

## Section 4.13

### Charter Township of Oscoda

### State Street Business and Neighborhood District (SSBN)

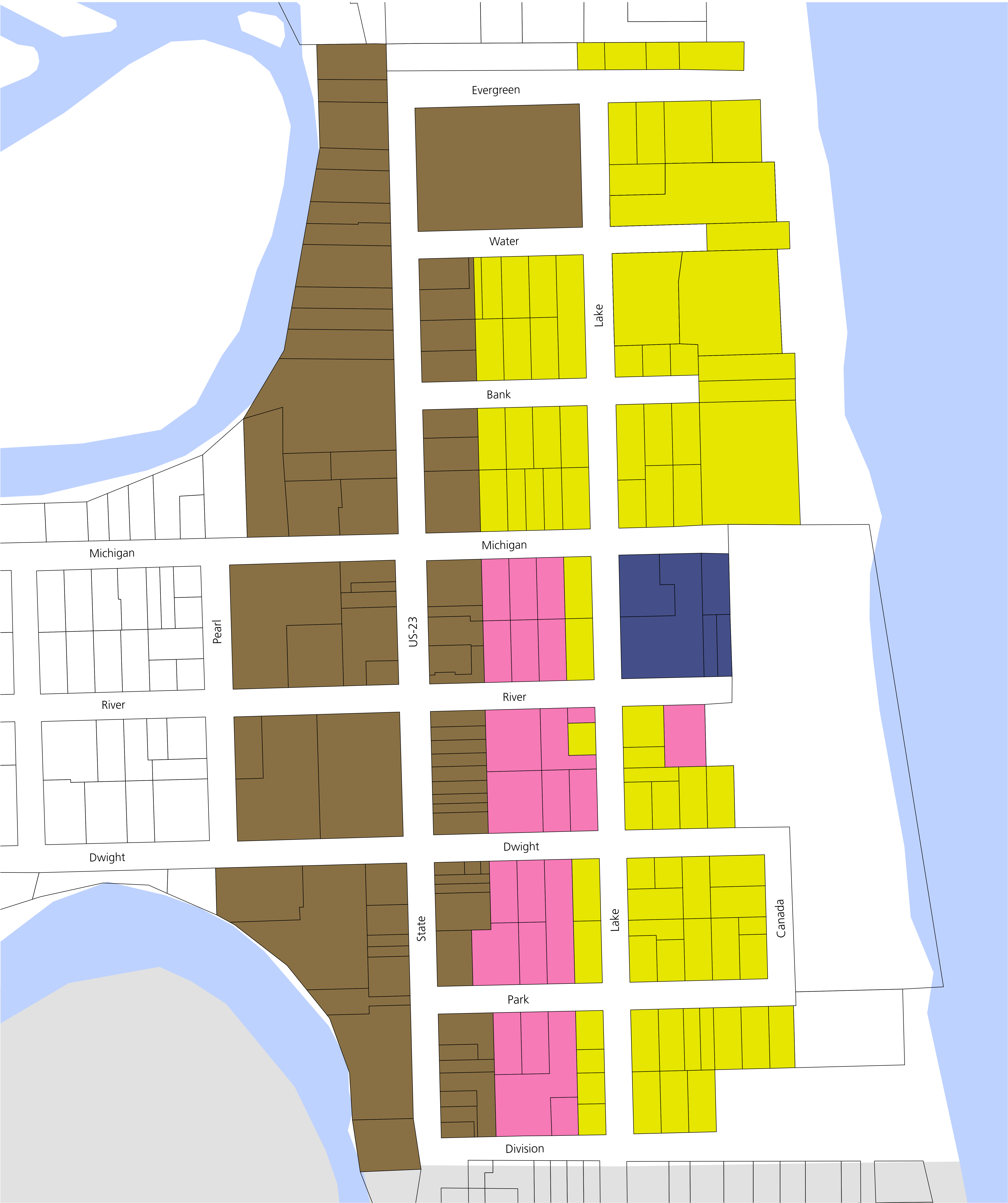
#### Section 4.13.1 Intent

The State Street Business and Neighborhood District dates back to late the 1800's when the southeast corner of Oscoda Township was platted as a traditional village business and residential neighborhood. The 1895 Sanborn-Perris Map Company map for this area graphically delineated a well-defined grid pattern of streets fronted with narrow building lots with structures built adjacent to the public right-of-way.

The State Street Business and Neighborhood District zoning is a departure from traditional zoning in that it focuses less on the use of a parcel and more on how to integrate private and public spaces. The State Street Business and Neighborhood District (SSBN) zoning intends to merge public infrastructure standards with private development regulations to create a viable business district that is equally shared between cars and pedestrians. Key elements include better land use balance, expanding the uses permitted by right, expediting the review process, bringing buildings closer to the street to facilitate walkability, and increasing density of residential dwelling units.

The context of the SSBN District is to create a high density commercial and mixed-use district along State Street (US-23), focused on pedestrians, both resident and tourist. The scope of development envisioned for the SSBN will necessitate the continuation of on-street parking on streets perpendicular to State Street (US-23) and along Lake Street. Off-street parking, although needed, is not as critical as the building mass. The mass and density of buildings is the highest along the State Street (US-23) corridor and subsequently reduces in scale from west to east.

The SSBN also extends along Lake Street and the side streets that connect with State Street (US-23) between Division and Evergreen Streets. The rationale for inclusion in the SSBN is to integrate the adjacent residential neighborhoods with the commercial district and create a walkable connection between the commercial district and Lake Huron.



OSCODA TOWNSHIP

# Street Frontage Regulating Plan

Data Sources: State of Michigan Geographic Data Library

- C-T: Commercial-Traditional
- C-MU: Commercial-Mixed Use
- C-L: Commercial Lodging
- SF-SL: Single Family-Small Lot

## Section 4.13.2

### REGULATED USES, GENERAL STANDARDS, SPECIAL USE PERMIT STANDARDS, and SPLICING

#### 4.13.2.1

##### Purpose

The purpose of the State Street Business and Neighborhood District (SSBN) is to create a memorable, walkable, vibrant, and economically viable business district which accommodates residents and tourists, and pedestrians and vehicles. The SSBN specifically addresses one of the goals in the Oscoda Township Strategic Plan: Create an environment where residents, development, and businesses can be successful.

The text and diagrams for the State Street Business District (SSBN) address the location and extent of land uses that implement the vision articulated by the community through several public sessions focused on strategic planning and downtown revitalization.

#### 4.13.2.2

##### Regulated Uses

Regulated uses are identified for each zone either as a Permitted Use (P) or a use requiring a Special Land Use Permit (SUP). All SUP uses must address the General Standards listed below. If the SUP has additional standards over and above the General Standards, the special provision column references that specific section of the Zoning Ordinance. Otherwise, SUP uses must meet the General Standards below. All uses will require the submission of a site plan pursuant to Article X, and Section 10.5 of the Zoning Ordinance.

#### 4.13.2.3

##### General Standards for Special Land Use Permits

The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

- a. Be designed, constructed, operated, and maintained so as to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
- b. Protect the natural environment and conserve natural resources and energy to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.
- c. Be designed to protect natural resources, the health, safety, and welfare and the social and economic wellbeing of those who will use the land use or activity under consideration, residents, and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

d. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.

e. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration and be necessary to ensure compliance with those standards.

f. Meet the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. The applicant shall have the plan reviewed and approved by the Oscoda Township Fire Department prior to the review by the Planning Commission.

g. Meets the intent to establish interconnected, walkable and a mixed-use neighborhood.

#### 4.13.2.4

##### Splicing

The State Street Business District (SSBD) focuses attention on the development and form of public and private properties and spaces within the area designated on the Regulating Plan referenced in Section 4.13.1. Requirements regarding site development standards such as parking, lighting, and encroachments included in this Ordinance will take precedence over the requirements in the Oscoda Township Zoning Ordinance.

The State Street Business and Neighborhood District (SSBN) will replace Section 4.13 Central Business District of the Oscoda Township Zoning Ordinance.

All other provisions of the Oscoda Township Zoning Ordinance remain intact and valid.

#### 4.13.2.5

##### Properties Currently Developed and Occupied

- a. Occupied and vacant buildings that exist at the time of ordinance adoption do not need to comply with this Section until such time they are renovated.
- b. Occupied or vacant buildings that exist at the time of ordinance adoption that undergo renovation, exceeding 100% of the taxable valuation in the year of the renovation, shall comply with all provisions of the ordinance except Section 4.13.5.2.
- c. Buildings that are demolished and newly constructed shall comply with all provisions of this Section.

## Section 4.13.3

### REGULATING PLAN CATEGORIES



<b>C-T (Commercial-Traditional)</b>	
Intent	To provide for a traditional commercial development that respects the historic development pattern noted on the 1895 Sanborn-Perris Map Co. maps for the district.
Distinguishing Characteristics	Variety of 1 story commercial buildings for retail and professional offices. Buildings would be constructed with durable and traditional building materials close to the right-of-way with parking in the rear of the building or adjacent public parking lots. Residential uses are prohibited on the first floor adjacent to any public right-of-way. Residential uses may be allowed on the first floor in the rear of the structure. Use of dryvit/EIFS is prohibited.
General Character	Predominantly attached and detached buildings with wide sidewalks and pedestrian scale lighting.
Desired Form	Commercial / Storefronts
Building Placement	Shallow to medium front built adjacent to the public sidewalk.
Frontage Types	Universally accessible; recessed doorways; covered entries
Typical Building Heights	1 to 1 1/2 story





## CMU (Commercial - Mixed Use)

Intent	To provide for a flexible mixture of retail, office, commercial, residential and institutional uses within walkable and connected neighborhoods. The objective is to create an environment where residents can live, work and shop for day-to-day amenities in the same area.
Distinguishing Characteristics	Retail, workplace and civic activities mixed with attached housing types such as lofts and apartments all developed at a community scale. Commercial and office uses are allowed on the first floor and upper stories of the structure. Residential uses are prohibited on the first floor adjacent to any public right-of-way. Residential uses may be allowed on the first floor in the rear of the structure. Buildings would be constructed with durable and traditional building materials close to the right-of-way with parking in the rear of the building or adjacent public parking lots. Use of dryvit/EIFS can be used only on upper stories and shall not exceed 30% of the exterior surface.
General Character	Predominantly attached buildings, landscaping within the public right of way, substantial pedestrian activity.
Desired Form	Mixed Use
Building Placement	Small or no setbacks, buildings oriented to street with placement and character defining a street wall
Frontage Types	Commercial uses front onto thoroughfare.
Typical Building Heights	1 to 4 stories on the west and east side of State Street (US-23).



C-L (Commercial - Lodging)	
Intent	To provide for lodging and dining accommodations which complement the scale of surrounding properties and take advantage of adjacent natural and recreational amenities.
Distinguishing Characteristics	Typically, a single, multi-story structure with ample outdoor amenities such as large porches, decks, plazas, and seating areas.
General Character	Predominantly single building using durable building materials such as brick, limestone, scored CMU's, wood, and fiber-cement siding. Use of dryvit/EIFS can be used only on upper stories and shall not exceed 30% of the exterior surface.
Desired Form	Single Building
Building Placement	Small or no setbacks. Placement on the property to encourage views of Lake Huron and adjacent open spaces.
Frontage Types	Not Applicable. Site specific.
Typical Building Heights	3 to 4 stories



SF-SL (Single Family-Small Lot)	
Intent	To provide for lodging and dining accommodations which complement the scale of surrounding properties and take advantage of adjacent natural and recreational amenities.
Distinguishing Characteristics	Typically, a single, multi-story structure with ample outdoor amenities such as large porches, decks, plazas, and seating areas.
General Character	Predominantly single building using durable building materials such as brick, limestone, scored CMU's, wood, and fiber-cement siding. Use of dryvit/EIFS is prohibited.
Desired Form	Single structure designed and occupied as a single-family residence, duplex, or triplex. Detached or attached townhouses.
Building Placement	Small or no setbacks. Placement on the property to encourage views of Lake Huron and adjacent open spaces.
Frontage Types	Residential uses with front porches, fences, naturalistic tree plantings, and garages in the rear yards.
Typical Building Heights	1 to 2 stories

## Section 4.13.4

### LAND USE TABLE

#### 4.13.4.1

##### Regulated Uses

Regulated uses are identified either as a Permitted Use (P) or a use requiring a Special Use Permit (SUP). If a use is blank with no designation or not listed, it means it is not permitted in that zone. All uses requiring a Special Use Permit must address the General Standards in 6.6.2.3. If the SUP has additional standards over and above the General Standards the special provision column references that specific section of the Zoning Ordinance.

Land Use Table				
Type	CT	CMU	C-L	SF-SL
<i>Public and Private</i>				
Outdoor Public Owned Parks and Recreation Facilities	P	SUP		P
Public and Private Schools				
Public Uses: Critical, Supporting and Essential	P	P	P	P
Churches with and without Assembly Halls				P
<i>Transportation / Utilities</i>				
Parking (Public or Private)	P	P	P	P
Wireless Telecommunication Facilities (not in R.O.W.)				
Public Transit Stop or Station	P	P	P	
<i>Office</i>				
Professional Offices	P	P		
Medical / Dental Offices	P	P		
Medical Urgent Care Facilities	P			
Veterinary Clinic	P			
<i>Commercial</i>				
Mixed Use with Residential above the 1st floor	P	P	P	
Bar / Tavern	P	P	SUP	
Child Care Facilities	P	P		
Drug Stores	P	P		
General Retail; except with the following features	P	P		
a. Alcoholic beverages	SUP	SUP		
b. Floor area over 10,000 sq.ft.	SUP	P		
c. On-site production of items sold in or out of store locations	SUP	P		
d. Operating hours between 10pm and 7am	SUP	SUP		
e. Outdoor sales and storage of cars, boats, trucks and RV's				

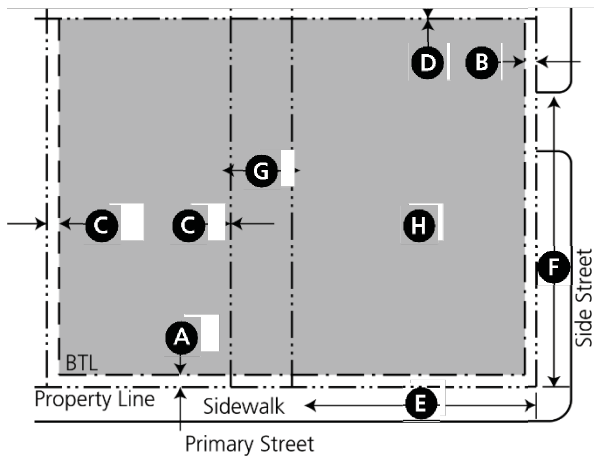


Type	CT	CMU	C-L	SF-SL
<i>Commercial</i>				
Fraternal Clubs and Organizations	P	P		
Funeral Homes				
Restaurant, cafe and coffee shop except with the following features	P	P	P	P
a. Drive-thru facilities				
b. Drive-In facilities				
Microbrewery, Small Winery and Distillery	P	P		
Movie & Performance Theaters	P	P		
Convenience market less than 3,500 sq.ft	P	P		
Personal Services (Salons)	P	P		
Farmers Market	P	P		
Banks and Financial; except with the following features	P	P		
a. Drive-thru facilities	P			
Shopping Centers				
Grocery Stores; except with the following features	P	P		
a. Floor area over 10,000 sq.ft	SUP	SUP		
b. Gasoline Service Station				
Gasoline Service Station				
Automotive Supply & Parts	P			
Automotive Service				
<i>Lodging</i>				
Hotel; except with the following features		P	P	
a. Greater than 120 rooms	SUP	SUP	SUP	
b. Conference and convention facilities	SUP	SUP	P	
<i>Residential</i>				
Single Family				P
Single Family Attached Townhome				P
Upper Story Residential Unit	P	P	SUP	
Live / Work Units	P	P		P
Duplex (Side-by-Side)				P
Home Occupation 1-Person		P		P
Home Occupation 2 or more		P		
Tourist Homes				P
Short-Term Rentals		P		P

Section 4.13.5  
LOT and BUILDING PLACEMENT

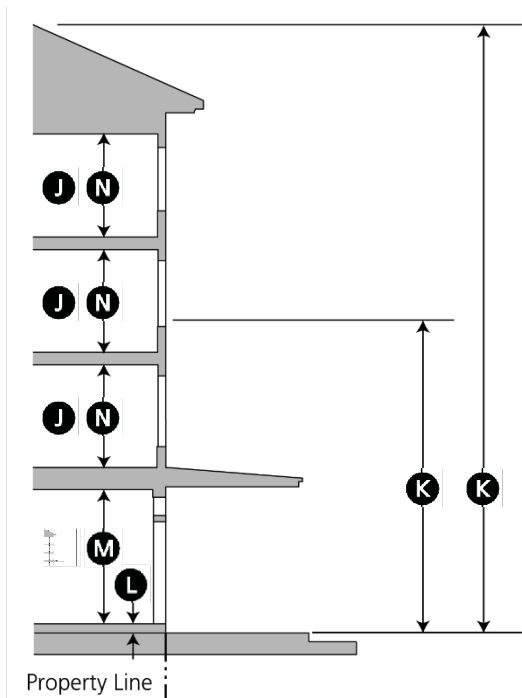
4.13.5.1  
Terminology

LOT AND BUILDING TERMINOLOGY	
Build-toLine(BTL) <b>A</b>	
A line parallel to the property line where the facade of the building is required to be located.	
Setback <b>D</b>	
The distance by which a building must be separated from the property line or ROW, typically defined, and regulated as a minimum.	
Primary Street built to BTL <b>E</b>	
The percent of the building facade which must occupy the width of the lot adjacent to the Primary Street.	
Side Street, Corner Lot built to BTL <b>F</b>	
The percent of the building which must occupy the side lot line when the building is on a corner lot.	
Maximum Lot Width <b>G</b>	
The largest allowed distance between lot corners along the front ROW.	
Minimum Lot Width <b>G</b>	
The smallest allowed distance between lot corners along the front ROW.	
Lot Depth	
The minimum depth of lot expressed in feet.	
Lot Coverage <b>H</b>	
The percent of the lot covered by buildings and accessory structures.	



Key			
--- --	Property Line	- - -	Setback Line
- . - . -	Build-to Line (BTL)	■	Building Area

Impervious Coverage	
The percent of the lot covered by impervious surfaces including roofs, patios, driveways, and other hard surfaces which result in water runoff.	
Upper Story <b>J</b>	
Building level above first floor.	
Minimum Building Height <b>K</b>	
The shortest allowed vertical distance between the sidewalk and the top point of reference for a building facade along the front ROW.	
Maximum Building Height <b>K</b>	
The largest allowed vertical distance between the sidewalk and the top point of reference for a building.	
Ground Floor Finished Level Height <b>L</b>	
The vertical distance allowed between the sidewalk and the top of the finished floor on the ground level, regulated as a minimum. Threshold is subject to ADA compliance.	
Minimum Ground-Floor Ceiling Height <b>M</b>	
The smallest allowed vertical distance between the finished floor and ceiling on the ground floor of a building.	
Minimum Upper-Floor Ceiling Height <b>N</b>	
The smallest allowed vertical distance between the finished floor and ceiling on the upper story floor of a building.	



#### 4.13.5.2

#### Building Placement, and Density

Building Placement		CT	CMU	C-L	SF SL
Built-to Line (BTL) Distance from Property Line					
Front	A	10’-12’	12’-15’	20’	20’
Side Street, corner lot	B	5’	5’	20’	10’
Setbacks					
Side	C	NA	10’	10’	5’
Rear	D	NA	NA	25’	15’
Building front facade as a % of Lot Width (Min.)	E	100%	80%	NA	NA
Side Street Facade as a % of Lot Depth (Min.)	F	50%	50%	NA	NA
Building Form					
Lot Width (minimum)	G	NA	NA	NA	50’
Lot Width (maximum)	G	100’	NA	NA	100’
Lot Depth (maximum)	H	NA	NA	NA	125’
Lot Coverage		NA	NA	70%	35%
Height					
Building Maximum (Stories/Height)	K	1 / 25’	4 / 55’	4 / 55’	2 / 35’
Story Height difference between adjacent buildings		NA	1	NA	NA
Ground Floor Finish Level above site grade	L	6”	6”	6”	6”
First Floor ceiling height	M	15’	15’	15’	NA
Upper Floor(s) ceiling height (not including span)	N	NA	10’	10’	NA
Garage					
Attached Garage		Attached garages allowed on side or behind dwelling			
Detached Garage		Detached garage allowed behind dwelling			
Impervious Coverage - Buildings and Pavements					
Impervious Coverage		100%	100%	85%	40%
Walkway Width					
Width of walkway (includes ROW and Private)		8’-10’	10’-12’	8’	4’
		Walkways may be wider when outdoor dining and seating areas are provided.			
Density					

Maximum Dwelling Units per acre	10	30	NA	4
Parking				
On-Street allowed to count toward guest parking	Yes	No	Yes	Yes



## Notes

1. All floors must have a primary ground-floor entrance that faces the primary side of the street
2. Residential uses with a primary ground-floor entrance must face the primary side of the street.
3. Any section along the BTL not defined by a building must be defined by a 3'6" high masonry screen wall setback back 5'0" from the BTL unless it is an existing parking lot and in that instance the screening wall can be located adjacent to the sidewalk. The area between the BTL and the setback shall be landscaped, if practical.
4. Buildable Density is determined by the sum of square footage or acreage used for building(s) and the amount of required parking or Effective Parking located within the maximum lot coverage area.
5. Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
6. Air compressors, mechanical pumps, exterior water heaters, utility and telephone company transformers, meters or boxes, garbage cans / dumpsters, storage tanks, and similar equipment shall not be stored or located within any area adjacent to a street right-of-way.
7. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street.

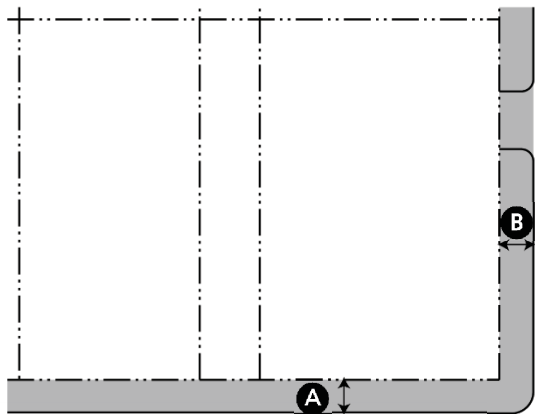
### 4.13.5.3

#### Land Use by Floor

Land Use		CT	CMU	C-L	SF SL
<b>Ground Floor</b>	<b>I</b>				
a. Residential Uses		Rear Only	Rear Only	Yes	Yes
b. Public and Institutional Uses		Yes	Yes	No	No
c. Transportation / Utilities		No	Yes	No	No
d. Office		Yes	Yes	No	No
e. Commercial		Yes	Yes	Yes	No
f. Lodging		No	Yes	Yes	No
<b>Upper Floor(s)</b>					
a. Residential Uses	<b>J</b>	No	Yes	Yes	Yes
b. Public and Institutional Uses		No	Yes	No	No
c. Transportation / Utilities		No	No	No	No
d. Office		No	Yes	No	No
e. Commercial		No	Yes	No	No
f. Lodging		No	Yes	Yes	No

Section 4.13.6

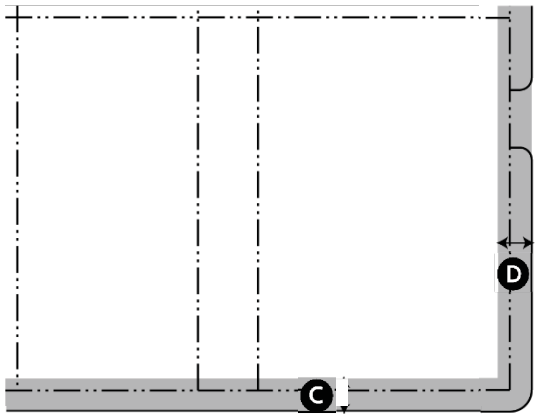
SPECIAL PROVISIONS



Key

Property Line

Encroachment Area

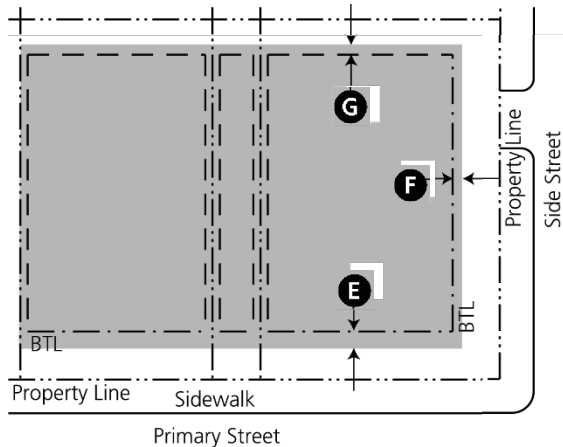


Key

Property Line

Encroachment Area

4.13.6.1 Encroachments		
Type 1: Not Located in Right-of-Way		
Front	0'	A
Side Street	0'	B
Type 2: Located in Right-of-Way		
Front	5'	C
Side Street	5'	D
4.13.6.2 Canopies and Awnings		
Canopies and awnings can be required and may encroach over the BTL.		
Front	5'	E
Side	5'	F
Rear	5'	G



Key

Property Line

Setback Line

Build-to Line (BTL)

Awning Area

4.13.6.3 Site Lighting		
Streetlights shall be a general type specified by the Township.		
Wall pack lighting shall only be used on the rear or side of the building to illuminate exits and loading facilities.		
Front facade illumination lighting may be used but will require the approval of the Planning Commission.		
Parking lot lighting pole height (including luminaire) shall not exceed the height of the building or 22 feet whichever is less.		
C-L and SF-SL: No lighting level measured at the BTL shall exceed	1.0	fc
CT and CMU Zone: No lighting level measured at the BTL shall exceed	2.0	fc
4.13.6.4 Signs		
Signs shall conform to Article 3 where a freestanding sign shall not exceed 6 feet in height.		

4.13.6.5 Water Quality and Storm Water			
All projects shall incorporate low impact development (LID) water quality technologies. Low impact development water quality technologies shall include, but are not limited to, rain gardens, rooftop gardens, vegetated swales, cisterns, permeable pavers, porous pavement, and filtered stormwater structures.			

#### 4.13.6.6 Facade Components and Materials (All Buildings Except 1st Floor Residential)

##### Windows and Transparency

A minimum of 75% of the ground floor story front facade between 2 feet and 8 feet above the sidewalk must be comprised of transparent, non-reflective windows into the nonresidential space.

A minimum of 30% of the upper story facade measured floor to floor shall have transparent, non-reflective, vertically oriented windows.

##### Facade Ornamentation

All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions will be required on larger buildings to break long uninterrupted building walls.

##### Facade Massing

Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.

##### Roofs / Rooftops

When flat roofs are used, parapet walls with three-dimensional cornice treatments shall be used to conceal the roof

Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to Flat Roofs.

All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from public street, existing single family uses, and land zoned for residential and agricultural uses.

Outdoor rooftop dining and lounges are allowed in the CT (Commercial-Traditional), and CMU (Commercial-Mixed Use) and C-L (Commercial-Lodging) categories subject to meeting applicable building and fire codes.

#### Customer Entrances

Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.

Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features:

- a) Canopies/porticos above the entrance;
- b) Roof overhangs above the entrance;
- c) Entry recesses/projections;
- d) Arcades that are physically integrated with the entrance;
- e) Raised corniced parapets above the entrance;
- f) Gabled roof forms or arches above the entrance;
- g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
- h) Display windows that are directly adjacent to the entrance; or
- i) Architectural details, such as tile work and moldings, that is integrated into the building structure and design and is above and/or directly adjacent to the entrance.

#### Building Materials

Use of durable and traditional building materials shall be used.

Materials such as exterior insulation finish system (EIFS), fluted concrete masonry units, concrete panels, panel brick, and scored concrete masonry unit block are not considered durable and traditional building materials.

#### 4.13.6.7 Off-Street Parking

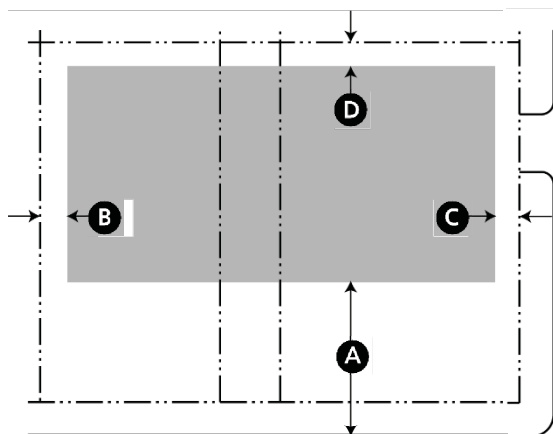
Off-street parking shall be required. However, there are some properties within the SSBN District, due to their limited width and square footage are exempt from providing on-site off-street parking.

Those properties exempt from the off-street parking requirements are noted on the graphic entitled, “**Off-Street Parking Exemption Area**.” Properties located within the dotted block are those properties exempt from the off-street parking requirements. In the event a property owner elects to provide off-street parking on their property they will be required to follow the provisions outlined in this section.

#### 4.13.6.8 Parking Setbacks

##### Location (Distance from Property Line)

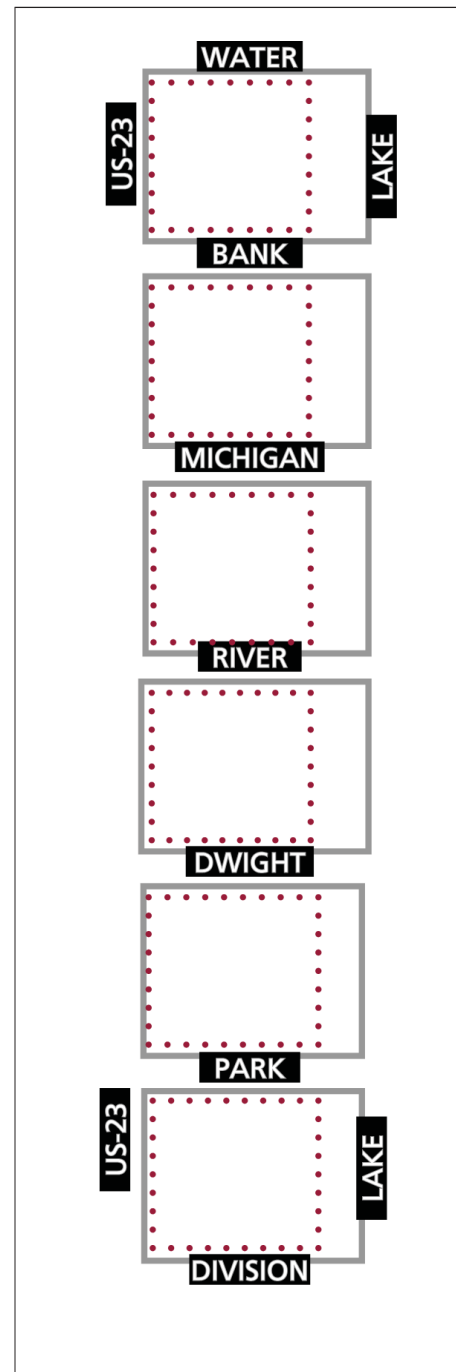
Front Setback (parking to be located behind the building)		
Front Setback (when adjacent to the building)		
- the setback would be measured from the		
front facade of the building	10'	<b>A</b>
Adjacent to a common Property Line	10'	<b>B</b>
Side Street Setback		
- when a masonry screen wall is installed	5'	<b>C</b>
- landscape only	10'	<b>C</b>
Rear Setback	5'	<b>D</b>
note: where a parking lot abuts an interior and/or common property line the property owner shall provide a cross access easement for the purpose of connecting adjacent parking lots.		



##### Key

— Property Line      ■ Parking Area

#### Off-Street Parking Exemption Area Graphic





#### 4.13.6.9 Shared Parking

Parking Calculations: The Shared parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below produces the Effective Parking needed. For example, residential parking is calculated at 12 spaces and retail parking is calculated at 32. Summed they equal 44. Using the Shared Parking Table this amount is divided by 1.2 to derive an Effective Parking amount of 36.6 or 37 parking spaces.

	<i>Function</i>			
Function	<i>Residential</i>	<i>Lodging</i>	<i>Office</i>	<i>Retail</i>
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

#### 4.13.6.10 Required Parking (Minimum and Maximum)

Residential (per dwelling unit)		
Single Family	2.0	
Duplex	2.0	
Multiple Family	1.5	
Live / Work Unit	2.0	
Residential above 1st Floor in Mixed Use buildings (C and CF Zones)	1.5	
Lodging (per bedroom / hotel room)		
Bed & Breakfast	1.2	
Inn	1.2	
Hotel / Motel	1.0	
Office (per 1,000 usable square feet)		
Individual enclosed offices	2.0	
Open office concept	3.0	
Retail (per 1,000 usable square feet)		
CT Zone Retail	2.0	
CMU Zone Retail	2.0	

Civic / Assembly - Determined by Section 6.7.2.D

#### Parking Notes

Parking shall conform to Section 6.7, except the provisions in 6.72 which refer to Parking Space Requirements.

Parking may be shared using the shared parking method outlined in Shared Parking

#### 4.13.6.11 Site Amenities

Bicycle parking and loops/racks must be provided on site based on a ratio of 1 bicycle stall per 10 vehicular parking spaces. For those properties within the Off-Street Parking Exemption Area, the number of required bicycle parking stalls will be based on the number of parking spaces that would have been required if the property wasn't exempt based on Section 4.13.6.10. Parking stalls and loops can be located in a designated parking space in the right-of-way is allowed by the Township, in lieu of on-site.

Benches may be required at the discretion of the Planning Commission