

ARTICLE XVI
OFF-STREET PARKING AND LOADING
REQUIREMENTS

History: Amended by Ordinance No. 2022-06-04, June 8, 2022

Wherever a building or structure is erected, enlarged or capacity increased, or the use is changed in any zoning district, improved and usable off-street parking and loading areas shall be provided in accordance with the provisions of this Article.

§20-1601. Requirements For Parking

A. General: Off-street parking shall be as defined in Article XVI herein and shall be a part of the open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

The area required for off-street parking shall be in addition to the yard areas herein required, except that the side or rear yards of "R-1" Single Family Residential District may be used for the uncovered parking associated with residential use provided that:

1. The area shall not create a nuisance to adjacent residential lots.
2. The area used is surfaced with an asphalt or cement binder pavement or similar durable gravel and dustless surface.

B. Size and Access: Each off-street space shall have an area of not less than one hundred sixty-two (162) square feet (9' x 18'), exclusive of access drives or aisles and shall be of usable shape and condition. Except in the cases of single family and duplex dwellings, no parking area provided hereunder shall be established for less than three (3) spaces.

1. There shall be provided an adequate number of handicapped parking spaces, the number, design and location as provided by State and Federal laws.
2. There shall be adequate provisions for ingress and egress to all parking spaces: however, driveway openings shall not exceed twenty-five (25) feet in width exclusive of curb returns in all areas and all public parking areas. Access to off-street parking shall be limited to well defined

locations, and in no case shall there be permitted unrestricted access along the length of the street or alley upon which the parking area abuts.

C. Type: Parking spaces may consist of enclosed areas, such as basements, attached or detached garages or open space parking areas, including open lots, deck and roof parking areas.

D. Location: All permitted and required accessory off-street parking spaces, regardless of type, shall be located on the same zoned lot as the use to which such spaces are accessory. Spaces may be provided elsewhere, but shall be provided at no greater walking distance than five hundred (500) feet from the zoned lot, provided that the required spaces off the site are in accordance with the provisions set forth herein, and that the parking spaces are in the same ownership as the use to which they are accessory and that such spaces conform to all regulations of the Zoning District in which they are located. Notwithstanding the foregoing, the location of required accessory off-street parking spaces for the shopping center use permitted in the "C-1" Retail And Service Commercial District shall be based upon the site for the entire Shopping Center and not any individual Lot.

E. Design: Whenever off-street parking lots are designed for six (6) or more vehicles and are located within, adjacent or contiguous to a residential or commercial zoning district, the off-street parking shall conform to the following provisions:

1. Screening and Landscaping: Off-street parking shall be effectively screened on each side which adjoins or faces either a residential or commercial zoned district by an opaque ornamental fence or dense evergreen hedge. Such fence or hedge shall be not less than five (5) feet nor more than six (6) feet in height and shall be maintained at all times in good condition without any advertising thereon. Any space between such fence or hedge and the side lot adjoining premises or the front lot line facing premises in any residential or commercial zoning district shall be landscaped with lawn, hardy shrubs or

evergreen ground cover and maintained in good condition.

2. In the case of a parking lot on any intersection, no wall, fence, evergreen hedge or any structure or green planting shall be permitted to exceed three (3) feet in height above the crown of the adjacent roadway surface, in the triangle formed by measuring thirty (30) feet on the front and side lot line, from the point of intersection, and connecting the points there established.
3. Where more than ten (10) parking spaces are proposed, a minimum twelve (12) foot wide landscape partition shall be provided. (See Figure #30, Appendix B)
4. Parking Aisle Arrangement: In all parking areas of more than fifty (50) spaces, the aisles shall be perpendicular to the structure in order to provide for pedestrian safety. (See Figure #31, Appendix B)
5. Intersections: In case of a parking lot on any intersection, no ingress or egress driveway shall be located closer to the intersection than thirty (30) feet from the center of the curb radius of that corner.
6. Mixed Uses: In the case of mixed uses, the total requirements of off-street parking spaces shall be the sum of the requirements for the various uses computed separately.
7. Collective Use of Off-Street Parking Facilities: Nothing in this Article, unless specifically provided, shall allow for off-street parking spaces supplied collectively, that is, less than the sum of the requirements for the various uses computed separately.
8. Lighting: Intensity of light and arrangement of reflectors shall be such as not to interfere with contiguous residential districts or adjacent streets.
9. Signs: No sign of any kind shall be erected except information signs used to guide traffic and to state the conditions and terms of use of the lot.
10. Surfacing: All off-street parking or loading areas shall be surfaced with an asphaltic or cement binder pavement or similar durable gravel and dustless surface which shall be so graded and drained as to dispose of all

surface water accumulated within the area (without disposal onto adjacent lots) and shall be so arranged and marked as to provide for the orderly and safe loading and parking of vehicles.

11. Minimum Distance and Setbacks: No off-street parking or loading area or part thereof for six (6) or more vehicles shall be closer than fifteen (15) feet to any school, hospital or other institution for human care located on an adjacent lot. No parking area shall be located less than five (5) feet from the established legal street and not less than two (2) feet from an alley right-of-way. Said right-of-way shall include and not be limited to street pavement, tree lines or sidewalks.
- F. Number of Parking Spaces Required: The number of parking spaces required shall be as set forth in the following "Schedule for Minimum Off-Street Parking Spaces."
1. Providing, further, that in any Residential Zoning District, on any lot having an area of one (1) acre or less, private garage space may be provided for not more than four (4) vehicles. Space for one (1) additional motor vehicle may be provided for each one-fifth (1/5) acre by which the area of the lot exceeds one (1) acre.
 2. In the case of a building, structure or premises, which is not specifically mentioned on the following schedule, the provisions for a use which is so mentioned and to which said use is similar, in the opinion of the Board of Supervisors, shall apply.

Schedule for Minimum Required Off-Street Parking Spaces	
USES	Required Parking Spaces
Apartment Buildings	1.5 spaces for each dwelling unit
Laundromat	2 spaces per laundry machine
Automobile Sales or Service Garages	1 for each 400 sq. ft. of floor area
Banks or Professional Offices	1 for each 300 sq. ft. of floor area
Boarding and Rooming House	1 for each 2 guests provided overnight accommodations
Bowling Alleys	5 for each alley
Churches and Schools	1 for each 5 seats in an auditorium (sanctuary) or 1 for each 17 classroom seats, whichever is greater. Churches can provide up to 50% of parking jointly with public institution if within 500 ft. walking distance

Community Buildings and Social Halls	1 per each 100 sq. ft. of floor area
Dwellings	2 per family or dwelling unit
Food Supermarkets	1 per each 200 sq. ft. of floor area
Funeral Homes, Mortuaries	10 per each parlor

Schedule for Minimum Required Off-Street Parking Spaces (cont)	
USES	Required Parking Spaces
Furniture or Appliance Stores	1 per each 400 sq. ft. of floor area
Hospitals, Nursing and Convalescing	1 per each patient bed, plus 1 per each staff or visiting doctor, plus 1 per each 4 employees
Hotels or Motels	1 per each living or sleeping unit
Housing for the Elderly	1 per each 4 dwelling units
Library, Museum, Lodge, Club, Commercial Amusement or Recreation	1 per 50 sq. ft. gross floor area
Manufacturing Plants, Research or Testing Laboratories, Bottling Plants	1 per each 2 employees on maximum shift
Medical or Dental Clinics or Offices	5 per each doctor or dentist
Restaurants, Taverns and Night Clubs	1 per each 2.5 seats
Retail Stores and Shops	1 per each 300 sq. ft. of floor area
Rooming Houses and Dormitories	1 per each 2 beds
Self-service Stations (fueling only)	2 per each pump
Shopping Centers	5 per each 1,000 sq. ft. of gross leasable area
Full-service Stations for Autos	4 per each pump
Sports Arenas, Auditoriums, Theaters, Assembly Halls	1 per each 5 seats
Trailer or Monument Sales or Auctions	1 per each 2,500 sq. ft. of lot area
Wholesale Establishments or Warehouse	1 per each 3 employees on maximum shift

G. Review and Approval: Any proposal to provide new parking areas or to expand existing areas, regardless of the zoning district in which occurring, shall be submitted to the Zoning/Code Enforcement Officer at the same time that application for constructing the building for which such parking is to be provided. The Zoning/Code Enforcement Officer, in addition to satisfying himself that adequate parking in compliance with this Chapter is provided, shall also determine that safe access to parking areas from the public highway is available and, that advantage is given the pedestrian in the parking area. The submission shall show the layout of the parking area, including each parking space, lighting, sidewalk, proposed grading at two (2) foot intervals, storm inlets and storm drainage systems to existing drainageway, all buildings on the property, access from the public highway location of loading areas, and a cross-section through pavement and base showing

construction and materials.

§20-1602. Requirements for Loading

In any District, in connection with every building or building group or part thereof hereinafter erected or enlarged, and having a gross floor area of five thousand (5,000) square feet or greater, which is to be occupied by commercial or industrial uses, or distribution of material or merchandise by vehicles, there shall be provided and maintained on the same lot with such building, off-street loading berths in accordance with the requirements as set forth in the "Schedule for Minimum Required Off-Street Loading Space."

The developer shall provide on his drawings the location of off-street loading on his property, the layout of loading spaces and access to them. This shall also apply to expansions.

- A. Size: Each loading space shall be at least ten (10) feet wide by thirty-five (35) feet long with clear height of fifteen (15) feet.
- B. Design: Off-street loading spaces shall conform to the following provisions:
 - 1. Screening and Landscaping: Shall be as for parking requirements.
 - 2. Surfacing: Shall be as for parking requirements.
 - 3. Maneuvering Space: Shall be provided adjacent to the loading area as necessary so that vehicles may change direction and leave, as well as enter, the loading area moving in a forward direction. Township streets adjacent to the loading area shall not be used for loading or maneuvering, nor shall areas established for off-street parking be so utilized.
 - 4. Lighting: Shall be as for parking requirements.
 - 5. Signs: Shall be as for parking requirements.
 - 6. Grading and Drainage: Loading areas shall be sloped and drained as per parking requirements.
 - 7. Minimum Distances and Setbacks: Shall be as for parking requirements.

8. Minimum Space: Shall be in addition to the required area for parking spaces.
- C. General: When several buildings comprise the same use, one building may be designated to receive and/or ship goods, but the floor area of all the buildings shall be combined to determine the number of loading spaces to be provided.

Schedule for Minimum Off-Street Loading Space Requirements		
Uses	Sq. Ft. of Floor Area	Required Off-Street Loading Berths
Schools	15,000 or more	1
Hospitals (in addition to space for ambulance)	10,000 to 300,000 for each additional 300,000 or major fraction thereof	1 1 additional
Undertakers and Funeral Parlors	5,000 for each 5,000 or major fraction thereof	1 1 additional
Hotels and Offices	10,000 or more	1
Commercial, Wholesale, Industrial and Storage	10,000 to 25,000	1
	25,001 to 40,000	2
	40,001 to 60,000	3
	60,001 to 100,000	4
	For each additional 50,000 or fraction thereof	1 additional