

ARTICLE 15

ACCESS

§15.05 - INTENT & PURPOSE

The intent and purpose of this Article is to:

- (A) Facilitate public safety along streets and efficient movement of traffic and vehicular access;
- (B) Minimize congestion and disruptive and potentially-dangerous traffic conflicts;
- (C) Ensure unobstructed, safe, and continuous access to properties during emergencies;
- (D) Protect the substantial public investment in public streets;
- (E) Provide reasonable access to all properties within the Township; and
- (F) Establish minimum standards for access.

§15.10 - APPLICABILITY

The provisions of this Article apply to all properties within the Township's zoning jurisdiction. When there is a conflict between this Article and Road Commission standards, the stricter standard shall apply.

§15.15 - ACCESS FOR LOTS

All lots created after the effective date of this Ordinance shall have access to a street, as outlined below.

- (A) **Streets:** Lots may have direct access to an adjacent public or private street.
- (B) **Access Easement:** Lots may have access to a public or private street through an access easement, as outlined in this Article.
- (C) **Shared Driveway:** Lots may have access to a public street or private street through a shared driveway, with an access easement, as outlined in this Article.
- (D) **Legally Non-conforming Lots:** Lots that do not have access to a street, as outlined above, may continue to exist. However, access, as outlined above, shall be established before issuance of a zoning permit or expansion of an existing use on the lot.

§15.20 - CLEAR-VISION ZONES

Fences, walls, berms, structures, and vegetation shall not obstruct vision at driveway intersections and street intersections. Clear vision shall be maintained at all times at a height of between two (2) feet to eight (8) feet above the grade of the travelled surfaces. Tree trunks may be located within this area if it does not obstruct vision, but foliage shall not be located within this area.

(A) **Residential Driveways:** The clear-vision zone for driveways serving single-family and two-family dwellings shall be an area measured fifteen (15) feet from the intersection of the driveway along the edge of the travelled road, including acceleration and deceleration lanes, and fifteen (15) feet along the driveway from edge of the travelled road, including acceleration and deceleration lanes.

GRAPHICS

(B) **Commercial Driveways:** The clear-vision zone for driveways serving multiple-unit dwellings, commercial uses, and institutional uses shall be an area measured twenty-five (25) feet from the intersection of the driveway along the right-of-way and twenty-five (25) feet along the driveway from the right-of-way. **GRAPHICS**

(C) **Streets:** The clear vision zone for streets shall be an area measured thirty (30) feet from the intersection along the rights-of-way for both streets. **GRAPHICS**

(D) **Administrative Adjustment:** The approving authority may grant an administrative adjustment reducing the size of a clear vision zone, as outlined in **Article 30** of this Ordinance.

§15.25 - GENERAL DRIVEWAY STANDARDS

All driveways shall meet the standards outlined below.

(A) **Free Movement:** Driveways shall be located in a manner to minimize interference with the free movement of traffic.

(B) **Sight Distance:** Driveways shall provide adequate sight distance, as determined by the Road Commission.

(C) **Culverts:** Culverts, when installed or required, shall be installed in-line with and on the same grade as existing ditches.

(D) **Drainage:** Driveways shall not discharge runoff onto adjacent properties or streets, accelerate erosion, or create ponding that is hazardous to motor vehicle operation, pedestrians, or properties.

(E) **Adopted Plans:** Driveways shall conform with road improvement and corridor plans that have been adopted by the Planning Commission or Township Board.

(F) **Number of Lots:** Driveways shall only serve a single lot unless a shared driveway has been approved.

(G) **Clearance:** Driveways with a length of three hundred (300) feet or more shall have an unobstructed height of fourteen (14) feet above the driveway surface and shall have an unobstructed width of twelve (12) feet.

(H) **Turnaround:** Driveways with a length of three hundred (300) feet or more shall have an emergency vehicle turnaround that meets the standards of the International Fire Code.

§15.30 - RESIDENTIAL DRIVEWAYS

Residential driveways, for single-family and two-family dwellings, shall meet the standards outlined below, in addition to other applicable standards.

- (A) **Width:** Residential driveways shall be at least ten (10) feet wide.
- (B) **Slope:** Residential driveways shall have a maximum slope of four point eight (4.8) degrees within the road right-of-way.
- (C) **Geometry:** Residential driveways shall intersect with streets at an eighty-five (85) to ninety (90) degree angle.
- (D) **Location:** Residential driveways shall be at least fifty (50) feet from the nearest right-of-way of an intersecting street. IF NOT POSSIBLE
- (E) **Setback:** Residential driveways shall be at least five (5) feet from side and rear lot lines. This shall not apply to the common lot line for shared driveways.
- (F) **Surface:** Residential driveways shall have a compacted gravel, paver, or paved surface.

§15.35 - COMMERCIAL DRIVEWAYS

Commercial driveways, including driveways for multiple-unit dwellings, commercial uses, and institutional uses, shall meet the standards outlined below, in addition to other applicable standards.

- (A) **Width:** Commercial driveways shall meet the width standards outlined below.
 - (1) **One-way Access:** Commercial driveways with one-way access shall have a width between twelve (12) feet and eighteen (18) feet. For the purposes of driveway width, each side of a boulevard entrance shall be considered as one-way access.
 - (2) **Two-way Access:** Commercial driveways with two-way access shall have a width of between twenty-four (24) feet and thirty-six (36) feet.
 - (3) **Administrative Adjustment:** The approving authority may grant an administrative adjustment for commercial driveway width as part of site plan review, as outlined in [Article 30](#) of this Ordinance.
- (B) **Slope:** Commercial driveways shall have a maximum slope of three point four (3.4) degrees.
- (C) **Geometry:** Commercial driveways shall intersect with streets at a ninety (90) degree angle.
- (D) **Location:** Commercial driveways shall meet the Road Commission's standards for distance from intersecting streets and other commercial driveways.
- (E) **Setback:** Commercial driveways shall be at least thirty (30) feet from side and rear lot lines. This shall not apply to the common lot line for shared driveways.
- (F) **Surface:** All commercial driveways that intersect with paved streets shall be paved a distance of at least fifty (50) feet from the street. Commercial driveways that serve paved parking areas shall be paved for their entire length, unless otherwise permitted in this Ordinance.
- (G) **Egress Lanes:** The approving authority may require two (2) egress lanes for high-volume uses.

- (H) **Offset Spacing:** Commercial driveways shall be aligned with intersections and driveways across the street or shall be offset at least two hundred fifty (250) feet, as measured horizontally from driveway and/or street centerline to centerline.
- (I) **Boulevard Entrance:** Boulevard entrances shall be fully curbed, and the island shall have an area of at least two hundred (200) square feet.

§15.40 - SHARED DRIVEWAYS

Shared driveways shall meet the standards and be reviewed as outlined below, in addition to other applicable standards. **GRAPHICS TO BE ADDED**

- (A) **Authority:** Shared driveways shall be reviewed and approved by the Director of Planning and Zoning in consultation with the Township Attorney and Township Engineer.
- (B) **Design Standards:** Shared driveways shall meet the standards outlined below.
- (1) **Width:** Shared residential driveways shall be at least twelve (12) feet wide. Shared commercial driveways shall be at least twenty-two (22) feet wide.
 - (2) **Passing Flares:** Shared residential driveways shall have passing flares at least every three hundred (300) feet, with a width of at least eighteen (18) feet and a length of at least sixty (60) feet.
 - (3) **Length:** Shared driveways shall have a maximum length of one thousand (1,000) feet.
 - (4) **Turn Around:** Shared driveways with a length of three hundred (300) feet or more shall have an emergency vehicle turnaround that meets the standards of the International Fire Code.
 - (5) **Addresses:** All addresses served by a shared driveway shall be posted at its intersection with the street, and the individual addresses shall be posted at each location where the private driveway splits from the shared driveway.
 - (6) **Lots Served:** Shared driveways may serve up to four (4) lots.
 - (7) **Easement Width:** The easement shall be at least sixty-six (66) feet wide. The width may be reduced to fifty (50) feet by the approving authority if it is adequately demonstrated that the reduced width provides adequate space for the driveway, drainage, and utilities.
- (B) **Maintenance Agreement:** Shared driveways shall have a maintenance agreement, signed by the applicant and owner(s), approved by the Township Attorney, and recorded with the Register of Deeds, with a copy provided to the Township. The maintenance agreement shall include at least the following information:
- (1) **Maintenance:** A reasonable method of initiating maintenance and improvements necessary in order to keep the driveway in good, useable condition; and
 - (2) **Financing:** A reasonable method for financing and apportioning the costs of the maintenance and improvements of the shared driveway.

(C) **Easement Agreement:** Shared driveways shall have an easement agreement, signed by the applicant and owner(s), approved by the Township Attorney, and recorded with the Register of Deeds, with a copy provided to the Township. The easement agreement shall include at least the following information:

- (1) **Public Access:** Easements to the public for purposes of emergency and other public vehicles for necessary public services;
- (2) **Access:** A statement that the owners and users shall refrain from prohibiting, restricting, limiting, or interfering with normal ingress, egress, public utilities, and use by any of the other owners. Normal use shall include use by family, guests, invitees, vendors, tradesmen, delivery services, emergency vehicles, and others bound to or returning from any of the properties using the shared driveway; and
- (3) **Legal Description:** A legal description and survey of the access easement and a legal description of the properties with access to the shared driveway.

(D) **Review Process:** Shared driveways shall be reviewed as outlined below.

- (1) **Application:** An application for a shared driveway shall include the following:
 - a. **Application Form:** A signed and completed application form;
 - b. **Fee:** An application fee, as outlined in the adopted fee schedule;
 - c. **Site or Plot Plan:** A plot plan or site plan drawn to a scale of at least one (1) inch to forty (40) feet, showing the location of the access easement and the driveway;
 - d. **Cross Section:** A cross section of the shared driveway;
 - e. **Road Commission Permit:** A permit from the Road Commission for the shared driveway, if the shared driveway intersects a public street;
 - f. **Maintenance Agreement:** An agreement outlining the maintenance of the shared driveway;
 - g. **Easement Agreement:** An agreement outlining the access easement; and
 - h. **Additional Materials:** Additional materials determined necessary by the Director of Planning and Zoning, Township Attorney, or Township Engineer, including, but not limited to, existing topography, proposed grade, and soil conditions.
- (2) **Right to Enter Property:** Submission of a shared driveway application shall constitute permission for the Township to access the property to complete onsite investigations for the purpose of administering this Article.
- (3) **Review of Completeness:** A shared driveway application shall be reviewed by the Director of Planning and Zoning for completeness, as outlined in §24.10(C) of this Ordinance.
- (4) **Timely Decisions:** The Director of Planning and Zoning shall render a decision within forty-five (45) days of the date the application is administratively complete, unless a delay is agreed to by the applicant and the Director of Planning and Zoning. The decision shall be final upon issuance of a letter outlining the decision by the Director of Planning and Zoning.
- (5) **Conditions:** Conditions may be placed on approval of an access easement, as outlined in §24.45 of this Ordinance.
- (6) **Acceptance of Conditions:** The approval of a shared driveway shall only be effective upon acceptance of the approval and any conditions of the approval by the applicant.
- (7) **Expiration:** Shared driveway approval shall be valid for a period of twelve (12) months.

§15.45 - ACCESS EASEMENTS

A lot used for agricultural use or a single-family dwelling may be accessed by an exclusive permanent access easement, as outlined below, in addition to other applicable standards.

(A) Authority: Access easements shall be reviewed and approved by the Director of Planning and Zoning in consultation with the Township Attorney and Township Engineer.

(B) Design Standards: Access easements shall meet the design standards outlined below.

(1) Easement Width: The access easement shall have a width of at least sixty-six (66) feet. The width may be reduced to forty (40) feet by the approving authority if it is adequately demonstrated that the reduced width provides adequate space for the driveway, drainage, and utilities.

(2) Turnaround: Driveways in access easements with a length of three hundred (300) feet or more shall include an area dedicated to emergency vehicle turnaround that meets the standards of the International Fire Code.

(C) Easement Agreement: Access easements shall have an easement agreement, signed by the applicant and owner(s), approved by the Township Attorney, and recorded with the Register of Deeds, with a copy provided to the Township. The easement agreement shall include at least the following information:

(1) Public Access: Easements to the public for purposes of emergency and other public vehicles for necessary public services;

(2) Access: A statement that the owners and uses shall refrain from prohibiting, restricting, limiting, or interfering with normal ingress, egress, public utilities, and use by any of the other owners. Normal use shall include use by family, guests, invitees, vendors, tradesmen, delivery services, emergency vehicles, and others bound to or returning from any of the properties using the access easement; and

(3) Legal Description: A legal description and survey of the access easement and a legal description of the properties that benefit from and are burdened by the easement (dominant and servient properties).

(D) Process: Access easements shall be reviewed as outlined below.

(1) Application: An application for an access easement shall include the following:

a. *Application Form:* A signed and completed application form;

b. *Fee:* An application fee, as outlined in the adopted fee schedule;

c. *Site or Plot Plan:* A plot plan or site plan drawn to a scale of at least one (1) inch to forty (40) feet, showing the location of the access easement and the driveway;

d. *Road Commission Permit:* A permit from the Road Commission for the driveway, if the driveway intersects a public street;

e. *Easement Agreement:* An agreement outlining the access easement; and

f. *Additional Materials:* Additional materials determined necessary by the Director of Planning and Zoning, Township Attorney, or Township Engineer, including, but not limited to, existing topography, proposed grade, and soil conditions.

(2) Right to Enter Property: Submission of an access easement application shall constitute permission for the Township to access the property to complete onsite investigations for the purpose of administering this Article.

- (3) *Review of Completeness:* An access easement application shall be reviewed by the Director of Planning and Zoning for completeness, as outlined in §24.10(C) of this Ordinance.
- (4) *Timely Decisions:* The Director of Planning and Zoning shall render a decision within forty-five (45) days of the date the application is administratively complete, unless a delay is agreed to by the applicant and the Director of Planning and Zoning. The decision shall be final upon issuance of a letter outlining the decision by the Director of Planning and Zoning.
- (5) *Conditions of Approval:* Conditions may be placed on approval of an access easement, as outlined in §24.45 of this Ordinance.
- (6) *Acceptance of Conditions:* The approval of an access easement shall only be effective upon acceptance of the approval and any conditions of the approval by the applicant.
- (7) *Expiration:* Access easement approval shall be valid for a period of twelve (12) months.

End of Article 15.

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