

Article 12 ACCESS

Section 12.1 Purpose

The purpose of this Article is to provide regulations and standards that will facilitate safe, practical and efficient traffic movement and vehicular access. The standards contained herein are intended to protect the public health, safety, and welfare, including minimizing congestion and potential for accidents, and better assure accessibility to property under emergency conditions. The regulations and standards of this Article apply to all lots in the Township unless specified otherwise, and shall be applied in addition to the requirements of the County Road Commission and other provisions of this Ordinance.

Section 12.2 Lots to Have Access

A. Access Required: All lots hereinafter created in the Township shall be afforded vehicular access by one (1) of the following:

1. **Road Frontage:** Lots shall have frontage on a public road, or private road approved pursuant to the Iosco Township Private Road Ordinance, and take their access from such frontage so as to provide safe, convenient access for fire protection, other emergency vehicles, and any required off-street parking. Such road frontage shall be a minimum length equal to the required lot width according to Table 3-4 of Article 3.
2. **Easement:** In the case where a lot does not have road frontage according to subsection (A), such lot shall be accessible by a legally binding easement recorded with the County Register of Deeds. Such an easement shall be a minimum sixty-six (66) feet in width from its point of intersection with a public road to a lot line of the respective lot being served by the easement, and shall provide safe, convenient access for fire protection, other emergency vehicles, and any required off-street parking. Such easement may be subject to the Iosco Township Private Road Ordinance.

B. Exceptions: This Section shall not apply to lots used exclusively for agricultural operations and on which no dwelling is present.

C. Iosco Township Private Road Ordinance: All private roads shall comply with the Iosco Township Private Road Ordinance.

Section 12.3 Driveways

A. Approval Required: All plans for structures to be erected, altered, moved or reconstructed, and use of premises, shall contain a plan for the proposed driveway access to the premises and which shall be part of the required plot plan or site plan. Said plan shall be approved by the Zoning Administrator, or the Township Board in the case of a site plan, prior to the issuance of a Zoning Permit. No driveway shall be approved except upon conformance with this Article and other applicable provisions of this Ordinance including review and action by the County Road Commission.

B. Standards: Driveways shall meet the following minimum standards:

1. **Perpendicular at Intersection:** All driveways shall be within ten (10) degrees of perpendicular to the road at their point of intersection.
2. **Paving:** Residential driveways in excess of one hundred (100) feet in length shall be a minimum of twelve (12) feet in clear unobstructed width, be clear and unobstructed to a minimum height of fourteen (14) feet, and shall be constructed of a minimum two (2) inch thickness of asphalt or concrete, or six (6) inches of gravel, stone, or similar aggregate material capable of facilitating emergency vehicle access.
3. **Additional Standards for Non-Residential Driveways:** Non-residential driveway ingress and egress points shall comply with the following additional standards:
 - a. The nearest surface of the driveway shall be no closer than one-hundred (100) feet to the intersection of any two (2) roads or closer than one hundred (100) feet to a non-residential driveway on an adjacent lot, except upon a finding by the site plan approving body that lesser separation distances shall not undermine the public health, safety and welfare based on vehicle speeds, projected turning patterns and vehicle trips.
 - b. The nearest surface of the driveway to an adjacent lot shall be no less than ten (10) feet except that the nearest surface of the driveway to an adjacent lot in an Agricultural or Residential District shall be no less than thirty (30) feet.

- c. The driveway shall comply with the locational and design standards of the County Road Commission including turning radii, tapers, and cross-sectional design.
- d. See Section 9.3 regarding off-street parking aisles and related standards.
- e. This subsection (3) shall not apply to lots used exclusively for agricultural operations and on which no dwelling is present.

End of Article 12