

Parking

It is the purpose and intent of this Ordinance that parking and loading areas be provided and adequately maintained in every zoning district for the purposes of promoting safe and efficient storage of motor vehicles to avoid unnecessary congestion and interference with public use of streets and to provide for sound and stable environmental conditions, the prevention of future blighted areas and to promote the ease of access to businesses.

SECTION 1401. OFF STREET PARKING AND LOADING REQUIREMENTS

In all zoning districts, off street parking and loading requirements shall be provided in amounts not less than those specified for the various uses, unless approved by the Zoning Administrator.

1401.1 EXISTING PARKING AND LOADING SPACES.

No loading area or parking space which exists at the time this ordinance becomes effective, or which subsequent thereto is provided for the purpose of complying with the provisions of this ordinance, shall thereafter be relinquished or reduced in any manner below the requirements established by this ordinance unless additional parking and loading area, or space which complies with the provisions of this ordinance, is provided for the minimum parking and loading spaces required by this ordinance.

1401.2 CHANGE IN USE OR INTENSITY.

The occupancy or use of a building or any part of a building shall not change to another unless the minimum parking and loading requirements for the new use are provided. No building or use shall be enlarged if the enlargement requires additional parking space unless the minimum requirements for off-street parking and loading are provided.

1401.3 REQUIREMENTS FOR A USE NOT MENTIONED.

Requirements for a use not mentioned shall be the same for that use which is most similar to the use not listed.

1401.4 LOCATION OF PARKING AREAS.

Off-street parking areas shall be located as hereafter specified. When a distance is specified, it shall be the walking distance measured from the nearest point of the parking facility to the nearest normal entrance to the building or use that such facility is required to serve.

- A. For all residential buildings and for all nonresidential buildings and uses in Residential or Agricultural Districts, required parking shall be provided on the lot with the building or use it is required to serve.
- B. For business and all nonresidential buildings and uses in General Business Zoning Districts, required parking shall be provided within three hundred (300') feet. In no event shall required parking be located in an Agricultural or Residential Zoning District.

1401.5 UNITS OF MEASUREMENT.

For the purpose of determining off-street parking requirements, the following units of measurement shall apply:

- A. **Floor Area.** In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that such floor area need not include any area used for incidental service storage installations of mechanical equipment, heating system and similar uses.
- B. **Places of Assembly.** In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each twenty-four (24") inches of seating facilities shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and an open assembly area, requirements shall be computed separately for each type and added together.
- C. **Fractions.** When units of measurement determining the number of required parking spaces result in requirements of a fractional space, any fraction up to and including one-half ($1/2$) shall be disregarded and fractions of over one-half ($1/2$) shall require one (1) parking space.
- D. For parking requirements of uses not listed, the Zoning Administrator shall determine the required amount of parking and loading.

1401.6 PARKING REQUIREMENTS.

There shall be a minimum number of parking spaces for each use as specified:

Automobile Service Station	Two (2) for each lubrication stall, repair service rack or pit and one (1) for each bay or fuelling station
Banks, offices, libraries	One (1) for each three hundred (300) square feet of total floor area
Personal service shops	Two (2) for each barber or beauty shop chair
Churches, theaters, auditoriums	One (1) for every four (4) seats
Doctor's and Dentist's offices	One (1) for every one hundred (100) square feet of floor area
Dwellings	Two (2) for each dwelling unit
Golf Course	Two (2) spaces for each hole plus one (1) space for each employee on a peak shift, plus parking as required by all associated uses
Institutions of Human Care	One (1) for every four (4) beds and one (1) for every two (2) employees or staff.
Laundromats	One (1) for every two washing machines
Motels, rooming houses, tourists homes or lodging house	One (1) for each sleeping room, plus one (1) for each employee on maximum shift
Manufacturing, wholesale, or warehouse	Two (2) for every three (3) employees on maximum shift, plus loading and unloading space
Furniture, appliance, hardware showrooms, carpet sales	One (1) for every eight hundred (800) square feet of floor area
Restaurants, taverns	One (1) for each one hundred (100) square feet of floor area
Retail stores	One (1) for each one hundred fifty (15) square feet of floor area
Schools (elementary)	Two (2) for every classroom
Schools (high)	One (1) for every six (6) seats in the main assembly area, or three (3) for every classroom, whichever is greater

1401.7 JOINT USE OF FACILITIES.

Provision of common parking facilities for several uses in the same vicinity is encouraged. In such cases, the total space requirement is the sum of the minimum individual requirements.

1401.8 LOADING REQUIREMENTS.

For every building or addition to an existing building hereafter erected, to be occupied by manufacturing storage, display of goods, retail store or block of stores, wholesale store, market, hotel/motel, hospital, mortuary, laundry, dry cleaning or other similar uses requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same lot with such building or addition:

- A. An area or means adequate for maneuvering and entrance and exits for delivery vehicles; and
- B. Off-street loading spaces in relation to floor areas as follows:
 - 1. Up to twenty thousand (20,000) square feet – one (1) space;
 - 2. Twenty thousand (20,000) or more but less than fifty thousand (50,000) square feet – two (2) spaces; and
 - 3. One (1) additional space for each additional fifty thousand (50,000) square feet or fraction thereof.

1401.9 ADDITIONAL REQUIREMENTS.

No Junk motor vehicle shall be kept for any period of thirty (30) days or longer upon any premises within the Township which premises are not licensed as a junkyard.

- A. Provided, however, that this shall not prohibit the keeping of not to exceed two (2) Junk motor vehicles upon the premises of a public, general business motor vehicle repair garage, or upon any premises within the Township where such vehicles are stored wholly within an enclosed garage upon the premises owned or occupied by the owner of such Junk motor vehicle.
- B. Provided, further, that this shall not prohibit the keeping of farm tractors or other motorized farm equipment upon any farm which such tractor or farm equipment is used for farming operations.

- C. Provided, further, that this shall not prohibit the keeping of motorized construction equipment upon the premises within any general business zoned district, which premises is legally devoted to such construction business if such construction equipment is regularly used or in a usable condition.

SECTION 1402. DESIGN REQUIREMENTS

1402.1 PARKING DESIGN REQUIREMENTS.

Every parcel of land hereafter established as an off-street public or private parking area for more than five (5) vehicles shall be developed and maintained in accordance with the following requirements:

The parking lot and its driveway shall be:

- A. Designed to provide adequate drainage;
- B. Surfaced with concrete, asphalt pavement or other dustless material; and
- C. Maintained in good condition, free of dust, trash and debris.
- D. The parking lot and its driveways shall not be used for repair, dismantling, or servicing of any vehicles.
- E. The parking lot shall be provided with entrances and exits so located as to minimize traffic congestion.
- F. Lighting facilities shall be so arranged as to reflect the light away from adjoining properties and so that all sources of light shall not be visible beyond the property lines of the lot upon which it is located.
- G. There shall be a curb or bumper rail provided wherever an off-street parking and loading area adjoins a public sidewalk or right-of-way or adjacent property so designed to prevent any portion of a vehicle from encroaching upon said sidewalk or right-of-way or adjacent property.

1402.2 LAYOUT AND CIRCULATION.

The following minimum design standards shall be observed in laying out off-street parking facilities:

- A. Each off-street parking space shall have an area of not less than two hundred (200) square feet (exclusive of access drives or aisles) and shall be a minimum of ten (10) feet in width.

B. Each parking facility must be designed to meet the following requirements:

Parking Stall

Parking Angle	Stall Width	Aisle Width	Length	Curb to Curb
0 to 15 degrees	9 ft.	12 ft.	23 ft.	30 ft.
16 to 37 degrees	10 ft.	11 ft.	19 ft.	47 ft.
38 to 57 degrees	10 ft.	13 ft.	19 ft.	54 ft.
58 to 74 degrees	10 ft.	18 ft.	19 ft.	61 ft.
75 to 90 degrees	10 ft.	24 ft.	19 ft.	63 ft.

Provisions for all driveways are in addition to the space required for parking.

1402.3 PARKING.

In all districts parking must occur on designated parking areas.

1402.4 SOLID WASTE COLLECTION FACILITIES.

The following rules are intended to prevent unhealthful or unsightly conditions regarding solids waste handling facilities. These rules apply to any solid waste container large enough to require a mechanical device to empty it.

- A. **Enclosure.** Each such container must be located in an enclosure which is screened on at least three (3) sides by a solid wood fence or masonry wall at least as high as the container. The fourth side of said enclosure may be left open if the container has a lid which is kept locked except when waste is being deposited or removed.
- B. **Location.** Said enclosure and container shall be so situated that trucks collecting waste from the container shall not conflict with the orderly flow of traffic onto or through the parcel or any parking spaces thereon. Said enclosure or container shall be located so that trucks collecting waste will not block any portion of a public street or alley. Dumpster locations must meet district setback requirements.

1402.5 OFF STREET WAITING AREA FOR DRIVE THROUGH FACILITIES.

On the same premises with every building, structure or part thereof, erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided three (3) off-street waiting spaces for each service window.

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- A. An off-street waiting space is defined as an area ten (10') feet wide by twenty-four (24') feet long and shall not include the use of any parking space, street, alley or sidewalk.
- B. Automatic auto wash establishments shall provide a minimum of ten (10) off-street waiting spaces, with at least one (1) off-street waiting space on the exit side, for each wash lane. Manual or coin-operated auto wash establishments shall provide at least three (3) off-street waiting spaces on the exit side for each auto wash stall.

1402.6 LOADING DESIGN REQUIREMENTS.

- A. Each loading space shall be at least ten (10') feet wide, thirty-five (35') feet long, and shall have a clearance of fourteen (14') feet above grade.
- B. Any lighting used to illuminate off-street loading areas shall be so arranged as to direct light away from adjoining premises, to the lot upon which it is located.
- C. Required loading areas shall be in addition to required off-street parking areas.
- D. Persons desiring to establish, maintain or alter an off-street loading area shall submit plans to the Zoning Administrator.

SECTION 1403. SUBMITTAL REQUIREMENTS

1403.1 PLANS AND SPECIFICATIONS.

Plans and specifications for the off-street parking and loading spaces shall be submitted to the Zoning Administrator for review and approval at the time of application for a land use permit for the erection or enlargement of a building, or prior to change of use requiring different parking and loading requirements. Said plans and specifications shall show the location, size, shape, design, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrance, exits and any other features of the parking lot. Any curb cuts, entrances, exits, drainage and design shall have the written approval of the Zoning Administrator.

1403.2 SURETIES.

The Zoning Administrator may require such assurance, surety of performance bonds in the form, manner and amount, as in his discretion may be required to compel compliance with, and performance of, all off-street parking requirements of this ordinance; provided, however, that such assurance, surety or performance bond not be for an amount greater than the reasonable cost of complying with the off-street parking requirements of this ordinance.

SECTION 1404. LANDSCAPING AND BUFFERING

1404.1 LANDSCAPING.

Landscaping is intended to provide visual separation of uses from streets and visual separation of compatible uses so as to soften the appearance of street, parking areas and building elevations.

A. Required Amount.

1. If the parking area contains no more than fifty (50) parking spaces, at least twenty (20') square feet of landscape development must be provided as described in paragraph B of this section for each parking stall proposed.
2. If the parking area contains more than fifty (50), but less than one hundred (100) parking spaces, the Building and Zoning Administrator shall determine the required amount of landscaping by interpolating between twenty (20) and forty (40) square feet for each parking stall proposed. The area must be landscaped as described in this section.
3. If the parking area contains more than ninety-nine (99) parking spaces, at least forty (40) square feet of landscape development must be provided as described in paragraph B of this section for each parking stall proposed.

- B. **Design.** Each area of landscaping must be at least one hundred (100) square feet of area in size and must be at least four (4') feet in any direction. The area must contain at least one (1) tree at least six (6) feet in height. A minimum size of one and one-half (1½) inches in caliper must be met if it is deciduous. The remaining ground area must be landscaped with plant materials, grass, and decorative mulch or unit pavers, as approved by the Zoning Administrator.

SECTION 1405. LIGHTING

Off-street parking provided for multiple family housing, or for any business or institutional use shall be provided with sufficient lighting to allow safety for users at any time. Lighting fixtures shall comply with height and setback requirements for accessory structures for the applicable Zoning District and shall be so arranged that light is not directed at adjacent properties or public thoroughfares.