

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE IX
GENERAL PROVISIONS

SECTION 907. OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

Whenever the off-street parking requirements in Section 906 require the building of an off-street parking facility, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

- A. No parking lot shall be constructed unless and until a permit thereof is issued by the Zoning Administrator. Applications for a permit shall be submitted to the Zoning Administrator in such form as may be determined by the Zoning Administrator and shall be accompanied with two (2) set of plans for the development and construction of the parking lot showing that the provisions of this section will be fully complied with.
- B. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

Parking Pattern in Degrees	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
Parallel	12'	8'	23'	40'
30 to 53	12'	9'	18'	52'
54 to 74	15'	9'	18'	58'
75 to 90	20'	9'	18'	60'

- C. All spaces shall be provided with adequate access by means of maneuvering lanes. Backing directly into a street shall be prohibited except for one and two-family residential uses.
- D. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
- E. Ingress and egress to a parking lot lying in an area zoned for other than one-family residential use shall not be across land zoned for one-family residential use.
- F. All maneuvering lane widths shall permit one-way traffic movement, except that the 90-degree pattern may permit two-way movement.

Adopted 4/6/2010; Eff. 4/16/2010; AMENDED 2/2011; P.H. 3/21/11; ADOPTED 6/7/11; PUBLISHED 6/24/11; EFFECTIVE 7/2/11

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- G. Each entrance and exit to and from any off-street parking lot located in a (EC) district shall be at least twenty-five (25') feet distant from adjacent property located in any (AR), (R-1), or (RC) district.
- H. If off-street parking is required to be paved per Section 906, L, then the entire parking area, including parking spaces and maneuvering lanes required under this Section, shall be provided with asphaltic or concrete surfacing in accordance with specifications approved by the Township Building Inspector.
- I. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.
- J. All lighting used to illuminate any off-street parking area shall be installed as to be confined within and directed onto the parking area only.