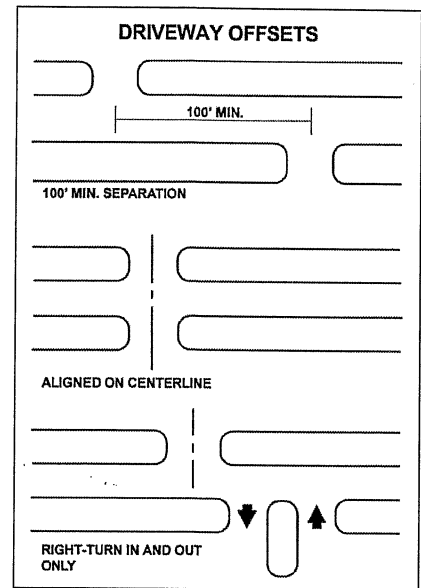
1. Requirements for minimum intersection or corner sight distance for driveways shall be in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines defined in the chapter entitled AA policy on Geometric Design of Highways and Streets in its latest edition.
2. The Planning Commission may adjust driveway location where there is a concern regarding adequate sight distance.
3. In the event that it is determined that there is no other location on a parcel to place a safe means of ingress and egress which meets the Village of Mattawan clear vision sight distance area requirement as identified in Table 1, in each direction, from a driveway, parking lot, or drive intersecting a public street, the property owner will agree to indemnify, defend and hold the Village harmless for any claims of damage or injury based on any direct or indirect allegation that such damage or injury was caused by the reduced sight distance.

Table 1

Clear Vision Sight Distance Requirements	
Based on AASHTO values for design speed	
Posted Speed	Sight Distance Required
Up to 30 MPH	300 feet
30 to 40 MPH	400 feet
40 to 50 MPH	500 feet

F. Driveway Spacing from Intersections.

1. Driveway spacing from intersections shall be measured from the centerline of the driveway to the extended edge of the intersecting street's right-of-way line.
2. In order to preserve intersection operations and safety, the minimum distance between a driveway and an intersecting street right of way, shall be based on the following:
 - a. For locations in the vicinity of intersections experiencing congestion (peak hour operations below level of service "C" for one (1) or more movements) and/or a significant number of traffic accidents. The Planning Commission may require that access be constructed along the property line furthest from the intersection.
 - b. For locations within two-hundred (200) feet of any signalized or four-way stop intersection, driveways shall be spaced a minimum of one-hundred (100) feet from the intersection. Where this spacing cannot be provided, driveways designed for right-turn in/right-turn out only movements may be allowed, with a minimum spacing of fifty (50) feet form the intersecting street right of way.



G. Driveway Spacing from Other Driveways.

1. Driveway spacing from other driveways shall be measured from the centerline of each driveway at the point where it crosses the street right of way line.
2. Minimum driveway spacing from other driveways along the same side of the street shall be determined based on posted speed limits along the parcel for each particular frontage, as follows:

<u>Posted Speed Limit</u>	<u>Minimum Drive Spacing</u>
25 mph	50 feet
30 mph	50 feet
35 mph	75 feet
40 mph	75 feet
45 mph	100 feet
50 mph	125 feet
55 mph	150 feet

3. Driveways shall be directly aligned with those across the street or, where offset, the minimum driveway spacing from driveways across the street shall be one-hundred (100) feet excluding when one (1) or both driveways are designed and signed for right-turn in/right-turn out only.

H. Driveway Design, Channelized Driveways, Deceleration Lanes and Tapers, Bypass Lanes.

1. Driveways shall be designed to the standards of the applicable Village, County, or State construction standards.

I.. Driveway Width and Radii.

1. The typical driveway design shall include one (1) ingress and one (1) egress lane, with a combined minimum throat width of twenty-five (25) feet and a maximum throat width of thirty-five (35) feet, measured from face to face of the curb, unless specified otherwise in this Ordinance.
2. Wherever the Planning Commission determines that traffic volumes or conditions may cause significant delays for traffic exiting left, two (2) exit lanes may be required.

3. In areas with pedestrian traffic, the exit and entrance lanes may be separated by a median with maximum width of ten (10) feet. Concrete sidewalks shall be continued and/or maintained across driveways.
4. Driveways shall be designed with a minimum twenty-five (25) foot radii, fifty (50) foot radii shall be required where daily truck traffic is expected.

J. Directional Driveways, Divided Driveways, and Deceleration Tapers.

Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential for vehicles accessing the proposed use or site. Right-turn tapers shall be a minimum of one hundred (100) feet in length and at least eleven (11) feet wide.

Zoning Ordinance 214, adopted Feb. 23, 2004 and effective 10 days after publication on Feb 27th, 2004; amended by Ordinance 219, effective 10 days after publication on November 26, 2004

