
Article 1700
Off-Street Parking And Loading Facilities

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1701 PURPOSE.

The following regulations specify the manner in which off-street parking and loading areas and the driveways providing access thereto are to be provided for uses in Amherst Township. It is the intent of these regulations to protect the public health, safety and welfare by requiring that all uses be provided with off-street parking areas or a combination of off-street parking areas and loading areas and that those parking and loading areas be improved in a fashion which ensures the long-term desirability of the use they are accessory to.

1702 PARKING FACILITIES REQUIRED.

Accessory off-street parking spaces shall be provided as a condition precedent to the occupancy or use of any building, structure or land in conformance with the provisions of this Chapter whenever:

- a. A building is constructed or a new use established;
- b. An existing building is altered and/or there is an increase in the number of dwelling units, seating capacity, floor area of a building, or other change that results in an increase in the parking needs of the use.
- c. The use of an existing building or structure or use of land is changed to a use requiring more off-street parking facilities.

1703 UNITS OF MEASURE.

In computing the number of parking spaces required by this Resolution, the following rules shall apply:

- a. Floor Area. Where floor area is designated as the standard for determining parking space requirements, gross floor area shall be used for all land uses.
- b. Seating Capacity. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated, or one seat for each 24 lineal inches of benches or pews, or when fixed seats are not indicated, the capacity shall be determined as being one seat for each 20 square feet of floor area of the assembly room.
- c. Employees. Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two successive shifts.
- d. Fractional Numbers. Fractional numbers shall be increased to the next whole number.
- e. Parking for Mixed Uses. A building occupied by two or more uses, operating normally during the same hours, shall provide spaces for not less than the sum of the parking spaces required for each use considered separately.

1704 REQUIRED OFF-STREET PARKING STANDARDS.

The required number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule 1704. For a use not specified in Schedule 1704, the Zoning Commission shall apply the standard for a specified use which the Commission determines to be most similar to the proposed use.

**Schedule 1704
REQUIRED OFF-STREET PARKING SPACES**

Principal Building or Use			Minimum Spaces Required ^(a)
a. <u>Residential Uses:</u>			
	1.	Single-family Dwellings and Two-family Dwellings	2 enclosed spaces per dwelling unit
	2.	Attached Single-family Dwellings	2 enclosed spaces per dwelling unit
	3.	Apartment Units	2 enclosed spaces per dwelling unit, of which one space shall be enclosed

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<u>Principal Building or Use</u>			<u>Minimum Spaces Required</u> ^(a)
	4.	Senior Citizen Independent Living Units	1 space per dwelling unit
	5.	Nursing Homes	1 space for every 4 beds
b. <u>Office, Professional Service Uses:</u>			
	1.	Business, Professional and Administrative Offices and Services (excluding Medical and Dental)	1 space per 300 sq. ft. of floor area
	2.	Medical, Dental Offices and Clinics, including Urgent Care Clinics:	1 space per 200 sq. ft. of floor area
	3.	Funeral Homes, Mortuaries	1 space per 50 sq. ft. of floor area of assembly room or 1 space for every 4 seats, whichever is greater, but in no case shall there be fewer than 20 spaces
	4.	Veterinary Hospitals and Clinics	1 space per 400 sq. ft. of floor area, plus 1 space for every 2 employees
c. <u>Retail/Service Uses:</u>			
	1.	Retail or Personal Service Uses	1 space per 250 sq. ft. of floor area
	2.	Financial Establishments	1 space per 250 sq. ft. of floor area
	3.	Beauty Parlors and Barber Shops	2 spaces per beauty or barber chair
	4.	Self-Serve Laundry	1 space for every 4 washing machines
	5.	Restaurants--Table Service	1 space per 50 sq. ft. of floor area or 1 space for every 2 seats of seating capacity, whichever is greater, plus one space for each delivery vehicle
	6.	Restaurants--Counter Service When located in a shopping center	10 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus one space for each delivery vehicle
	7.	Restaurants--Counter Service When located as the only use in a free-standing building	20 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus one space for each delivery vehicle
	8.	Snack bars in association with a principal use	1 space per 50 sq. ft. of floor area or 1 space for every 2 seats of seating capacity, whichever is greater

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<u>Principal Building or Use</u>			<u>Minimum Spaces Required</u> ^(a)
	9.	Furniture and Appliance; Builders' Supply; Showrooms of Plumbers, Decorators, Electricians or similar trades; Nursery and Garden Supply Establishments	1 space per 400 sq. ft. of floor area
	10.	Hotels and Motels	1 space per guest room or suite, plus 1 space per every 2 employees
	11.	Roadside Stands	Minimum of 4 spaces
d. <u>Automotive Uses:</u>			
	1.	Automobile Sales and Rental Facilities including Manufactured Homes and Recreational Vehicle Sales	1 space per 400 sq. ft. of floor area of sales room, plus 1 space for each service stall in the service room
	2.	Service Stations	1 space per employee
	3.	Automobile Repair Garage and other similar auto oriented businesses	1 space per 250 square feet, plus 1 space per employee
	4.	Car Wash Facility	1 space per every 2 employees
e. <u>Commercial Entertainment/Recreation Uses:</u>			
	1.	Movie Theaters,	1 space for every 3 seats
	2.	Auditoriums and other places of public assembly	1 space for every 4 seats
	3.	Dance Halls, Skating Rinks, Private Clubs, Lodges	1 space per 50 sq. ft. of floor area (including lounging and spectator area)
	4.	Bowling Alleys	4 spaces per lane
	5.	Membership Sports fitness Center	1 space per 200 sq. ft. of exercise area, including locker and equipment rooms
	6.	Golf Course (Nine holes or more)	8 spaces per green
	7.	Miniature Golf	2 spaces per hole
	8.	Golf Driving Range	3 spaces per tee
	9.	Tennis, Racquet ball, Handball Courts	4 spaces per court

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<u>Principal Building or Use</u>			<u>Minimum Spaces Required</u> ^(a)
	10.	Swimming Pools, Public and Private (not associated with residences)	1 space per 50 sq. ft. of defined active recreation area, including water, lawn, deck and bathhouse
	11.	Outdoor Commercial Recreation	1 space for every 4 seats of bleacher or stadium capacity
	12.	Parks and Playgrounds	10 spaces/ acre of playground area
f. <u>General Commercial and Industrial Uses:</u>			
	1.	Wholesale Marketing and Distribution of Goods; Storage; Warehousing of Goods; Printing; Publishing	1 space per 800 sq. ft. of floor area
	2.	All other types of industrial uses	1 space per 400 sq. ft. of floor area
g. <u>Educational Facilities:</u>			
	1.	Elementary and Junior High Schools	2 spaces per classroom, plus 1 space for every 8 seats in the largest assembly hall
	2.	Senior High Schools	1 space per 2 teachers, employees and administrators, plus 1 space per 10 students, plus 1 space for every 8 seats in largest assembly hall
	3.	Day Care Center	1 space per 8 students, based on center's regulated maximum capacity
h. <u>Community Facilities:</u>			
	1.	Churches and other places of worship	1 space for every 4 seats of seating capacity in the principal assembly area
	2.	Library, Museum, Community Center or similar use	1 space per 500 sq. ft. of floor area, plus 1 space for every 6 seats in any assembly area
	3.	Assembly Hall, Auditorium	1 space for every 4 seats of seating capacity

NOTES TO SCHEDULE 1704:

- (a) A minimum of five spaces is required for each facility other than a single-family or two-family dwelling.

1705 PARKING SPACES FOR PERSONS WITH DISABILITIES.

In accordance with the Americans with Disabilities Act (ADA) of 1990, all new construction and alterations to places of public accommodation and commercial facilities shall provide parking spaces which are designed and constructed to be readily accessible to persons with disabilities in compliance with the following:

- a. Required Spaces. The required number of accessible parking spaces shall be:

Total Parking Spaces in Lot	Minimum Number of Accessible Spaces
1. 1 to 25	1
2. 26 to 50	2
3. 51 to 75	3
4. 76 to 100	4
5. 101 to 150	5
6. 151 to 200	6
7. 201 to 300	7
8. 301 to 400	8
9. 401 to 500	9
10. 501 to 1,000	2 percent of total
11. 1,001 and over	20, plus 1 for each 100 over 1,000

- b. Location of Spaces. Accessible parking spaces shall be distributed to serve all accessible entrances and shall be located on the shortest possible route to the accessible entrance.
- c. Dimensions of Accessible Spaces. Accessible spaces shall be 8 feet wide, with an adjacent access aisle that is 5 feet wide. One in every 8 accessible spaces shall have an access aisle 8 feet wide and shall be signed "van accessible."
- d. In the event there is a conflict between these regulations and the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the ADAAG shall govern.

1706 ALLOWANCE FOR SHARED PARKING.

The Zoning Commission may approve a site plan with a reduction in the number of parking spaces required if it can be shown that the lesser number of spaces is appropriate and consistent with these regulations when it is determined that:

- a. In a mixed use project, because of varying peak demands, the uses can be adequately accommodated with a lesser number of parking spaces than that which is required based on the sum of the various uses computed separately.
- b. The required parking spaces for a proposed use can be accommodated on an adjacent or nearby site and binding arrangements are made between the businesses and other property owners that are not normally open, used or operated during the same hours to share parking facilities in order to meet their parking requirements. In such case not more than 50 percent of the required parking spaces shall be shared.

A written agreement which authorizes the sharing of parking facilities between two or more businesses shall be approved by the Zoning Commission and kept on file with the application for a zoning permit.

1707 DEFERRED CONSTRUCTION OF REQUIRED SPACES.

If the number of parking spaces required in Schedule 1704 is substantially larger than the number anticipated by the applicant and the applicant provides sufficient evidence that supports the reduced parking needs, a site plan may be approved with a lesser number of parking spaces provided that:

- a. The total number of spaces initially constructed shall not be less than 70 percent of the spaces required by Schedule 1704.
- b. Suitable area(s) are reserved for the construction of the balance of the total number of spaces otherwise required by Schedule 1704 and shall be illustrated on the development plan in locations and with landscaping in full compliance with this Resolution.
- c. The Zoning Commission, upon reevaluation of the project's parking needs, may at any time direct that some or all of the landbanked spaces be constructed.
- d. Any additional parking shall be provided according to the approved site plan.

1708 OFF-STREET WAITING SPACES FOR DRIVE-THRU FACILITIES.

Drive-thru establishments and other establishments which by their nature create lines of customers waiting to be served within automobiles shall provide off-street waiting spaces, on the same lot as the use, in addition to the required number of parking spaces specified in Schedule 1704, in accordance with the following requirements:

a. Minimum Number of Waiting Spaces:

1.	Establishments serving and/or selling food and/or drinks:	25 waiting spaces
2.	Car wash facilities where a chain conveyor or other similar method is used to move the vehicle through the structure:	25 waiting spaces
3.	Facilities with service windows or service entrances such as banks, ticket booths, and other similar facilities:	10 waiting spaces, but not less than 6 spaces per window or stall when there are 2 or more windows or stalls
4.	Self-serve car wash facilities:	4 waiting spaces per stall
5.	Gasoline stations:	2 waiting spaces per accessible side of a gasoline pump island

In any case, vehicles shall not be permitted to wait within the public right-of-way for service at such drive-in or drive-thru facilities.

b. Waiting Space Dimensions. Each off-street waiting space shall have an area not less than 144 square feet (measuring 8 feet by 18 feet) exclusive of access drives and parking aisles and shall not interfere with parking or circulation.

1709 PARKING DESIGN STANDARDS.

Off-street parking areas shall be designed and constructed in accordance with the following minimum dimensions based on the angle of the spaces:

	45°	60°	90°	PARALLEL
a. Width of Parking Space	12 ft	10 ft	10 ft	9 ft
b. Length of Parking Space	20 ft	21 ft	20 ft	23 ft
c. Width of Parking Aisle	13 ft	18 ft	25 ft	12 ft
d. Width of Access Driveway				
1. One Lane	17 ft	14 ft	14 ft	14 ft
2. Two Lane	24 ft	24 ft	24 ft	24 ft

1710 REGULATIONS FOR ACCESS DRIVES.

The location, width and number of entrance and exit access drives to accessory parking spaces shall be in accordance with the following:

- a. Location. Access drives shall be located in such a manner as to interfere as little as possible with the use of adjacent residential property and flow of traffic on adjacent streets, and to avoid undue interference with pedestrian access to street corners.
 1. For parking areas having a capacity of 10 or more vehicles, the center line of the access drive apron shall be located not less than 75 feet from the nearest street intersection right-of-way line. All other access drives shall be located as far from a street intersection as practicable.
 2. Parking areas shall be designed and located so that any vehicle leaving or entering the parking area from or into a public or private street shall be traveling in a forward motion and shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access drive from a public or private street.
- b. Number of Access Drives. No more than one two-direction or two one-direction access drives shall be permitted per 250 lineal feet of lot frontage.

- c. Width. The width of access drives for multi-family dwellings and non-residential uses shall comply with the following:

1.	<u>Number of Lanes</u>	<u>Minimum</u>	<u>Maximum</u>
	1	10 ft	12 ft
	2	18 ft	24 ft
	3	27 ft	33 ft

2. Access drives shall not exceed 3 lanes in width.

- d. Radius. The radius of the edge of the access drive apron shall be at least 30 feet so that a vehicle may enter from or exit onto the curb lane without obstructing vehicles in other traffic lanes.

1711 OFF-STREET LOADING REQUIREMENTS.

Off-street loading spaces shall be provided and maintained for all business, commercial and industrial buildings in compliance with the following regulations:

- a. All loading spaces shall be located on the same lot as the use served and no part of any required yard, off-street parking area, or access drive thereto, shall be used for loading or unloading purposes.
- b. Access to truck loading and unloading space shall be provided directly from a public street or alley or from a right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of trucks.
- c. Streets, sidewalks, alleys or other public rights-of-way or other public property shall not be used for loading purposes nor shall vehicles be parked on such areas during loading and unloading.
- d. Off-street loading spaces shall not be used for repair or servicing of motor vehicles.

1712 IMPROVEMENT AND MAINTENANCE STANDARDS.

All off-street parking and loading facilities including parking spaces, loading spaces, waiting spaces, access drives and aisles shall be provided in accordance with the following improvement standards and specifications:

- a. Paving. All parking and loading areas, access drives and aisles shall be improved with asphalt bituminous concrete, portland cement concrete, or equivalent paved surfacing. Such paving material and base materials related thereto shall be capable of supporting all anticipated loads without damage. The owner shall, at his own expense, maintain the surface in a smooth and dust-free condition and repair any disintegration of the surface by patching or resealing when such disintegration takes place.
- b. Drainage. All parking areas shall be sloped so as to direct rainwater to a storm drain or ditch which is of a size adequate to accept such water so that the adjacent properties and rights-of-way including public sidewalks shall not be subject to flooding by run-off water from the proposed parking area.
- c. Lighting. Parking areas and loading areas shall be thoroughly illuminated whenever necessary to protect the public safety as determined by the Zoning Commission.
 - 1. All lighting used to illuminate such areas shall be so arranged as to direct the light away from adjoining residential districts and streets and shall not be of excessive brightness or cause a glare hazardous to pedestrians or drivers.
 - 2. No open light sources such as the stringing of light bulbs shall be permitted.
- d. Curbs and Wheel/Bumper Guards. All sides of parking areas of 5 cars or more which abut a public right-of-way shall be defined by curbing. Additional curbing, wheel guards or bumper guards, as may be necessary, shall be provided in connection with any off-street parking area of 5 cars or more to define parking areas, contain the cars on sloping surfaces, and to prevent bumper over-hang or other encroachment into the required aisles and spaces.
- e. Marking. Any off-street parking area of 5 or more parking spaces shall indicate the location of each parking space, the location of spaces for persons with disabilities, and the location and direction or movement along the aisles and access drives providing access thereto by painting upon the surface, by raised directional signs, or by markers or other similar measures placed in the surface.
- f. Signs. Signs shall be provided in accordance with Article 1600.

- g. Maintenance. A parking area or loading space shall be maintained in a manner to keep it as free as practicable from rubbish, paper and other loose particles, and snow and ice shall be promptly removed by the operator. All adjacent sidewalks shall be kept free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking and/or loading spaces shall be maintained in a neat and legible condition. Any walls, trees and shrubbery, as well as surfacing of the parking lot, shall be maintained in good condition throughout its use for parking purposes.
- h. Disabled Vehicles. The parking of a vehicle for more than 30 days that appears to be abandoned, wrecked, dismantled, or disabled shall be prohibited in all zoning districts, unless such vehicle is stored in an enclosed garage or other accessory building.

1713 PARKING LOT LANDSCAPING AND SCREENING.

All developments subject to site plan review shall include the following required landscaping for parking lots.

- a. Interior Parking Lot Landscaping: For parking areas in any district designed to accommodate 20 or more vehicles, a minimum of 5 percent of the parking lot shall be planted as landscaped island areas, developed and distributed throughout the parking lot so as to provide visual and climatic relief from broad expanses of pavement. Each landscaped island shall be a minimum of 10 feet in any horizontal dimension and shall provide at least one major shade tree having a clear trunk height of at least 6 feet and a minimum caliper of 2 inches. Shrub plantings adjacent to a building along the perimeter of the parking lot, or in any part of a yard, shall not be counted as interior landscaping. For the purpose of this Section the area of a parking lot shall be the total vehicular surface area including circulation aisles.
- b. Additional Plantings Along Public Streets: Whenever parking areas consisting of 5 spaces or more are located such that the parked cars will be visible from a public street, landscaping, in addition to the interior landscaping required in subsection a., above, shall be planted and maintained between the street and the parking lot. Such landscaping shall be a minimum height of two and one-half feet, located adjacent to the parking lot and shall be placed to effectively obscure a minimum of 50 percent of the parking area.

- c. Screening of Parking Lots Abutting Residences in Residential Districts: Parking areas accommodating 5 or more vehicles for non-single-family uses which abut single-family residential lots in a Residential District shall be screened from view from such properties through landscaping or ornamental walls or fences in accordance with Article 1800 to promote harmony with the adjacent development.

1714 SITE PLAN AND DESIGN REVIEW.

Any off-street parking area, loading area, aisle, or driveway which is constructed, reconstructed or changed as to location, materials, or drainage facilities requires the submission of a site plan according to the procedures specified in Article 2200.

REVISION HISTORY

<u>Date</u>	<u>Section #</u>	<u>Description of Change</u>	<u>Req. By</u>
7/10/01	ALL	Original Update	Twp. Trustees
7/23/02	1712	Rewrote paragraph 1712.h on Disabled Vehicles. Ref. Motion 7/9/02. Effective date 8/22/02.	Twp. Trustees