

**ARTICLE 14**  
**PARKING AND LOADING SPACES**

**14.1 GENERAL**

- A. Whenever possible, reduce the overall imperviousness associated with parking lots by providing compact car spaces, minimizing stall dimensions, incorporating efficient parking lanes, depressed center islands with curb cuts, and using pervious materials in the spillover parking areas where possible. Whenever possible, encourage shared parking between compatible uses. (added April 30, 2010)

<b>Use</b>	<b>Minimum Parking Spaces Required</b>
1. Dwellings	2 for each dwelling unit.
2. Lodging, rooming, and boarding	2 for each three guest rooms or each six beds for guests, whichever amount is greater.
3. Private clubs and lodges	1 for each 5 active members and 1 for each employee with a minimum of 1 for each 100 square feet of floor area.
4. Hospitals, institutions, and clinics	2 for each patient bed.
5. Sanitariums, convalescent, or nursing homes	1 for each 2 beds.
6. Homes for senior citizens	1 for each 3 beds.
7. Hotels	1 for each 2 guest rooms.
8. Motels and tourist homes	1 for each sleeping room.
9. Theaters, auditoriums, stadiums	1 for each 4 seats.
10. Bowling alleys	8 for each double lane.

- |     |  |  |
|-----|--|--|
| 11. | Private, elementary, and junior high schools                                       | 2 for each three employees normally engaged in or about the buildings and grounds, plus 1 for each 8 auditorium seats.                           |
| 12. | Senior high schools and institutions of higher learning                            | 2 for each 3 employees normally engaged in or about the buildings and grounds, and 1 additional for each 4 students enrolled in the institution. |
| 13. | Churches   | 1 for each 4 seats in the main worship area.   |
| 14. | Community center   | 1 for each 100 square feet of assembly floor area.   |
| 15. | Libraries, museums, and post offices   | 1 for each 100 square feet of floor area.  |
| 16. | Professional offices and buildings   | 1 for each 200 square feet of floor area.  |
| 17. | Restaurants, grills, dining rooms, dairy bars, soda fountains                      | 1 for each 2 seats.  |
| 18. | Medical doctors' office or dental clinic   | 4 for each doctor, plus 1 for each employee.   |
| 19. | Banks, business offices, and public buildings not specifically mentioned elsewhere | 1 for each 150 square feet of floor area.  |
| 20. | Mortuaries or funeral homes  | 1 for each 50 square feet of floor area used for services.   |
| 21. | Taverns and bars   | 2 for each 3 seats, but no less than 40 spaces in any event.   |
| 22. | Drive-in establishments  | 8 for each 125 square feet of ground floor area.   |
| 23. | Use groupings:   |  |

- a. Retail stores, supermarkets, department stores, personal service shops - general business

1 for each 100 square feet of floor area in the basement and on the first floor used for retail sales, 1 for each 400 square feet of floor area on the second floor used for retail sales, 1 for each 600 square feet of floor area on the third floor used for retail sales, and 1 for each 800 square feet of floor area on any additional floors used for retail sales.

1 for each employee on the maximum shift or peak employment period.

- c. Other uses not specifically mentioned

For mixed uses in the same building, the parking for each use specified shall be provided, and the space for one use shall not be considered as providing required spaces for any other use except as to churches and auditoriums incidental to public and parochial schools allowed herein.

- d. Mixed uses in the same building

For buildings that are used for uses not specifically mentioned, those provisions for off-street parking facilities for use which is so mentioned and to which said use is similar in terms of parking demand shall apply.

## **14.2 COLLECTIVE PARKING (added April 30, 2010)**

- B. The collective provision of off-street parking for two or more structures or uses may be permitted provided that the number of spaces provided collectively is not less than the sum of the requirements for various individual uses, except as provided below.
- C. The total of such off-street parking facilities for joint or collective use may be reduced by the Planning Commission in accordance with the following rules and standards:
  - 1. Uses for which the collective off-street parking facilities are to serve shall either operate during different hours of the day or night,

or shall have peak hour parking demands that do not coincide.

2. Not more than fifty (50) percent of the off-street parking facilities required for churches, bowling alleys, dance halls and establishment for sale and consumption of alcoholic beverages, food, or refreshments may be supplied by off-street parking facilities provided for other buildings.
3. A legally sufficient written agreement assuring the joint usage of said common parking for the combination of uses or buildings shall be properly drawn and executed by the parties concerned, approved as to form and execution by the Planning Commission and Township Attorney, and filed with and made part of the application for a building permit.

### **3. 14.3 LOCATION OF FACILITIES**

Off-street parking facilities shall be located as hereafter specified. When a distance is specified, it shall be the walking distance measured from the nearest point of the parking facility to the nearest normal entrance to the building or use that such facility is required to serve.

- D. For all residential buildings and for all nonresidential buildings and uses in residential zoning districts, required parking shall be provided on the lot with the building or use it is required to serve.
- E. For commercial and all nonresidential buildings and uses in Commercial zoning districts, required parking shall be provided within 300 feet.

### **4. 14.4 SIZE OF PARKING SPACE**

Each off-street parking space shall be a minimum 10 feet in width and 20 feet in length.

### **5. 14.5 REQUIREMENTS FOR PARKING AREAS**

Every parcel of land hereafter established as an off-street public or private parking area for more than five vehicles including a municipal parking lot, commercial parking lot, automotive sales and/or service lot, and accessory parking areas for multiple dwellings, businesses, public assembly, and institutions, shall be developed and maintained according to the following requirements:

- F. Parking lots exceeding five thousand (5,000) square feet (including all parking spaces, lanes, drives and other areas devoted to vehicular use) shall be landscaped with at least one landscape island. For each additional five thousand (5,000) square feet (or each additional twenty (20) spaces, whichever is greater) an additional landscape island shall be required. Landscape islands shall be at least one hundred eighty (180) square feet in

size, with a minimum width of ten (10') feet. Landscape islands shall be landscaped with one shade canopy tree and three (3) shrubs for every eight (8) parking spaces. (added April 30, 2010)

- G. The parking lot and its driveway shall be:
  - 1. Designed to provide adequate drainage.
  - 2. Surfaced with concrete or asphalt pavement, except that specialized farming and roadside stands, when located on gravel roads, may have gravel surface parking areas and drives.
  - 3. Maintained in good condition, free of dust, trash, and debris.
- H. Surfaced with concrete, asphalt or pervious pavement, except that specialized farming and roadside stands, when located on gravel roads, may have gravel surface parking areas and drives. (added April 30, 2010)
- D. The parking lot and its driveways shall not be used for repair, dismantling, or servicing of any vehicles.
- E. The parking lot shall be provided with entrances and exits so located as to minimize traffic congestions.
- F. Lighting facilities shall be so arranged as to reflect the light away from adjoining properties.
- G. No part of any public or private parking area despite the number of spaces provided shall be closer than 10 feet to the street right-of-way.
- H. The Zoning Administrator may allow the substitution of bump-outs or other landscaping elements in lieu of landscape islands, as long as the square footage, width, and landscaping requirements are still met. (added April 30, 2010)
- I. Where plant material exists on a site prior to its development, such landscape material may be used if approved as meeting requirements of this part. (added April 30, 2010)
- J. Use depressed center islands with curb cuts, and pervious materials in the spillover parking areas where possible. (added April 30, 2010)

## 14.6 OFF-STREET LOADING SPACES

For every building or addition to an existing building hereafter erected to be occupied by storage, display of goods, retail store or block of stores, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other similar uses required the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same lot with such building or addition:

- I. An area or means adequate for maneuvering and ingress and egress for delivery vehicles.
- J. Off-street loading spaces in relation to floor areas as follows:
  - 1. Up to 20,000 square feet: one space.
  - 2. 20,000 or more, but less than 50,000 square feet: two spaces.
  - 3. One additional space for each additional 50,000 square feet or fraction thereof.

Each such loading space shall be at least 10 feet in width, 35 feet in length, and 14 feet in height. No such space shall be located closer than 50 feet to any lot in any residential zoning district.