

ARTICLE XX

OFF-STREET PARKING, LOADING AND UNLOADING REQUIREMENTS

SECTION 20.01 PURPOSE

It is the purpose of this Article to improve and maintain the safety of the roads and highways in the Township by requiring off-street parking, loading and unloading spaces for all uses permitted by this Ordinance in order to provide for the proper function and safety in the use of roads and highways as traffic-ways which are intended to be limited to moving automotive vehicles.

SECTION 20.02 OFF-STREET PARKING REQUIREMENTS *[new text 2010]*

In all Districts, there shall be provided at the time any building or structure is erected, or uses established, uses changed, or the structure enlarged or increased in capacity, off-street parking spaces for automotive and motorized vehicles with the requirements specified as follows:

- A. **Plan submittal:** Plans and specifications showing required off-street parking spaces shall be submitted to the Zoning Administrator for review at the time of application for a Zoning Permit.
- B. **Location of parking:** Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within 300 feet thereof, except that this distance shall not exceed 150 feet for single family and two-family dwellings.
- C. **Commercial vehicle parking restrictions:** Outdoor parking of motor vehicles, in all Residential Districts, except in the RD and AR Districts, shall be limited to passenger vehicles, one (1) non-residential type recreational vehicle per dwelling unit. Not more than one (1) commercial vehicle of the light delivery type, not to exceed 32,000 rated plate weight (elected gross vehicle weight), shall be permitted per dwelling unit. The outdoor parking of any other type of commercial vehicle, or bus, except for those parked on school or church property, is prohibited in all Residential Districts. Except in the RD and AR Districts and existing farms and other Districts parking space requirements for all types of vehicles may be provided either in garages, covered or outdoor parking areas conforming with the provisions of this Ordinance.
- D. **Parking Dimensional requirements:** Each off-street parking space shall be not less than 200 square feet in area. Each off-street parking space shall be a minimum 10 feet wide, exclusive of access drives or parking space access aisle, and shall be of usable shape and condition. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius is necessary it will be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking space access aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum width of such aisles shall be:

1. For 90 degree or perpendicular parking the aisle width shall not be less than twenty-two (22) feet. This type of parking and aisle width is prohibited where two or more driveways to a public street are provided and for lots providing more than 20 parking spaces. This requirement is intended to reduce the total paved area by 30% thus reducing storm water run-off. Existing parking lots where major site changes are proposed may be exempt if the applicant can demonstrate a hardship.
2. For 60 degree parking the aisle shall not be less than eighteen (18) feet in width.
3. For 45 degree parking the aisle shall not be less than thirteen (13) feet in width.

E. Combined non-competing uses: Required off-street parking facilities for churches located in non-residential districts may be reduced by an equivalent number of off-street parking spaces located within 300 feet, if they are directly accessible and usable, as off-street parking spaces.

F. Truck & delivery parking: Off-street parking facilities for trucks at restaurants, service stations and other similar and related uses shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities. Such truck spaces shall not be less than ten (10) feet in width and eighty (80) feet in length.

G. General parking lot requirements: Every parcel of land used as a public or private off-street parking area shall be developed and maintained in accordance with the following requirements:

1. **Setbacks & buffers:** All front yard off-street parking spaces and standing areas shall not be closer than twenty (20) feet to any road right-of-way in accordance with Section 22.09 H. A twenty (10) foot buffer shall also be required along any side or rear property line, except where parking areas on adjacent parcels are contiguous and linked by frontage access roads or service drives in accordance with Section 18.26. In such cases the ten-foot (10) **side** setback may be waived and parking lots on both adjacent properties may be constructed up to the common property line. The owners of adjacent properties seeking waivers of the ten-foot setback requirement shall present an agreement indicating that the Planning Commission should grant the waiver and specify the portion of common property line to which the waiver should apply and shall be completely off any road right-of-way.
2. **Drainage & surface:** All off-street parking areas shall be drained so as to prevent any increase in drainage to abutting properties and shall be constructed of graded aggregate materials which will have a dust-free surface resistant to erosion by wind and water.
3. **Lighting:** Any lighting fixtures used to illuminate any off-street parking area shall be so installed as to divert the light away from any adjoining premises and public roads, and no source of light shall be observable beyond the lot lines of the property upon which it is located.

4. **Screening for large lots:** Any off-street parking area providing space for five (5) or more vehicles shall be located at least twenty (20) feet from and be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution. Such screening shall be a visual barrier using either: a wall, a fence, or a compact evergreen planting not less than four (4) feet in height. Plantings and screening shall be maintained in good condition and not encroach on adjoining property.
5. **Backing to roadways prohibited:** All off-street parking areas that make it necessary for vehicles to back out directly onto a public road are prohibited, except for single family and duplex residential driveways.
6. **Combined parking facilities** are allowed when two (2) or more uses occur on one property or when a building on one property contains two (2) or more uses. However, the permanent allocation of the required number of parking spaces shall be the sum of the requirements for all the uses computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.

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

1. **FLOOR AREA:** In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, the definitions in Article II (Gross Floor Area, Usable Floor Area) shall be used to determine the area for such calculations. The factors to be used are indicated in Table 20.04.
2. **PLACES OF ASSEMBLY:** In stadiums, sport arenas, churches and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities; each eighteen (18) inches of such seating facilities shall be counted as one (1) seat. In cases where a place of assembly has open assembly area, requirements shall be on the basis of one (1) seat being equal to three (3) square feet.

SECTION 20.03 USE OF PARKING AREAS

No commercial repair work, servicing or selling of any kind shall be conducted on any required parking area except that which is specifically permitted by this Ordinance. No items such as plastic animals, steamers, cloth signs, children's play areas, mechanical entertainment devices, or any other similar device shall be permitted in the parking area or outside a building.

SECTION 20.04 OFF-STREET PARKING SPACE REQUIREMENTS

[table revised 2010]

A. Standard Provisions:

No parking proposed by any applicant shall exceed these standards by more than 25%.

Exception: If an applicant presents a parking study performed by an independent engineer for the specific use that demonstrates that a lesser or greater standard is more appropriate, then the Planning Commission may allow the use of the *modified* standard.

The minimum required off-street parking spaces are set forth as follows:

USES	PARKING SPACE REQUIREMENTS
1. Automobile, Equipment or Machinery Sales and Service Garages	One (1) space for each 250 square feet of showroom floor area, plus two (2) spaces for each service bay, plus 250 sq ft of outside parking per auto to be displayed
2. Banks, Business and Professional Offices	One (1) parking spaces for each 300 square feet of GFA (Gross Floor Area)
3. Barber Shops and Beauty Parlors	Two (2) spaces for each chair, plus one (1) space for each employee working during maximum employment hours.
4. Boarding and Lodging Houses	One (1) parking space for each bed.
5. Bowling Alleys	Five (5) parking spaces for each alley, plus one (1) space for each employee working during maximum employment hours.
6. Churches, Auditoriums, Stadiums, Sports Arenas, Theaters, Dance Halls, Assembly Hall other than schools	One (1) space for each five (5) seats, or 10 linear feet of pew or for each 21 sq ft of GFA in the assembly hall.
7. Clinics	Four (4) spaces for each doctor, plus one (1) space per treatment room.
8. Convalescent or Nursing Home, Orphanage or State Licensed Foster Care Home	One (1) parking space for each four (4) persons for which the facility is licensed, plus one (1) space for each employee, including nurses, working during maximum employment hours.
9. Drive-in Banks, Cleaners and Similar Businesses	Two (2) parking spaces, plus three (3) standing space per window with each space at least 20 feet long.
10. Drive-in Eating Establishments without inside seating.	one (1) parking space for each employee working during maximum employment hours plus three (3) stacking spaces per window with each space at least 20 feet long.

11. Dwellings (Single and Two-Family)	Two (2) parking spaces for each family dwelling unit.
12. Dwellings, Multiple Family and Mobile Home Parks	Two (2) parking spaces per dwelling unit, plus one (1) additional space for each four (4) dwelling units and one (1) space for each employee working during maximum employment hours.
13. Funeral Homes and Mortuaries	Four (4) spaces for each viewing room or one (1) space for each 50 square feet of reception room floor area, whichever is greater.
14. Furniture, Appliance Stores, Household Equipment and Furniture Repair Shops	One (1) space for each 800 square feet of sales floor area, plus one (1) parking space for each employee working during maximum employment hours.
15. Gasoline Filling and Service Stations	One (1) parking space for each repair and service bay, plus one (1) space for each employee working during maximum employment hours.
16. General Office Building	One (1) parking space for each 400 square feet of gross floor area (GFA) plus one (1) parking space for each employee working during maximum employment hours.
17. Hospitals	One (1) space for each bed, plus one space for each employee working during maximum employment hours.
18. Hotels, Motels, Lodging Houses, Tourist and Boarding Homes	1 per occupancy unit plus capacity of assembly room. If building is converted to multifamily then 2 spaces per unit.
19. Libraries, Museums, Post Offices	One (1) parking space for each 800 square feet of GFA, plus one (1) parking space for each employee working during maximum employment hours.
20. Auction Facilities	One (1) parking space for each 125 square feet of buildings, pens, and all enclosed/fenced areas on the premises of the auction facility.
21. Manufacturing, Assembling, Fabricating, Processing and Bottling Plants	One (1) space per 750 sq. ft. GFA

22. Restaurants, Beer Parlors, Taverns, Cocktail Lounges, Night Clubs and Private Clubs	One (1) parking space for each four (4) customer seats, plus one (1) parking space for each employee working during maximum employment hours. Or 1 space per 75 sq ft UFA
23. Retail Stores	For businesses with GFA under 25,000 sq ft: one (1) space per 200 sq ft For businesses with GFA over 25,000 sq ft: one (1) spaces per 300 sq ft
24. Roadside Stands	Five (5) parking spaces, plus one (1) space per 50 sq ft sales area
25. Schools; Private or Public Elementary and Junior High Schools	One and a half (1.5) spaces per classroom plus one (1) per 4 seats in any assembly hall/auditorium/gym
26. Senior High School and Institutions of Higher Learning, Private or Public	One (1) parking space for each classroom plus one (1) for each ten (10) students, plus the parking requirements for an auditorium, a gymnasium and an athletic field if they are included
27. Self-Service Laundry or Dry Cleaning Stores	One (1) space for each five (5) washing and dry cleaning machines plus one (1) space for each employee working during maximum employment hours Or one (1) per 300 sq ft +one (1) per employee
28. Supermarket, Self-Service Food and Discount Stores	One (1) space for each 200 square feet of GFA
29. Wholesale Establishments and Warehouses	One (1) space for each 2,000 square feet of GFA.
30. Commercial Center or Shopping Mall	For commercial centers having a gross floor area (GFA) less than 25,000 sq ft: 1 space per 300 sq ft For centers having a GFA 25,000 to 100,000 sq ft: 1 spaces per 350 sq ft For center having a GFA over 100,000 sq ft: 1 spaces per 400 sq ft
31.	If a use is not specifically listed the parking requirements of a similar or related use shall apply as determined by the Planning Commission.

B. Deferred Parking (Non-residential) *[text addition 2010]*

As a means of avoiding greater amounts of parking spaces and impermeable surface than are reasonably needed to serve a particular use while still ensuring adequacy, the Planning Commission may allow deferred construction of the required number of spaces for any non-residential use if the following conditions are satisfied:

1. The applicant submits a site plan including the design layout of all required parking areas including areas proposed for deferred parking. Such deferred parking area shall not include areas required for setbacks, landscaping or greenspace, or land otherwise unsuitable for parking due to environmental or physical conditions.
2. The applicant demonstrates, to the satisfaction of the reviewing body, that a reduced number of parking spaces will meet the parking needs due to the nature, size, density, location, or design of the proposed development. Pedestrian access and use may be considered.
3. Any other factors reasonably related to the need for parking for the proposed development as determined by the Planning Commission.
4. At any time subsequent to approval, the Township may require the construction of additional parking spaces based on review of the parking needs by the Zoning Administrator. Such review may include information from the County Sheriff, State Police, County Road Commission engineer, and/or State Highway district engineer.

SECTION 20.05 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

In connection with every use, except single family, two family and multiple family dwelling unit structures, there shall be provided on the same lot with such buildings, off-street loading and unloading spaces for permitted or special uses which customarily receive or distribute material or merchandise or provide services by vehicle as follows:

- A. Plans and specifications showing required loading and unloading spaces, including the means of ingress and egress and interior circulation, shall be submitted to the Zoning Administrator for review at the time of application for a Zoning Permit for the establishment or enlargement of a use of land, building or structure.
- B. Each off-street loading-unloading space shall not be less than ten (10) feet in width, 80 feet in length, and, if a roofed space, be not less than fifteen (15) feet in height.
- C. A loading-unloading space may occupy all or any part of any required side or rear yard; except the side yard adjacent to a public road in the case of a corner lot. No part of a required front yard may be occupied by a loading space.
- D. A loading-unloading space shall not be located closer than 50 feet to any residential lot or parcel unless wholly within a completely enclosed building, or unless enclosed on all sides by a wall, fence, or compact planting not less than six (6) feet in height.

- E. When two (2) or more uses are located on a lot or parcel, the total requirements for off-street loading-unloading facilities shall be the sum of all the uses computed separately.
- F. All off-street loading-unloading facilities that make it necessary to back out directly into a public road shall be prohibited.
- G. Off-street loading space and access drives shall be paved, drained, lighted and shall have appropriate bumper or wheel guards where needed.
- H. All lights used for illumination shall be so arranged as to reflect the light away from the adjoining premises and roads, and no light source shall be visible beyond the property lines of a lot or parcel upon which they are located.
- I. Off-street loading-unloading requirements for motels, hospitals, mortuaries, public assembly, offices, retail, wholesale, industrial or other uses similarly involving the receipt or distribution by trucks, having over 5,000 square feet of gross floor area, shall be provided with at least one (1) off-street loading-unloading space, and for every additional 20,000 square feet of gross floor space or fraction thereof shall provide one (1) additional loading-unloading space.
- J. If a use is not specifically listed, the requirements of a similar or related use shall apply, as determined by the Planning Commission. *[amended 1-14-98]*