

ARTICLE 27
Access Management

§ 170-27.1. Intent

- A. The standards of this article are intended to promote public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the poor location and/or the proliferation of curb cuts and driveways.
- B. The Township recognizes the driveway standards herein may be more restrictive than those required by Wayne County. When conflicts arise, the more stringent standard shall apply in recognition that the county-wide standards may not meet the comprehensive transportation and land use goals of the Charter Township of Northville.

§ 170-27.2. Applicability

- A. This article shall apply to all vehicular access points intersecting a public road, driveways for non-residential uses, driveways for multiple family developments and shared residential driveways that serve more than two (2) residential lots or dwelling units. This article shall not apply to individual driveways serving one or two dwelling unit or an essential public service structure.

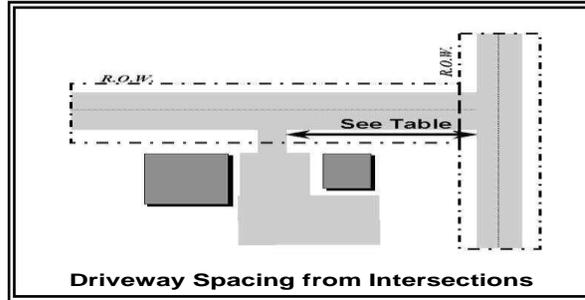
§ 170-27.3. Driveway location

- A. Driveways shall be located to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade.
- B. Driveways, including residential driveways, shall be setback at least four (4) feet from a lot line.

§ 170-27.4. Driveway spacing

- A. For sites located adjacent to vacant land, or land that may be redeveloped in the future, (including potential outlots), the access shall be located to ensure the driveway spacing requirements can be met for adjacent site(s) or provisions for a shared driveway shall be made.
- B. Minimum spacing requirements between a driveway and an intersection, either adjacent to or on the opposite side of the street, are identified in the table below. Measurements shall be taken from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting curb (or pavement edge for uncurbed sections).

- C. If a parcel does not have enough street frontage to meet the spacing requirement from an intersection, the township may require the driveway to be constructed: (1) along a side street; (2) as a shared driveway with an adjacent property; (3) along the property line farthest from the intersection or (4) a service road as described in § 170-27.7 below.

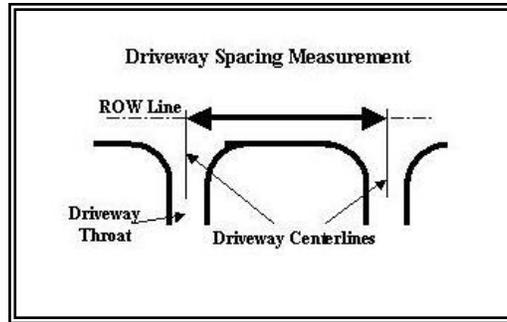


Minimum Driveway Spacing From Street Intersection

Location of Driveway	Full-Movement Driveway	Channelized Driveway Restricting Left Turns
Along major thoroughfare, (intersecting street is a major thoroughfare)	250'	125'
Along major thoroughfare, (intersecting street is not major thoroughfare)	200'	125'
Along a collector road	125'	75'
Along a collector, local street or private road	75'	50'

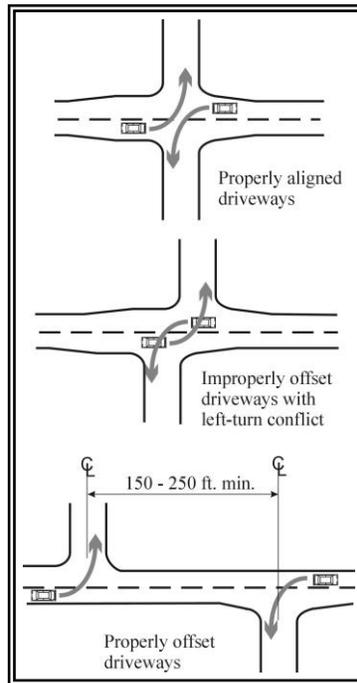
- D. Minimum spacing between driveways shall be determined based upon the posted speed limits along the parcel frontage. Measurements are taken from center line to center line.
- E. Where it can be demonstrated that preexisting conditions prohibit compliance with the minimum spacing between driveways the township may modify the driveway spacing requirements. Modifications shall be the minimum amount necessary, provided a minimum spacing of 80' is maintained between

Speed Limit	Driveway Spacing
25 mph	130'
30 mph	185'
35 mph	245'
40 mph	300'
45 mph	350'



§ 170-27.5. Alignment of driveways

To reduce left-turn conflicts, driveways shall be aligned with those across the street. If alignment is not possible, driveways should be offset at least 250' along major arterials and 150' along other streets. Longer offsets may be required based on the expected inbound left-turn volumes.



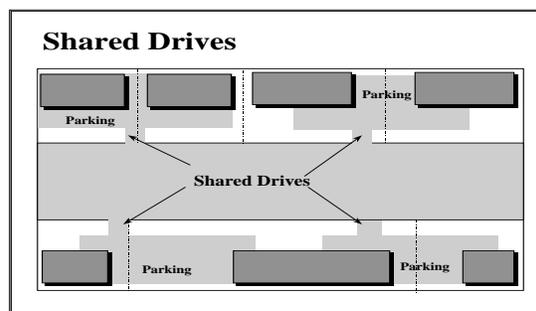
§ 170-27.6. Number of driveways

- A. The number of driveways serving a property shall be limited to the minimum number necessary to provide reasonable access and access for emergency vehicles, while preserving traffic operations and safety along the public roadway.

- B. One access shall be provided for each separately owned parcel. Access may be an individual driveway, shared driveway or service drive.
- C. Additional driveways may be permitted as follows:
 - (1) One additional driveway may be allowed for parcels with more than 300’ of road frontage. After the first 300’ of frontage, an additional driveway may be permitted for additional 300’ of road frontage, provided the following conditions are met.
 - (a) The township determines additional access is justified without compromising traffic operations, based upon a traffic impact study.
 - (b) There are no other reasonable access opportunities.
 - (c) The additional driveway will comply with driveway spacing or offset requirements contained in this Article.

§ 170-27.7. Shared driveways and service roads

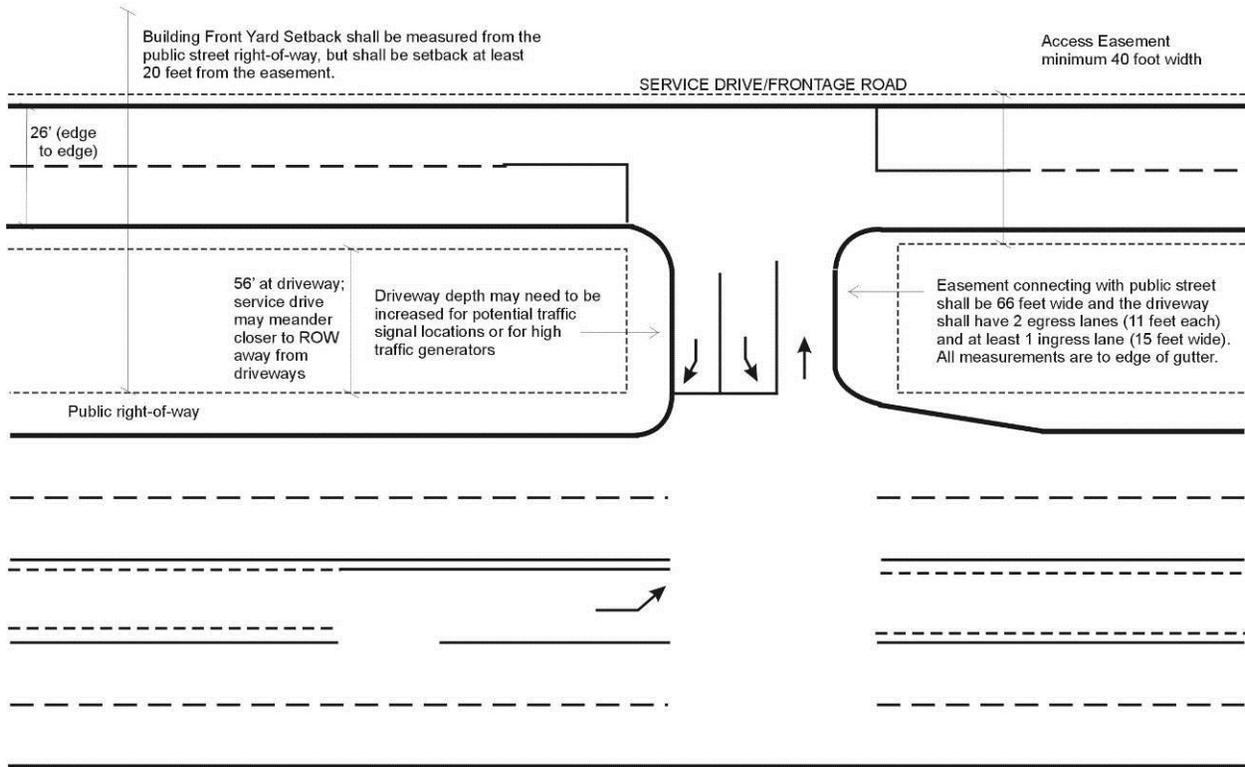
- A. When required due to parcel constraints or to be consistent with recommendations of a corridor or sub area master plan, and if the township determines reducing the number of access points may have a beneficial impact on traffic operations and safety, a shared driveway or service road connecting two or more properties/uses may be required. The use of service roads, in conjunction with driveway spacing, is intended to preserve traffic flow along major thoroughfares, minimize traffic conflicts and retain reasonable access to property.



- B. Service roads shall comply with the following standards:
 - (1) Service roads shall generally be parallel or perpendicular to the front property line and may be located either in front of, adjacent to or behind principal buildings.

The setbacks of existing buildings and anticipated traffic flow for the site shall be considered in determining the best location for the service road.

- (2) The service road shall be constructed to the property line of the subject property.
- (3) The proposed elevation of the service road must be identified at the property line.
- (4) The service road shall be located within a recorded easement permitting traffic circulation between properties and a maintenance agreement shall be established. The minimum easement width shall be 40 feet wide, however a wider easement may be required based on anticipated traffic volume and other requirements.
- (5) The width of the service road shall be 26' wide, measured from the face to face of curb.
- (6) The service road is intended to be used exclusively for circulation, not as a parking/maneuvering aisle.
- (7) The requirements of this Article shall apply to driveway locations along the service road.
- (8) Temporary access may be permitted where a continuous service road is not yet available provided a financial guarantee, acceptable to the township, is provided to assure elimination of temporary access when the service road is continued. The financial guarantee shall be provided to the township prior to issuing an occupancy permit.



§ 170-27.8. Driveway design

- A. For high traffic generators, or for driveways along high volume roads, two egress lanes may be required.
- A. Where a boulevard entrance is provided, an island having a minimum 180 square feet shall be provided to separate the ingress and egress lanes. The island shall be designed to accommodate the largest vehicle that may use the driveway.
- B. In locations where opposing boulevards are present, the nose of new medians shall be setback at least 50' from the edge of the roadway.
- C. Right-turn deceleration lanes and/or tapers may be required.