

Article XIV

OFF-STREET PARKING REGULATIONS

Section 1401 - Off-Street Parking Requirements

Accessory off-street parking spaces, open or enclosed, shall be provided for any use where specified in the District Regulations, in this Section, or in any other regulations found in This Ordinance, subject to the following provisions:

1. Location of Parking Areas.
 - a. Enclosed off-street parking spaces, including public and private garages, shall conform to the applicable building setback requirements of This Ordinance.
 - b. Open parking spaces and/or parking lots shall not be located closer than five (5) feet from any side or rear property line, unless otherwise provided for elsewhere in this ordinance. (2005-03 - 12/28/2005)
2. Areas Computed as Parking Spaces. Areas that may be computed as open or enclosed off-street parking spaces include any private garage, carport, or other area available for parking, other than a street or driveway. However, a driveway within a required front yard for a single-family or two-family residence may count as one parking space.
3. Size of Spaces. Minimum recommended parking stall width shall be ten (10) feet and minimum length shall be twenty (20) feet.
4. Large Parking Areas. Parking areas of one-half (1/2) acre or more shall have at least five (5) percent of the total area devoted to landscaping within the interior of the parking area.
5. Location and Access. Unobstructed access to and from a street shall be provided. Such access shall consist of at least one lane for parking areas with less than twenty (20) spaces, and at least two (2) lanes for parking areas with twenty (20) spaces or more. No entrance or exit for any off-street parking shall be located within 50 feet of any street intersection.

6. Drainage and Surfacing. All open parking areas shall be properly drained and shall be provided with a mud-free surface.
7. Joint Facilities. Required parking spaces, open or enclosed, may be provided in spaces designed to serve jointly two or more establishments whether or not located on the same lot, provided that the number of required spaces in such joint facilities shall not be less than the total required for all such establishments.
8. Minimum Number of Spaces Required. the minimum number of off-street parking spaces by type of use shall be determined in accordance with the following provisions. When the computation to determine the number of required parking spaces results in a requirement of a fractional space, any fraction up to and including one-half (0.5) shall be disregarded, and fractions over one-half (0.5) shall equal one (1) space.

a. Parking Requirements for Residential Uses

- (1) Apartment houses: The total number of parking or garage spaces shall be not less than two (2) times the number of dwelling units in the building. A garage accessory to an apartment house shall provide only for the storage of vehicles of the owner, tenants, and employees.
- (2) Apartment structures in combination with permitted commercial uses shall provide parking spaces as required if both uses were established separately.
- (3) Dwellings: Two (2) parking spaces for each dwelling unit.
- (4) Retirement Communities: At least one (1) parking space for each dwelling unit, plus an additional parking space for each three (3) beds for patient use.

b. Parking Requirements for Commercial Uses

- (1) Beauty shops and barbershops: Three (3) parking spaces for each chair to be utilized in the business. If, however, the beauty shop or

barbershop is legally part of a residence, two (2) spaces for each chair provided there are two (2) parking spaces for the residents.

- (2) Boarding and Rooming Houses, Hotels, Motels, Bed and Breakfast Inns and Tourist Homes: At least one (1) parking space for each guest room, plus one additional space for every two (2) full-time employees. If a restaurant in connection with the above is open to the public, the off-street parking facilities shall be not less than those required for restaurants, in addition to those required for guest rooms.
- (3) Bowling Alleys: At least five (5) spaces per bowling lane.
- (4) Commercial Kennels: One (1) space per employee plus three (3) spaces for customer parking.
- (5) Commercial Recreation: One (1) space per five (5) seats or similar accommodation; or one (1) space per two (2) lockers or similar accommodation, whichever yields the larger parking requirement.
- (6) Commercial Vehicles: In addition to otherwise required customer and employee parking, space shall be provided at the rear of each commercial or business building for the parking of commercial vehicles
- (7) Dance Halls, Roller Rinks, Clubs, Lodges and Other Similar Places: At least one (1) parking space for each one hundred (100) square feet of floor area.
- (8) Department/Variety Stores: Not less than one (1) parking space per every two hundred (200) square feet of Gross Leasable Area, or fraction thereof.
- (9) Flea Markets (Indoor/Outdoor):
Indoor - One (1) space for each two hundred (200) square feet of gross floor area, exclusive of areas not used for sale or display merchandise.

Outdoor - One (1) space for each two hundred (200) square feet of gross land area used for sale and display of merchandise.

- (10) Food Stores and Pharmacies: At least one (1) space for every one hundred (100) square feet of sales area.
- (11) Home Business: One (1) space per non-resident employee plus three (3) spaces for customer parking.
- (12) Medical, Dental and Veterinary Offices and Clinics: At least four (4) parking spaces per practitioner.
- (13) Mortuaries, Funeral Homes and Undertaking Establishments: At least one (1) parking space for each three (3) seats for public use. Such space shall be in addition to employee parking needs, and service area for mobile equipment such as hearses and ambulances.
- (14) Office Buildings: At least one (1) parking space for each two hundred (200) square feet of Gross Floor Area, or fraction thereof.
- (15) Open Areas Used for Commercial Purpose: At least one (1) parking space for each one thousand five hundred (1,500) square feet of area, or fraction thereof.
- (16) Personal service establishments (not otherwise provided for): One (1) space for each one hundred (100) square feet of floor space or fraction thereof devoted to such use plus one (1) space per employee.
- (17) Restaurants and Bars: At least one (1) parking space for each four (4) customer seats, plus one (1) additional space for every two (2) full-time employees.
- (18) Retail Stores: At least one (1) parking space for each two hundred (200) square feet of gross floor area, exclusive of areas not used for sale or display of merchandise.

- (19) Self-Service Laundries: One (1) space per every 1.5 washing machines.
- (20) Shopping Centers: Not less than 5.5 parking spaces per every one thousand (1000) square feet of Gross Leasable Area, or fraction thereof.
- (21) Vehicle Sales and Service or Vehicle Body Shops and Repair Garages: At least two (2) parking spaces for each two hundred (200) square feet of floor area devoted to sales, repairs, or service facilities, in addition to display and storage spaces.
- (22) Vehicle Service Stations: At least one (1) parking space for every three (3) service bays plus every two (2) fuel pumps, or fraction thereof. In no case shall the spaces for permitted motor vehicles be less than five (5).
- (23) Vehicle Washes: No less than four (4) spaces per wash lane.
- (24) All other commercial uses: One (1) space per employee plus such space as may be determined by the Planning Commission on a case by case basis
- (25) In addition to all of the above minimum requirements, additional spaces for visitor parking and salesmen shall be provided according to the specific requirements of each use.

c. Parking Requirements for Industrial Uses

- (1) Bus and Trucking Terminals: Sufficient parking to accommodate employees, visitors, etc., subject to the approval of the Planning Commission.
- (2) Manufacturing, Printing or Publishing, and other Industrial Establishments: At least one (1) parking space for each two (2) employees on the largest shift, or each five hundred (500) square feet of floor area, whichever is greater.
- (3) Wholesale Sales, Storage or Distribution: At least one (1) space for each one thousand (1,000) square

feet of sales and storage area or each two (2) employees working on the largest shift.

- (4) In addition to all of the above minimum requirements, additional spaces for visitor parking and salesmen shall be provided according to the specific requirements of each use.

d. Parking Requirements for Public and Quasi-Public Uses

- (1) Day Care Centers and Nursery schools: One (1) space per employee plus three (3) spaces.
- (2) Golf Course: At least six (6) parking spaces for each tee.
- (3) Golf Driving Range: At least one (1) parking space per tee.
- (4) Hospitals, Nursing or Convalescent Homes: Parking space shall be provided for visitors at the rate of at least one (1) parking space for each three (3) accommodations (beds) for patients, plus one (1) space for each employee on largest shift.
- (5) Miniature Golf Courses: At least two (2) parking spaces per hole.
- (6) Public Park or Recreation Area; Private Club for Hunting, Horseback Riding, Tennis or other Racquet Sports; or Other Outdoor Recreational Use: Variable, depending upon proposed intensity of use, and subject to the approval of the Planning Commission.
- (7) Schools and Similar Educational Establishments:
 - (a) Schools below grade ten including kindergarten: One space for each six (6) students' capacity
 - (b) Schools, tenth grade and above, including colleges: One space for each three (3) students' capacity

(c) Vocational training and adult education facilities: One space for each one and one-half (1.5) students' capacity

(8) Swimming pools: Where a swimming pool is the principal use at least one (1) parking space for each four (4) persons based upon the designed capacity of the pool.

(9) Theaters, Auditoriums (excluding schools), Places of Worship, Stadiums, or any other place of public or private assembly: At least one (1) parking space for each four (4) seats or two hundred (200) square feet of floor space provided for public or private assembly, whichever is greater.

e. All Other Uses

For other uses that do not fit into one of the above categories, determination of the required number of off-street parking spaces shall be made by the Zoning Officer. It is the intent of these regulations that adequate off-street parking and loading facilities are provided for each land use.

9. Combined Spaces. When any lot contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the extent of that use. Where it can be conclusively demonstrated that one or more such uses will be generating a demand for parking spaces primarily during periods when the other use or uses is not or are not in operation, the Planning Commission may reduce the total parking spaces required for that use with the least requirement.

10. Multiple Uses in Single Structure. When two or more uses that require off-street parking spaces are located in a single structure, the separate parking requirements for each use shall be applied.

11. Location and Ownership. Required parking spaces, open or enclosed, shall be provided upon the same lot as the use. All parking spaces shall be located within six hundred (600) feet of a public access point to such use. In all cases such parking spaces shall conform to all the regulations of the District in which the parking spaces are located; and in no event shall such parking spaces be located in any Residential

District unless the use to which the spaces are accessory is permitted in such Residential Districts or upon approval by the Board of Supervisors. Evidence of adequate arrangements shall be provided to the Board of Supervisors to ensure that the required number of spaces will be available either (a) throughout the existence of such use to which they are accessory, or (b) until such spaces are provided elsewhere.

12. On Lots Divided by District Boundaries. When a parking lot is located partly in one district and partly in another district, the regulations for the district requiring the greater number of parking spaces shall apply to all of the lot. Parking spaces on such a lot may be located without regard to district lines, provided that no such parking spaces shall be located in any Residential District, unless the use to which they are accessory is permitted in such district, or upon approval of the Planning Commission.
13. Parking Regulations in Apartment Dwelling or Attached Dwelling Developments. Wherever space is provided for the parking of five (5) or more vehicles in the open, such spaces shall be individually identified by means of pavement markings. No parking space shall be located within ten (10) feet of any lot line in side or rear yards. The parking of motor vehicles is prohibited within fifteen (15) feet of any wall or portion thereof of a two or more family dwelling, which wall contains windows (other than bathroom or kitchen windows) with a sill height of less than eight (8) feet above the level of the said parking space. No service of any kind shall be permitted to be extended to users of the lots including vehicle service, repair or fueling, and no gasoline, oil, grease, or other supplies shall be stored or sold in any such lot or in any garage on such lot. Parking areas shall be screened in accordance with the requirements of the Township Subdivision Land Development Ordinance.
14. Regulations for Parking Spaces Adjacent to Lots in Any Residential District.

Wherever a parking area of over five (5) spaces abuts or is within fifteen (15) feet of the side or rear lot line of a lot in any Residential District, or is located across the street or railroad right-of-way from other land in any Residential District, it shall be screened from the view of such land in accordance with the requirements of the this ordinance and the Township Subdivision Land Development Ordinance.

15. Handicapped Parking.

Handicapped accessible parking shall be provided in accordance with the requirements of the Americans with Disabilities Act, the Uniform Construction Code, or this Ordinance whichever is more restrictive as may be amended from time to time.

- a. Said spaces shall be most accessible and approximate to the building or buildings that the parking spaces shall serve.
- b. Each space or group of spaces shall be identified with a clearly visible sign displaying the international symbol of access.
- c. Each space shall be one hundred twenty (120) inches wide to allow room for persons in wheelchairs or on braces or crutches to get in and out of either side of an automobile onto level, paved surface suitable for wheeling and walking.
- d. Parking spaces shall be provided in accordance with the following Table:

Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000

- e. Where possible, such spaces shall be located so that persons in wheelchairs or using braces or crutches are not compelled to wheel or walk behind parked cars.
- f. Where applicable, curb ramps shall be provided to permit handicapped people access from the parking lot to the sidewalk or building entrance.

Section 1402 - Off-Street Loading Requirements

Off-street loading spaces, open or enclosed, are permitted accessory to any use (except one-or two-family residences) subject to the following minimum provisions:

- 1. Uses for Which Required. Accessory off-street loading spaces shall be provided for any use specified below. Any land that is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these minimum loading requirements.
 - a. For a public library, museum, or similar quasi-public institution, or governmental building, community center, hospital or sanitarium, nursing or convalescent home, institution for children or the aged, or school with floor area of 10,000 square feet, 1 space; for each additional 25,000 square feet or fraction thereof, 1 additional space.
 - b. For buildings with professional, governmental, or business offices, or laboratory establishments, with floor area of 10,000 to 25,000 square feet, 1 space; for each additional 25,000 square feet or fraction thereof up to 100,000 square feet, 1 additional space; for each additional 50,000 square feet or fraction thereof, 1 additional space.
 - c. For buildings with offices and retail sales and service establishments, 1 space for 8,000 to 25,000 square feet of floor area, and 1 additional space for each additional 25,000 square feet of floor area or fraction thereof so used.
 - d. For undertakers and funeral homes, 1 space for each chapel. (Such spaces shall be at least 10 feet wide, 20 feet long, and 14 feet high).

- e. For hotels, motels and resorts, 1 space for each 25,000 square feet of floor area.
 - f. For manufacturing, wholesale and storage uses, and for dry-cleaning and rug cleaning establishments and laundries, 1 space for 5,000 to 10,000 square feet of floor area in such use, and 1 additional space for each additional 20,000 square feet of floor area or fraction thereof so used.
 - g. Off-Street loading requirements for uses not specifically cited above will be determined by the Zoning Officer on a case-by-case basis.
2. Size of Spaces. Each required loading space shall conform to a dimension of not less than twelve (12) feet by sixty (60) feet, or six hundred (600) square feet in area, with a minimum overhead clearance of not less than sixteen (16) feet in height.
 3. Location and Access. Unobstructed access, at least 10 feet wide, to and from a street shall be provided. Such access may be combined with access to a parking lot. All permitted or required loading spaces shall be on the same lot as the use to which they are accessory. No entrance or exit for any off-street loading space shall be located within 50 feet of any street intersection. No off-street loading space shall be located in any front yard.
 4. Joint Facilities. Permitted or required loading space, open or enclosed, may be provided in spaces designed to serve jointly two (2) or more adjacent establishments on the same lot, provided that the number of required spaces in such joint facilities shall not be less than the total required for all such requirements, unless the provisions of Section 1401.9 apply.
 5. On Lots Divided by District Boundaries. When a lot is located partly in one district and partly in another district, the regulations for the district requiring the greater number of loading spaces shall apply to all of the lot. Loading spaces on such a lot may not be located in any Residential District, unless the use to which they are accessory is permitted in such district or upon approval by the Board of Supervisors.