

Article 8: Off-Street Loading and Parking

Section 801: Statement of Intent

- (A) The purpose and objective of the provisions established under Article 8 of this Joint Zoning Ordinance is to establish specific regulations pertaining to off-street loading, parking and access management.
- (B) The provisions contained in Article 8 of this Joint Zoning Ordinance are intended to serve as minimum requirements to promote the public health, safety and the general welfare of the residents and property owners of the municipality with jurisdiction. The regulations shall supplement and not replace other land use provisions established within this Joint Zoning Ordinance. Where the regulations impose greater restrictions than those of any other statute, ordinance or regulation, the provisions established under Article 8 of the Joint Zoning Ordinance shall be upheld.

Section 802: General Provisions for Off-Street Loading and Off-Street Parking

- (A) Off-street loading and parking spaces shall be provided and maintained in accordance with the provisions of this Joint Zoning Ordinance, whereas, the number, type, size, orientation and location of the off-street loading and parking spaces shall be satisfactorily designed to accommodate the use.
- (B) The provisions for off-street loading shall apply to non-residential uses when a new non-residential use is established, changed or modified and/or when a building is constructed, enlarged or altered to accommodate the non-residential use. Unless otherwise specified by this Joint Zoning Ordinance, the off-street loading spaces shall comply with the design standards specified under Section 803 of this Joint Zoning Ordinance.
- (C) The provisions for off-street parking shall apply to residential and non-residential uses when a new use is established, changed or modified and/or when a building is constructed, enlarged or altered to accommodate the use. Unless otherwise specified by this Joint Zoning Ordinance, the off-street parking spaces shall comply with the design standards specified under Section 804 of this Joint Zoning Ordinance.
- (D) Where the lot area cannot accommodate the required number of off-street loading spaces or off-street parking spaces for the intended use, either the minimum lot area shall be enlarged or the intensity of the use shall be reduced.
- (E) Where an existing building or use pre-exists the effective date of this Joint Zoning Ordinance, the provisions for off-street loading and off-street parking, as specified within this Article shall not specifically apply, unless the building or use is enlarged or altered in a manner that increases the demand for off-street loading or off-street parking.
- (F) Where an existing building or use is enlarged by floor area, number of employees, number of residential units, seating capacity, bed spaces, service bays, or other provisions specified by this Joint Zoning Ordinance, the required number of off-street loading spaces and/or off-street parking spaces shall be proportionately or incrementally increased based upon the enlargement of the building or use.
- (G) Where the computations for off-street loading spaces or off-street parking spaces results in a fractional number greater than $\frac{1}{4}$ or 0.25, the fractional number shall be rounded up to the next whole number. The municipality with jurisdiction Zoning Officer shall determine or verify the number of off-street loading and parking spaces that are required for a specific use.
- (H) No off-street loading space or off-street parking space shall be utilized for any other use that interferes with its purpose, availability or function.
- (I) All designated off-street loading spaces or off-street parking spaces shall be continued and maintained so long as the use in which the spaces were originally designed for are still in operation or existence. Unless otherwise approved by the municipality with jurisdiction, the designated off-street loading spaces or off-street parking spaces shall not be reduced in size or modified in any manner.

- (J) Common or joint off-street loading or parking spaces may be permitted for residential or non-residential uses, subject to the following provisions:
- (1) The total number of off-street parking spaces required for each permitted use shall be accounted for in the cumulative total for the common or joint off-street parking area.
 - (2) The residential or non-residential uses shall share common characteristics and will not have any adverse conflicts. As part of this requirement, the applicant or developer shall demonstrate that the uses will not generate additional off-street parking demands from employees and patrons during peak hours of operation.
 - (3) The common or joint off-street loading or parking spaces shall be located within four hundred (400) feet of the principal use(s).
 - (4) The individual property owners and/or tenants for each use shall secure a written agreement with the owner(s) of the property in which the common or joint off-street parking facilities are located. The agreement shall clearly define the specific areas, conditions for use, maintenance, fees, and other terms that may be required by the municipality with jurisdiction Solicitor.
- (K) Each use requiring an off-street loading space and/or an off-street parking space shall designate an area meeting the requirements for off-street loading, as specified by this Joint Zoning Ordinance.
- (L) Major recreational equipment, including but not limited to boats and boat trailers, travel trailers, pick-up campers or coaches, motorized dwellings, tent trailers or similar equipment, shall not be parked or stored on any public street within the municipality with jurisdiction. The provisions for parking recreation vehicles are further specified under Section 808.A of this Joint Zoning Ordinance.
- (M) Tractor trailer trucks, trailers from a tractor trailer truck, commercial vehicles exceeding 26,000 pounds and/or vehicles exceeding twenty (20) feet in length shall be parked on an approved lot or designated area. The parking of commercial vehicles within Lower Alsace Township and Mount Penn Borough are further regulated under the provisions of Section 808.B of this Joint Zoning Ordinance.
- (N) No more than one (1) unlicensed, non-inspected, abandoned, wrecked or disabled vehicle shall be located on a lot containing a principal residential use. All such vehicles shall be completely covered by a product specifically marketed and sold as a motor vehicle cover. The storage of any unlicensed, non-inspected, abandoned, wrecked or disabled vehicle on a public street shall be subject to the appropriate provisions established by the municipality with jurisdiction.

Section 803: Off-Street Loading Areas

- (A) Where required to accommodate a residential or non-residential use, paved off-street loading and unloading space(s) shall be provided with proper access from a public street, common driveway or alley. All such areas for the loading and unloading of vehicles, and for the servicing of establishments or shops by refuse collection, fuel and other service vehicles, shall be of such size, design and arrangement that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities or pedestrian ways.
- (B) Unless otherwise permitted by the municipality with jurisdiction, all loading areas and access drives shall be paved to accommodate the type of vehicles entering and exiting the site. The paving composition shall comply with the provisions established by the municipality with jurisdiction.
- (C) The loading areas shall not be located within required front yards and shall not be located within ten (10) feet of any side or rear lot line. All such spaces shall have dimensions not less than twelve (12) feet by forty five (45) feet with a clearance of not less than fourteen (14) feet in height. Alternative designs may be permitted by the municipality with jurisdiction, provided that the applicant or landowner can demonstrate that the types of trucks that have access to the site do not require the prototypical dimensional requirement for loading and unloading.
- (D) The total number of off-street loading spaces shall be determined by the requirements specified on Matrix Chart 10. The required off-street loading spaces shall be located exclusive of any public right-of-way or required parking area.

Off-Street Loading Space Requirements (Supplemental Matrix Chart 10)		
Land Use Category	Gross Floor Area or Units	Required Spaces
Residential developments containing townhouse or apartment units	Less than 25 residential units ⁽¹⁾	1
	26 to 100 residential units ⁽²⁾	2
	100 to 300 residential units ⁽²⁾	3
	More than 300 residential units ⁽²⁾	4
Office Buildings, Banks and Financial Institutions	Less than 10,000 square feet ⁽¹⁾	1
	10,000 to 20,000 square feet ⁽²⁾	2
	Over 20,000 square feet ⁽²⁾	3
Retail Sales, Professional Service Establishments, Restaurants, Shopping Centers, Mini-Malls and other Commercial Uses	Less than 5,000 square feet ⁽¹⁾	1
	5,000 to 25,000 square feet ⁽²⁾	2
	25,000 to 50,000 square feet ⁽²⁾	3
	Over 50,000 square feet ⁽²⁾	4
Institutional and Recreational Uses	Less than 20,000 square feet ⁽¹⁾	1
	20,000 to 50,000 square feet ⁽²⁾	2
	Over 50,000 square feet ⁽²⁾	3
Manufacturing, Mini-Warehousing, Self-Storage Units, Warehousing , Wholesaling Establishments and other Industrial Uses	Less than 10,000 square feet ⁽¹⁾	1
	10,000 to 50,000 square feet ⁽²⁾	2
	50,000 to 100,000 square feet ⁽²⁾	3
	Over 100,000 square feet ⁽²⁾	4
<p>(1) Denotes that the off-street loading requirement may be reduced or eliminated if the applicant or developer provides documentation to the municipality with jurisdiction that the use will not need or utilize the off-street loading space.</p> <p>(2) Denotes that the off-street loading requirement may be reduced or increased by the municipality with jurisdiction depending upon the needs and intensity of the use.</p>		

(E) Where Matrix Chart 10, as specified under Section 803(D) of this Joint Zoning Ordinance, does not specify a requirement for the land use activity, or the site conditions do not warrant the specified requirement contained within the table, the municipality with jurisdiction may consider and require an alternative provision.

Section 804: Off-Street Parking Areas

(A) Off-street parking facilities shall be provided whenever: a building is constructed or new use established; the use of an existing building is changed to a use requiring more parking facilities; an existing building is altered so as to increase the amount of parking spaces required; and/or a residential or non-residential use requires off-street parking as specified by the provisions of this Joint Zoning Ordinance.

(B) Unless otherwise specified by this Joint Zoning Ordinance, each off-street parking space shall have a minimum area of two hundred (200) square feet with the minimum dimensions of ten (10) by twenty (20) feet. In addition, driveways, aisles and maneuvering spaces shall be provided to permit safe and convenient access to and use of the area provided for parking purposes. Proper access from a street, alley or driveway shall be provided.

- (C) Off-street parking spaces for residential uses shall be located on the same lot as the use served. Off-street parking spaces for other uses shall be provided for on the same lot as the use being served, or in parking facilities within four hundred (400) feet of the principal uses, except in the case of a shopping center or similar grouping of buildings on a lot, in which case all parking areas shall be provided entirely within the lot lines of the property.
- (D) All parking spaces designated for single-family residential units shall be located behind the street right-of-way line.
- (E) Joint parking facilities for two (2) or more uses may be established, provided that the number of spaces provided is not less than the sum of the spaces required for each individual use.
- (F) All parking spaces and means of access, other than those relating to a dwelling, shall be adequately illuminated during night hours of use. The illumination shall be designed in accordance with Section 719 of this Joint Zoning Ordinance. The illumination shall not be of excessive brightness and shall not produce a light trespass or glare beyond the limits of the off-street parking area.
- (G) Unless otherwise permitted by the municipality with jurisdiction, all off-street parking areas and access drives shall be paved and contain marked parking spaces. The off-street parking areas shall be properly graded to provide convenient vehicular access and proper drainage and shall be maintained in usable condition. The minimum grade of areas used for parking shall be at least one (1) percent and the maximum grade shall not exceed five (5) percent. Surface water shall not be concentrated onto public sidewalks and other premises.
- (H) The areas designated to comply with the provisions for off-street parking shall not be used for the sale, dead-storage, repair, dismantling or servicing of vehicles.
- (I) Off-street parking facilities existing at the effective date of this Joint Zoning Ordinance shall not be subsequently reduced to an amount less than that required under this Joint Zoning Ordinance for a similar new building or use.
- (J) The width of aisles within the off-street parking areas shall comply with the following minimum requirements:
 - (1) Where the angles of the parking spaces are at ninety (90) degrees, the width of the aisle shall be twenty-four (24) feet in width and may accommodate two (2) way travel.
 - (2) Where the angles of the parking spaces are at sixty (60) degrees, the width of the aisle shall be eighteen (18) feet in width and shall be restricted to one (1) way travel.
 - (3) Where the angles of the parking spaces are at forty-five (45) degrees, the width of the aisle shall be sixteen (16) feet in width and shall be restricted to one (1) way travel.
 - (4) Unless otherwise permitted by the municipality with jurisdiction, the parking spaces shall not be designed with angles of less than forty-five (45) degrees.
 - (5) Regardless of the configuration or angle of the parking space, the area of the parking space shall accommodate a rectangular area with a width of ten (10) feet and a depth of twenty (20) feet.
- (K) Where parking requirements are determined by the number of seats and no permanent seats are provided, the number of parking spaces to be provided shall be based upon the capacity for temporary seats in normal usage.
- (L) The parking areas shall be arranged and marked to provide safe and orderly movement without disrupting traffic or moving other vehicles. The design of off-street parking areas for all uses shall be such to prevent the back up of vehicles on a public street.
- (M) Parking areas shall be arranged so that no portion of any vehicle parked within a designated parking space can extend over any property line of the lot on which it is parked.
- (N) Parking areas for non-residential uses, which are designed to contain more than five (5) vehicles shall be screened from the view of persons on any land areas zoned as RC, R-1, R-2, R-3, R-4 and R-5 Zoning Districts, which is adjacent to the land on which the non-residential parking area is located. The screening shall be comprised of a fence, wall and/or landscaping materials of at least four (4) feet in height, which shall be designed to obstruct headlight glare of the parked cars.

- (O) Parking areas and access drives for non-residential uses shall be located a minimum of fifteen (15) feet from any property line and street right-of-way line. The area between the parking area and the lot line or street right-of-way line shall be landscaped in accordance with the standards specified by this Joint Zoning Ordinance and the Subdivision and Land Development Ordinance.
- (P) Parking areas and access drives for multi-family residential development shall be located a minimum of twenty (20) feet from an exterior property line and street right-of-way line. The area between the parking area and the lot line or street right-of-way line shall be landscaped in accordance with the standards specified under this Joint Zoning Ordinance.
- (Q) Unless otherwise specified by this Joint Zoning Ordinance, the off-street parking areas and access drives for all other residential uses shall be located to comply with the following minimum setback requirements from any property line: five (5) feet for single-family detached units; zero (0) feet for the common property line of a single family semi-detached units and five (5) feet for all other property lines; zero (0) feet for the internal common off-street parking area of multi-family units within the development and twenty (20) feet from all exterior property lines and existing street right-of-way lines.
- (R) The number of off-street parking spaces to be provided for each use shall be sufficient to accommodate the use and occupants, full-time employees, visitors and customer parking. The off-street parking spaces required shall be further specified by Matrix Chart 11 and shall be located exclusive of any public right-of-way or other specified use.

Categorical Off-Street Parking Requirements (Supplemental Matrix Chart 11)		
Use	Land Use Category	Off-Street Parking Requirement
Residential	Single Family Detached Units	2 parking spaces per unit not including garage spaces
	Single Family Semi-Detached Units	2 parking spaces per unit not including garage spaces
	Townhouse Uses and Developments	2 parking spaces per unit plus 0.5 spaces per unit for overflow parking (20 or more units)
	Multi-Family Apartment Uses and Developments	2 parking spaces per unit plus 0.5 spaces per unit for overflow parking (20 or more units)
	Residential Cluster Development for the RC, R-1 and R-2 Zoning Districts	2 parking spaces per unit not including garage spaces
	Group Homes	1 parking space for each employee plus 1 space for each 2 beds
	Convalescent and Nursing Homes	1 parking space for each employee plus 1 space for each 3 beds
	Age Qualified Retirement Communities Transitional-Age Developments	1 parking spaces per unit plus 0.5 spaces per unit for overflow parking within the development
	Manufactured Home Park	2 parking space per residential unit
	Other Residential Uses	As determined appropriate by the Zoning Officer
Commercial	Automobile Service Station and Repair Facility	1 parking space per 400 sq. feet of office/retail space plus 3 spaces per service bay plus 1 space/ employee
	Banks and Financial Institutions	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Bed and Breakfast Establishment	2 off-street parking spaces plus 1 space for each rental unit plus 1 space per employee
	Business, Professional and Governmental Office	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Club, Lodge, and Social Quarters	1 parking space per 100 square feet of gross floor area plus 1 space per employee
	Home Day Care Facility	2 parking spaces for the residential use plus 2 stacking spaces for loading/unloading

Categorical Off-Street Parking Requirements (Supplemental Matrix Chart 11)		
Use	Land Use Category	Off-Street Parking Requirement
	Commercial Day Care Facility	1 parking space per 6 students plus 4 stacking spaces for loading/unloading plus 1 per employee
	Dry Cleaner and Laundromat	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Funeral Homes	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Grocery Store	1 parking space per 300 square feet of gross floor area plus 1 parking space per employee
	Home Improvement and Building Supply Store	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Hotel or Motels	1 parking space per room, plus 1 space per employee on the maximum shift plus accessory uses
	Kennels	1 parking space per 10 animals kept or housed plus 1 space per employee
	Medical, Dental, Vision, Counseling and Health Care Provider	4 parking spaces per practitioner engaged with the principal services plus 1 space per employee
	Personal Service Establishment	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Restaurants	1 parking space per 4 seats plus 1 space per employee per shift plus tavern or taproom requirements
	Retail Business Establishment	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Shopping Centers and Shopping Malls	1 parking space per 300 square feet of gross floor area plus 1 space per employee
	Theater	1 parking space per 4 seats, which may be available on chairs, seats, pews, benches or bleachers
	Veterinary Hospital	4 parking spaces per practitioner engaged with the principal services plus 1 space per employee
	Other Commercial Uses	As determined appropriate by the Zoning Officer
Recreational	Campground	2 parking spaces per campsite plus 1 parking space per employee
	Health Club and Fitness Center	1 parking space per 300 square feet of gross floor area plus 1 space per employee on the maximum shift
	Public or Commercial Swimming Pools	1 parking space per 4 persons of total membership capacity plus 1 space per employee
	Other Recreational Use	As determined appropriate by the Zoning Officer
Industrial	Commercial Water Resource Use	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Laboratory and Research Facilities	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Manufacturing, Fabrication and Finishing	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Printing and Publishing Facilities	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Quarrying and Mining	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Warehousing, and Distribution	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site

Categorical Off-Street Parking Requirements (Supplemental Matrix Chart 11)		
Use	Land Use Category	Off-Street Parking Requirement
	Wholesale Establishment	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Other Industrial Uses	As determine appropriate by the Zoning Officer
Agricultural	General Agricultural Uses	As determine appropriate by the Zoning Officer
	Intensive Agricultural Uses	1 parking space per 2 employees on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Landscape Center	1 parking space per 300 square feet of gross floor area for retail sales plus 1 space per employee
	Nursery or Greenhouse	1 parking space per 300 square feet of gross floor area for retail sales plus 1 space per employee
	Other Agricultural Uses	As determine appropriate by the Zoning Officer
Institutional	Assisted Living Care Facilities, Nursing Homes and Convalescent Homes	1 parking space per 4 beds plus 1 space per employee and visiting medical staff on the maximum shift
	Emergency Service Facility	1 parking space per 4 emergency service personnel plus parking spaces for accessory facilities
	Hospitals and Medical Centers	1 parking space per 4 beds plus 1 space per employee and visiting medical staff on the maximum shift
	Library and Museum	1 parking space per 400 square feet of gross floor area plus 1 parking space per employee
	Municipal Uses	As determined appropriate by the Zoning Officer
	Auditorium, Conference Center, and Public Meeting/Assemblage Facilities	1 parking space per 3 seats, which may be available on chairs, seats, pews, benches or bleachers
	School or Education Use: Nursery School through the 9 th Grade.	1 parking space per 10 students plus 1 space per employee plus auditorium requirements
	School or Education Use: 10 th through 12 th Grade; Higher Learning Facility	1 parking space per 4 students plus 1 space per employee plus auditorium requirements
	Places of Worship and Religious Facilities	1 parking space per 3 seats, which may be available on chairs, seats, pews, benches or bleachers
	Other Institutional Uses	As determined appropriate by the Zoning Officer

- (S) Where Matrix Chart 11, as specified under Section 804(R) of this Joint Zoning Ordinance, does not specify a requirement for the land use activity, or the site conditions do not warrant the specified requirement list within the table, the municipality with jurisdiction may consider and require an alternative requirement.
- (T) The municipality with jurisdiction may permit a reduction for the total number of off-street parking spaces as part of the subdivision or land development plan. Where a reduction in the total number of off-street parking spaces is considered, the applicant shall provide documentation to support that the use does not warrant the total number of spaces required. The municipality with jurisdiction may also consider the availability of on-street parking within five hundred (500) of the development. Unless otherwise permitted as part of the design requirements of the Carsonia Avenue Overlay District or the Perkiomen Avenue Overlay District, the maximum permitted reduction shall not exceed thirty (30) percent of the required total.
- (U) In addition to the required off-street parking spaces specified this Joint Zoning Ordinance, handicapped parking spaces shall be located, designed and constructed in accordance with the standards and provisions of all local, state and federal laws, including those established by the American Disabilities Act, the Uniform Construction Code, and all other pertinent codes adopted by Lower Alsace Township and/or Mount Penn Borough.:

- (V) Off street parking areas shall be suitably designed to control stormwater and minimize erosion. The minimum grade of areas used for parking shall be at least one (1) percent and the maximum grade shall not exceed five (5) percent. The maximum grade of access drives shall not exceed ten (10) percent. The surface water shall be directed to stormwater management facilities, which are designed in accordance with the provisions of the municipality with jurisdiction.
- (W) Off-street parking areas shall be suitably landscaped in order to enhance or buffer the surrounding area. The following landscaping requirements shall be provided for all off-street parking areas containing ten (10) off-street parking spaces:
 - (1) A landscaping plan shall be prepared and submitted with the subdivision plan or land development plan. The landscaping plan shall meet the criteria specified under this Joint Zoning Ordinance and the Subdivision and Land Development Ordinance.
 - (2) Raised concrete or curbed planter islands shall be placed at each end of a row of parking spaces, which begins or terminates at an internal circulation drive, and within each row of parking spaces. The raised planter islands shall be placed so that there are not more than twenty (20) off-street parking spaces in a continuous row without an intervening landscaped planter island. The raised continuous concrete curbing shall be required around each planting island. Each such island shall be at least two hundred (200) square feet in size and planted with suitable landscaping materials.
 - (3) The perimeter of the off-street parking area shall be suitably landscaped to provide a visual buffer or to enhance the aesthetics of the area adjacent to the off-street parking area. The landscaping materials shall be selected from the list contained within Section 914 of this Joint Zoning Ordinance.
 - (4) Parking areas required to accommodate non-residential uses shall be screened from the view of residential uses located with the RC, R-1, R-2, R-3, R-4 and R-5 Zoning Districts. The screening shall be comprised of a fence, wall and/or landscaping materials of at least four (4) feet in height, which shall be designed to obstruct headlight glare and screen the view of the parked cars.
 - (5) Where possible, the use of existing trees shall be incorporated into the design of the off-street parking area or to establish a buffer yard.
- (X) Off-street parking areas and access lanes located within a parking garage facility shall be designed in accordance with accepted engineering and architectural design criteria. The minimum dimensions of the internal off-street parking spaces within the parking garage facility may be reduced to ten (10) feet by twenty (20) feet provided that such spaces are specifically designated for employees and not for visitors or the general public.

Section 805: Driveways, Private Roads, Fire Lanes and Fire Apparatus Access Roads

- (A) Driveways or access lanes shall be required to permit accessibility between a public or private street and the existing or proposed use on the lot to which it provides service. Unless otherwise specified by this Joint Zoning Ordinance, the driveway or access lane shall be designed in accordance with the following provisions:
 - (1) All driveways or access lanes shall be so constructed and maintained with materials, which will not wash nor be deposited upon public roads. No driveways or access lanes shall be located, designed and constructed so as to create a drainage or sedimentation problem on an adjacent property or street
 - (2) All driveways serving residential or non-residential uses shall be located, designed, constructed and maintained in accordance with the provisions specified by the municipality with jurisdiction.
 - (3) All driveways and access lanes shall be located, designed and constructed as to provide optimum sight distance and visibility at the intersection with the existing or proposed street.
 - (4) A permit issued by the municipality with jurisdiction shall be required for all proposed driveways entering onto a road, which is currently owned by the municipality with jurisdiction or proposed to be owned by the municipality with jurisdiction.

- (5) A permit issued by the Pennsylvania Department of Transportation, shall be required for all proposed driveways entering onto a road, which is currently owned by the state or proposed to be owned by the Commonwealth of Pennsylvania.
 - (6) No more than (1) point of ingress and egress shall be established for a residential use unless: the lot contains a single-family dwelling with sufficient frontage (lot width) along two (2) different streets; or if the lot contains a single-family dwelling that is greater than 2.5 times the lot width requirement for the zoning district to which it is located.
- (B) The following provisions shall apply to private roads, common driveways and/or shared driveways:
- (1) Common or shared driveways may provide access to not more than three (3) residential lots, provided that such the shared or common driveway has been designed, located and constructed in accordance with the requirements of the municipality with jurisdiction.
 - (2) A private road or service road may be permitted for non-residential uses within the LC, HC, OC and GI Zoning Districts. The location, design, width, length and construction specifications shall be subject to the approval of the municipality with jurisdiction.
 - (3) The municipality with jurisdiction shall not be required to accept the ownership and maintenance responsibilities of any private road, common driveway or shared driveway regardless of its condition or improved status.
- (C) Where required by the municipality with jurisdiction, a fire lane shall be located, designed and constructed in accordance with those provisions specified by the municipality with jurisdiction. All proposed fire lanes shall be reviewed and inspected by the municipality with jurisdiction Fire Marshall.
- (D) Where required by the municipality with jurisdiction, a fire apparatus access road shall be located, designed and constructed in accordance with the provisions specified by the municipality with jurisdiction.

Section 806: Drive-Through Service Facilities

- (A) Drive-through facilities, as defined under Article 2 of this Joint Zoning Ordinance, shall be considered as an accessory feature or use to the following commercial uses: banks and financial institutions; car washing facilities; personal service establishments; retail uses; restaurants; and other uses that are generally associated as having drive-through facilities, as determined by the Zoning Officer with municipal jurisdiction.
- (B) Drive-through facilities may be located on a conforming lot by special exception within the C-1 and C-2 Zoning Districts within Mount Penn Borough. As a condition, the commercial use shall be a principal use that complies with the minimum and maximum dimensional requirements, which are further specified by the zoning district on which the drive-through establishment is located and by the appropriate development requirements specified by this Joint Zoning Ordinance.
- (C) The following design standards and specifications shall apply to commercial drive-through facilities:
 - (1) The commercial drive-through facilities and access lanes shall be located at least one hundred (100) feet from an existing residential use or residential zoning district, as measured from the property line.
 - (2) The side and rear lot lines of the commercial drive-through establishment shall be adequately screened with a landscaped buffer yard.
 - (3) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and by the municipality with jurisdiction.

- (4) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
- (5) A stacking or pre-service lane, measuring at least ten (10) feet in width and eighty (80) feet in length shall be provided for each service lane or bay for the drive-through establishment. Alternative designs may be accepted by West Nantmeal Township as part of a land development plan application, provided that the design does not interfere with internal or external traffic patterns.
- (6) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.
- (7) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not audible at any street line or property line. All such systems shall not be utilized between the hours of 9:00 pm and 7:00 am.
- (8) The lighting facilities shall be designed in a manner so the illumination does not exceed 0.5 footcandle, as measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle.

Section 807: Highway Frontage Development and Access Management Requirements

- (A) Subdivision and land development activity along the frontage of collector streets and arterial streets shall comply with the following provisions:
 - (1) All areas for off-street parking, off-street loading and unloading, and the storage or movement of motor vehicles shall be physically separated from the public street or highway by a raised curb, planting strip or other suitable barrier against unchanneled motor vehicle entrance or exit, except for the necessary accessways or access roads, which supply ingress and egress from such parking, loading or storage area.
 - (2) Each non-residential use with less than one hundred-fifty (150) feet of frontage along a public street shall have not more than one (1) point of ingress and egress to each such street. No non-residential use with one hundred-fifty (150) feet or more frontage along a public street shall have more than two (2) points of ingress and egress to any one (1) street for each three hundred (300) feet of frontage. Where feasible, movement into and out of parking areas shall avoid direct access to or from an arterial street or major collector.
 - (3) Unless otherwise permitted by the municipality with jurisdiction or the Pennsylvania Department of Transportation, where there is more than one (1) driveway to an off-street parking facility, consideration should be given to limit the driveways to one (1) way travel either as a point of ingress or a point of egress to the off-street parking facility. The width of such entrances and exits, as measured at the right-of-way line, shall conform to the following schedule:
 - (a) For one (1) way travel providing a point of ingress or egress, the minimum width shall be twelve (12) feet and the maximum width shall be twenty-four (24) feet.
 - (b) For two (2) way travel providing a point of ingress and egress, the minimum width shall be twenty-four (24) feet and the maximum width shall be thirty-six (36) feet
 - (4) Unless otherwise required by the municipality with jurisdiction or the Pennsylvania Department of Transportation, the radius of the edge or the driveway apron shall be as designed at a minimum radius of ten (10) feet and a maximum radius of thirty (30) feet.
 - (5) The location and width of the point of ingress and/or egress for all driveways and access lanes shall be planned so as not to interfere with the use of adjacent property and with pedestrian and vehicular traffic on the collector or arterial street.

- (B) In order to enhance mobility and limit accessibility along collector and arterial streets, the following access management strategies shall be considered as part of the subdivision and land development process:
- (1) Driveway cuts along collector and arterial routes should be minimized or consolidated. Where appropriate and permitted by the municipality with jurisdiction, common driveways for certain land uses or developments may be considered.
 - (2) The lot width, type of land use, and the anticipated traffic volumes should determine how many driveway cuts should be permitted along a collector or arterial road. Where required, the traffic impact study should consider the impacts that could adversely reduce mobility along the collector or arterial route.
 - (3) Where appropriate to enhance safety conditions, traffic improvements shall be considered as part of the subdivision and land development plan application, which may include: the installation of traffic signals; the construction of separate right turn lanes and/or left turn lanes; the installation of median barriers to efficiently separate and direct vehicular traffic to its intended destination; and to require the installation of sidewalks, handicapped ramps and crosswalks.
 - (4) Inappropriate or unsafe turning movements along collector or arterial streets shall be prohibited.
 - (5) Sight distance and visibility at all driveways and access lanes shall be maintained and enhanced by establishing effective setback requirements, limiting the size of signs, minimizing distractions, and establishing a horizontal profile that will provide sufficient right-of-way to accommodate future transportation improvements.
- (C) Where in the best interest of the community, the municipality with jurisdiction may consider alternative methods of highway frontage development and/or access management strategies provided that the alternative provides consideration for public safety, enhancing mobility and limiting accessibility along collector and arterial streets.

Section 808: Parking of Recreation Vehicles and Commercial Vehicles

- (A) Recreational Vehicles, Boats, Campers and Trailers: Except as noted elsewhere within this Joint Zoning Ordinance, the following provisions shall apply to the storage of recreation vehicles, boats, campers and trailers within the RC, R-1, R-2, R-3, R-4 and R-5 Zoning Districts, or upon any existing lots used principally for residential purposes within the C-1, C-2 and I-1 Zoning Districts:
- (1) For purposes of this section, recreational vehicles, travel trailers, utility trailers, boats (including trailers), and other trailers used solely for the transport of the residents recreational vehicle(s) are divided into two separate categories, as follows:
 - (a) Category 1 Recreation Vehicle that are less than two hundred (200) square feet, as described as follows: those recreational vehicles, travel trailers, utility trailers, boats (including trailers), and other trailers used solely for the transport of the residents' recreational vehicle(s) that possess no more than two hundred (200) square feet, as measured to the vehicle's outermost edges, nor exceed a height of ten (10) feet, as measured from the ground to the highest point of the main body of the vehicle. Vehicle height shall not be measured on vehicle accessories (e.g., air conditioners, vents, hatches, masts, antennas, out-rigging fishing poles), but will be measured to the highest point of any fly-bridge or other boat console.
 - (b) Category 2 Recreation Vehicles that are more than two hundred (200) square feet, as describe as follows: those recreational vehicles, travel trailers, utility trailers, boats (including trailers), and other trailers used solely for the transport of the residents recreational vehicle(s) that possess more than two hundred (200) square feet, as measured to the vehicle's outermost edges, and/or exceed a height of ten (10) feet, as measured from the ground to the highest point of the main body of the vehicle. Vehicle height shall not be measured on vehicle accessories (e.g., air conditioners, vents, hatches, antennas, masts, out-rigging fishing poles), but will be measured to the highest point of any fly-bridge or other boat console.

- (2) The temporary parking of one Class A or Category 2 Recreation Vehicle for periods not exceeding forty-eight (48) hours during any seven (7) day period is permitted on a paved or gravel surface in any yard, so long as the vehicle is set back more than ten (10) feet from any street right-of-way, and more than five (5) feet from any adjoining property lines.
- (3) The permanent storage or parking of a Category 1 Recreation Vehicle shall be permitted, subject to the following requirements:
 - (a) The storage of Category 1 Recreation Vehicles within the RC, R-1 and R-2 Zoning Districts shall be permitted provided that the vehicle storage area is located on an improved parking space behind the building setback line and at least ten (10) feet from the side and rear lot line.
 - (b) The storage of Category 1 Recreation Vehicles within the R-3, R-4, R-5, C-1, C-2 and I-1 Zoning Districts shall be permitted provided that the vehicle storage area is located on an improved parking space behind the building setback line and at least three (3) feet from the side and rear lot line.
 - (c) The designated vehicle storage areas occupied by Category 1 Recreation Vehicles shall be paved and maintained in mud-free conditions, the vegetation shall be properly trimmed, and debris or litter shall be disposed of on a regular basis.
 - (d) Category 1 Recreation Vehicles shall be maintained in order to prevent the leakage of fuels and/or lubricants into the ground or surface water.
 - (e) If applicable, Category 1 Recreation Vehicles shall be required to maintain valid licenses and obtain current inspections.
- (4) The permanent storage or parking of a Category 2 Recreation Vehicle shall be permitted within the RC, R-1 and R-2 Zoning Districts, subject to the following requirements:
 - (a) The storage of Category 2 Recreation Vehicles shall be permitted provided that the vehicle storage area is located on an improved parking space behind the building setback line and at least ten (10) feet from the side and rear lot line.
 - (b) The designated vehicle storage areas occupied by Category 2 Recreation Vehicles shall be paved and maintained in mud-free conditions, the vegetation shall be properly trimmed, and debris or litter shall be disposed of on a regular basis.
 - (c) Category 2 Recreation Vehicles shall maintain shall be maintained in order to prevent the leakage of fuels and/or lubricants into the ground or surface water.
 - (d) If applicable, Category 2 Recreation Vehicles shall be required to maintain valid licenses and obtain current inspections.
- (5) The permanent storage or parking of any Category 2 Recreation Vehicle shall be prohibited within the R-3, R-4, R-5 Zoning Districts, or upon any existing lots used principally for residential purposes within the C-1, C-2 and I-1 Zoning Districts, unless the following requirements are met:
 - (a) In no case shall the vehicle contain more than three-hundred twenty (320) square feet, as measured to the vehicle's outermost edges, nor exceed a height of twelve (12) feet, as measured from the ground to the highest point of the vehicle's main body. The vehicle height shall not be measured on vehicle accessories (air conditioners, vents, hatches, antennas, masts, out-rigging fishing poles), but will be measured to the highest point of any fly-bridge or other boat console.
 - (b) The Category 2 Recreation Vehicle shall be located on an improved parking space behind the building setback line and at least six (6) feet from the side and rear lot line.
 - (c) No more than one (1) Category 2 Recreation Vehicle shall be permitted on a lot

- (d) The vehicle storage area shall be screened with fencing or landscaping materials along any adjacent side and rear lot lines. Such screening shall not extend into the required front yard.
 - (e) The designated vehicle storage areas occupied by Category 2 Recreation Vehicles shall be maintained in mud-free conditions, the vegetation shall be properly trimmed, and debris or litter shall be disposed of on a regular basis.
 - (f) If applicable, Category 2 Recreation Vehicles shall be required to maintain valid licenses and obtain current inspections.
- (6) Unless otherwise permitted by the municipality with jurisdiction, the on-street parking or storage of a Category 1 Recreation Vehicle or Category 2 Recreation Vehicle shall not be permitted.
 - (7) Unless otherwise permitted as part of the normal functions of a commercial campground or similar use, no major recreational equipment shall be utilized for living, housekeeping or similar activities, when parked or stored on any lot within the municipality with jurisdiction

:
 (B) The following provisions shall apply to the parking of tractor trailer trucks, commercial vehicles exceeding 26,000 pounds and/or commercial vehicles exceeding twenty (20) feet in length:

- (1) The parking of commercial vehicles within Lower Alsace Township and Mount Penn Borough are further regulated under the provisions of this Joint Zoning Ordinance and the motor vehicle laws adopted by the municipality with jurisdiction.
- (2) Tractor trailer trucks, trailers from a tractor trailer truck, commercial vehicles exceeding 26,000 pounds and/or vehicles exceeding twenty (20) feet in length may park on an approved lot designated for a permitted use within the RC, C-1 and I-1 Zoning Districts, provided that the vehicles are properly licensed, registered and stored in an orderly manner on the lot. No such vehicle should be located within the front yard or within ten (10) feet of the side or rear property line
- (3) No tractor trailer trucks or commercial vehicle having a gross weight of more than 26,000 pounds or in excess of twenty (20) feet in length shall be stored or parked along a public street or on a parcel of land within the RC, R-1, R-2, R-3, R-4 and R-5 Zoning Districts for more than forty-eight (48) consecutive hours over any seven (7) day period. All such vehicles shall comply with all pertinent local, state and federal laws.