

ARTICLE 23.00

OFF-STREET PARKING AND LOADING REQUIREMENTS

Section 23.01 Off-Street Parking Requirements

A. Intent

The intent of this Article is to ensure the provision of off-street parking facilities that are sufficient in number, adequately sized and properly designed to meet the range of daily parking needs and demands that are (or can be anticipated to be) associated with land uses allowed by this Ordinance.

B. Scope of Off-Street Parking Requirements

Compliance with the off-street parking regulations shall be required as follows:

1. General Applicability

For all buildings and uses established after the effective date of this Ordinance, off-street parking shall be provided as required in this Section. However, where a building permit has been issued prior to the effective date of this Ordinance and construction has been diligently carried out, compliance with the parking requirements at the time of issuance of the building permit shall be required.

2. Change In Use or Intensity

Whenever use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.

If the intensity of use of any building, structure, or lot is increased through the addition of dwelling units, increase in floor area, increase in seating capacity, or through other means, additional off-street parking shall be provided for such increase in intensity of use.

3. Parking Facilities

Off-street parking facilities in existence on the effective date of this Ordinance shall not thereafter be reduced below, or if already less than, shall not be further reduced below the requirements for the use being served as set forth in this Ordinance. An area designated as required off-street parking shall not be changed to any other use unless equal facilities are provided elsewhere in accordance with the provisions of this Ordinance.

4. Additional Off-Street Parking

Nothing in this Ordinance shall be deemed to prevent voluntary establishment of off-street parking facilities to serve an existing use of land or buildings, or to prevent provision of additional parking facilities beyond what is required by the Ordinance, provided all such parking is in conformance with the regulations herein.

5. **Review Procedures**

Compliance with the requirements in this Article shall be subject to site plan review and approval as specified in Section 18.02.

6. **Deferred Parking (Non-Residential Uses)**

As a means of avoiding construction of greater amounts of parking spaces and impermeable surface area than reasonably needed to serve a particular use while still ensuring site adequacy for a broad range of potential changes in the use of a building or premises, the Planning Commission may defer construction of the required number of spaces for any industrial, commercial, office or other non-residential use if the following conditions are satisfied:

- a) The design of the parking area, as indicated on the site plan, includes sufficient space to provide for the total parking area as required by this section, table of minimum parking space requirements.
- b) The area designated for deferred parking shall not include areas required for setbacks, side or rear yards, landscaping or greenbelts or land otherwise unsuitable for parking due to environmental or physical conditions.
- c) The area designated for deferred parking shall be on the same parcel or lot as the principal use for which the deferment is sought. If deferred parking is sought on an adjacent parcel or lot under common ownership, the applicant must record a deed restriction and/or covenant, as approved by the Planning Commission, combining the two parcels or lots into a single building parcel to prohibit separate sale of the deferred parking area from the principal use.
- d) The Planning Commission, in acting upon a deferred parking plan, may modify the requirements of Table of Minimum Parking Space Requirements. The Planning Commission may also impose reasonably necessary conditions to protect the public interest and may require the provision of security to assure completion of any related improvements required as a condition of deferred parking plan approval. At any time, subsequent to the approval and construction of a deferred parking plan, the Planning Commission may, based on review of parking needs by the Planning Commission, require the construction of additional parking spaces as required in the table of minimum parking space requirements.

C. **General Requirements**

In all zoning districts, off-street vehicle parking facilities shall be provided and maintained as herein prescribed:

1. **Location**

- a) **Proximity to Building or Use Being Served**

Off-street parking for multiple-family and non-residential uses shall be located on the same lot or parcel as the building or use being served or within five hundred (500) feet of the building it is intended to serve (measured from the nearest point of the building or use to the nearest point of the parking), except as otherwise permitted for collective use of off-street parking.

Required parking located on a lot different from the use that the parking is intended to serve shall be the subject of an agreement to be recorded with the County as a deed restriction. A copy of the recorded agreement shall be provided to the Township. Said agreement shall provide ongoing rights to the use of such parking and shall ensure that all requirements of this ordinance shall be complied with upon any alteration, modification, amendment, or termination of the agreement.

b) **Within Yards**

Off-street parking in commercial, office, multiple-family, and industrial districts may only be located in a side or rear yard or non-required front yard, provided that all landscaping requirements in Article 19.00 are complied with, and provided further that off-street parking shall not be permitted within twenty (20) feet of a single-family residential district boundary or agricultural district boundary, nor within ten (10) feet of any road right-of-way line, nor within twenty-five (25) feet from any front lot line, nor ten (10) feet from any side or rear lot line.

2. **Control of Off-Site Parking**

It shall be unlawful to park or store any motor vehicle on private property without the express or implied consent of the owner, holder, occupant, lessee, agent, or trustee of said private property.

3. **Access to Parking**

Each off-street parking space shall open directly onto a clearly defined aisle or driveway of sufficient width and design as to provide safe and efficient access to or from a public street or alley in a manner that will least interfere with the smooth flow of traffic. Parking designed for backing directly onto a street or road or drive used for a fire lane is prohibited. Access to off-street parking which serves a non-residential use shall not be permitted across land that is zoned or used for residential purposes.

4. **Collective Use of Off-Street Parking**

Off-street parking for two or more uses may be provided collectively subject to the following:

- a) The total number of spaces provided collectively shall not be less than the sum of spaces required for each separate use, unless the operating hours of the buildings or uses do not overlap, in which case the Planning Commission may reduce the total number of spaces to a number deemed

reasonable based on the characteristics of the uses. In a planned development collective parking shall not be less than 80% of the sum of the required parking for all the uses.

- b) Each use served by collective off-street parking shall have direct access to parking without crossing streets.
- c) The collective off-street parking shall not be located farther than five hundred (500) feet from the building or use being served.
- d) A written agreement which provides for the continued use and maintenance of the parking lot shall be recorded and submitted to the Planning Commission for review and approval.

5. **Storage and Repair Prohibited**

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles are prohibited in required off-street parking lots or areas.

6. **Duration**

Except when land is used as permitted storage space in direct connection with a legitimate business, no vehicle shall be parked for more than forty-eight (48) hours in non-residential off-street parking areas. The storage of wrecked, inoperable, or junked vehicles shall not be permitted in any parking area in any district for any period of time.

7. **Parking Structures**

Parking structures shall be permitted subject to the following standards:

- a) Any parking structure shall comply with the required setbacks for the district in which it is located.
- b) Parking structures shall be designed as integral elements of the overall site plan, taking into account the relationship to the principal building and other structures on the site.
- c) The facade of the parking structure shall be compatible in design, color, and type of material to the principal building(s) on the site.

D. **Layout and Construction**

Off-street parking facilities shall be designed, constructed, and maintained in accordance with the following requirements:

1. **Review and Approval Requirements**

Plans for the construction of any parking lot or a modification of an existing parking lot shall be subject to site plan review in accordance with Section 18.02.

2. **Dimensions**

Off-street parking shall be designed in conformance with the following standards and diagram:

OFF-STREET PARKING STANDARDS (All Dimensions in Feet)			
Parking Pattern	Maneuvering Aisle Width	Parking Space Width	Parking Space Length
0 degrees (parallel)	12.0	8.5	24.0
30 to 53 degrees	12.0	10	20.0
54 to 74 degrees	17.0	10	20.0
75 to 90 degrees	24.0	10	20.0

3. **Ingress and Egress**

All spaces shall be provided with adequate access by means of clearly defined maneuvering lanes and driveways. Spaces backing directly onto a street shall be prohibited. Entrances and exits from off-street parking lots shall be located at least twenty-five (25) feet from the nearest point of any property zoned for single-family residential use. No more than two (2) clearly defined points of access shall connect an off-street parking area to any one roadway.

4. **Surfacing and Drainage**

All off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material. All new residential subdivisions, condominiums and group housing shall have paved driveways including off-street parking, when the road upon which the unit fronts is paved. The Planning Commission may also permit a gravel surface for heavy machinery storage areas, and seasonal uses provided the applicant or property owner provides sufficient evidence that a paved surface could not support the heavy machinery without being damaged and dust control is provided to the satisfaction of the Township.

Off-street parking areas, access lanes, and driveways shall be graded and drained so as to dispose of surface water. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.

5. **Curbs, Wheel Chocks**

A curb of at least six (6) inches in height shall be installed to prevent motor vehicles from being driven or parked so that any part of the vehicle extends within two (2) feet of abutting landscaped areas, sidewalks, streets, buildings, or adjoining property. Curb and gutter shall be required in all parking lots containing twenty (20) or more spaces. Should no other form of curbing be feasible, wheel chocks may be provided to prevent vehicles from extending over grass areas, setback lines, or lot lines.

6. **Lighting**
All parking areas, driveways, and ways shall be illuminated to ensure the security of property and the safety of persons using such areas, in accordance with the requirements in Article 19.00. Parking lot entrances shall be illuminated.
7. **Buildings**
No building or structure shall be permitted on an off-street parking lot, except for a maintenance building/attendant shelter, which shall not be more than fifty (50) square feet in area and not more than fifteen (15) feet in height.
8. **Signs**
Accessory directional signs shall be permitted in parking areas in accordance with Article 21.00.
9. **Screening and Landscaping**
All off-street parking areas, except those serving single and two-family residences, shall be screened, and landscaped in accordance with the provisions set forth in Article 19.00.
10. **Maintenance**
All parking areas shall be maintained free of dust, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related appurtenances shall be maintained in good condition.
11. **Stacking**
The following shall apply to all stacking spaces required herein:
 - a) Each required stacking space shall be no less than twenty two (22) feet long.
 - b) Each stacking lane provided shall be no less than twelve (12) feet in width.
 - c) Drive-thru facilities shall provide required stacking spaces as specified under Section 23.01.E herein. If a specific stacking requirement is not provided for a proposed use, the Planning Commission shall determine such requirements based upon the characteristics of the use and requirements for similar facilities.

TABLE OF MINIMUM PARKING SPACE REQUIREMENTS	
<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES PER UNIT OF MEASURE</u>
<u>Residential</u>	
Residential, One-Family and Two-Family	Two (2) for each dwelling unit.
Residential, Multiple-Family	Two (2) for each dwelling unit, plus one (1) additional space for each four (4) dwelling units.
Mobile Home Park	Two (2) for each mobile home site and one (1) for each employee of the mobile home park.
Senior Citizen Apartments	One and one half (1.5) space for each dwelling unit.
Senior “Interim Care” and “Intermediate Care” Units, Retirement Villages, etc.	One (1) space per each room or two beds, whichever is less, plus one (1) space per each employee expected during the peak shift.
<u>Institutional</u>	
Churches, Temples or Synagogues	One (1) for each three (3) seats or six (6) feet pews based on maximum seating capacity in the main unit of worship.
Hospitals	One and three quarters (1.75) spaces per in-patient bed plus one (1) space per each 175 gross square feet of hospital related office, research, and administrative space. Other uses shall be computed separately.
Convents, Children’s Homes	One (1) per six hundred (600) feet of gross floor area.
Congregate care and dependent care (convalescent/nursing home units)	One (1) space per each three beds or two rooms, whichever is less, up to 120 beds, plus 3.0 spaces for each bed over 120; plus one (1) space for each employee during peak shift.
Group day care homes, adult foster care, group homes, adult congregate care facilities	One (1) space per four (4) clients, plus one (1) space per each employee plus designated drop-off spaces.

<p>Public, Private or Parochial Elementary and Middle School</p> <p>Senior High Schools</p> <p>Private Clubs or Lodge Halls</p>	<p>One (1) for each classroom plus one space for each five (5) fixed seats of any area used for auditorium purposes or for each thirty-five (35) sq. ft. assembly seating area where there are no fixed seats.</p> <p>One (1) space for each classroom and each room used by students plus one (1) for each ten (10) full-time students in addition to the requirements for auditorium.</p> <p>One (1) for each three (3) people allowed within the maximum occupancy load as established by local, county, or State fire, building, or health codes.</p>
<p>Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs, or Racquetball Clubs</p> <p>Golf Course open to the general public, except miniature or "par 3" courses</p> <p>Stadium, Sports Arena, or similar place of outdoor assembly</p> <p>Theaters, Gymnasiums, Auditoriums (Indoor)</p> <p>Libraries, Museums, and Noncommercial Art Galleries</p> <p>Day-care Centers, Preschool and Nursery Schools</p>	<p>One (1) for each two (2) member families or individuals.</p> <p>Six (6) for each one (1) golf hole and one (1) for each one (1) employee.</p> <p>One (1) for each three (3) seats or ten (10) feet of bench.</p> <p>One (1) for each four (4) seats plus one (1) for each two (2) employees.</p> <p>One (1) for each two hundred and fifty (250) sq. ft. of gross floor area.</p> <p>One (1) space for each staff member plus one (1) space for every eight (8) children of licensed authorized capacity, plus adequate drop-off facilities.</p>
<p><u>Business and Commercial</u></p> <p>Auto Body Shop/Major Repair</p> <p>Automobile Service Stations, Fuel Stations, Convenience Stores in conjunction with service or gas stations</p>	<p>One (1) space for every five hundred (500) sq. ft. of gross floor area plus one (1) space for each employee.</p> <p>Two (2) for each lubrication stall, rack, pit, or pump, plus one for every two hundred (200) sq. ft. of gross floor area devoted to retail sales; plus, one (1) for each employee.</p>

Auto Wash, Auto Reconditioning, Auto Cleaning (interior/exterior)	Two (2) spaces, plus one (1) designated space per each employee on peak shift, plus 12 stacking spaces per bay for a fully automatic car wash, 15 for a semi-automatic (motorist must leave auto) or 3 stacking spaces per bay for a self-serve car wash.
Beauty Parlor or Barber Shop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1½) spaces for each additional chair.
Bowling Alleys	Five (5) for each one (1) bowling lane.
Cocktail Lounges and Taverns	One (1) space for each seventy-five (75) feet of gross floor area.
Dance Halls, Pool or Billiard Parlors, Roller or Ice Rinks, Exhibition Halls and Assembly Halls without fixed seats	One (1) for each three (3) seats or one (1) for each one hundred (100) sq. ft. of gross floor area.
Furniture , Carpet, Appliance, Household Equipment Stores	One and one-half (1.5) per 1,000 sq. feet of useable floor area.
Health Spas, Gymnasiums, and Health Clubs	Ten (10) for each club or spa plus one (1) space for each two hundred (200) sq. ft. of gross floor area in excess of one thousand (1,000) gross sq. ft.
Laundromats and Coin Operated Dry Cleaners	One (1) for each two (2) washing machines.
Mini or Self-Storage Warehouse	Minimum of six (6) spaces plus adequate loading area at each unit.
Miniature or "Par 3" Golf Courses	Three (3) for each one (1) hole plus one (1) for each one (1) employee.
Mortuary Establishments	One (1) for each one hundred (100) sq. ft. of gross floor area, plus a minimum of ten (10) stacking spaces.
Motel, Hotel or Other Commercial Lodging Establishments	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee, plus extra spaces for dining rooms, ballrooms, or meeting rooms based upon one space for every two occupants based on maximum occupancy load.

Motor Vehicles Sales and Service Establishments, Trailer Sales and Rental, Boat Showrooms	Two and one-half (2.5) spaces for each one thousand (1,000) square feet of interior sales space plus one and one-half (1.5) spaces per one thousand (1,000) square feet of exterior display, plus three (3) spaces per service bay.
Open Air Business	One (1) for each six hundred (600) sq. ft. of lot area.
Repair Shop, Showroom of a Plumber, Decorator, Electrician or Similar Trade, Shoe Repair and Other Similar Uses	One (1) for each eight hundred (800) sq. ft. of usable floor area plus one (1) per employee.
Restaurant, sit-down type with liquor license	Twenty-two (22) spaces per 1,000 sq. ft. usable floor area, or 0.6 spaces per seat, whichever is greater
Restaurant - standard (a family-type restaurant without a bar or lounge area)	Fourteen (14) spaces per 1,000 sq. ft. useable floor area or 0.5 space per seat, whichever is greater, plus any spaces required for any banquet or meeting rooms.
Restaurant - fast food with drive-through window	Twenty-two (22) spaces per 1,000 sq. ft. of usable floor area, plus five (5) spaces between the pick-up window and the order station, plus ten (10) stacking spaces which do not conflict with access to required parking spaces per order pick-up station, plus spaces for employees of a peak shift.
Restaurant - carry out or delicatessen with less than six tables and/or booths	Six (6) spaces plus one (1) space for each employee on peak shift.
Retail Stores, Except as Otherwise Specified Herein	One (1) for each three hundred (300) sq. ft. of gross floor area.
Shopping Center or Clustered Commercial	One (1) for each two hundred (200) sq. ft. of usable floor area, plus spaces required for supermarket.
Supermarket	One (1) for each one hundred seventy five (175) sq. ft. usable floor area.
Wholesale Establishment	One (1) for each five hundred (500) square feet of gross floor area.

<u>Offices</u>	
Banks, Savings and Loan Offices	One (1) for each two hundred (200) sq. ft. of gross floor area plus two (2) spaces for each 24 hour teller, plus four (4) stacking spaces for each drive through window.
Business Offices or Professional Offices, including Courthouses and Governmental Offices.	One (1) for each three hundred (300) sq. ft. of gross floor area.
Medical or Dental Clinics, Professional Offices of Doctors, Dentist or Similar Professions	One (1) for each one hundred seventy-five (175) sq. ft. of gross floor area.
<u>Industrial</u>	
General Manufacturing Establishments	One (1) space for every six hundred and fifty (650) square feet of gross floor area, plus one (1) space per each three-hundred fifty (350) sq. ft. of office space.
Light Industrial Manufacturing	One (1) space for every five hundred (500) sq. ft. of gross floor area, plus one (1) space per each three hundred fifty (350) sq. ft. of office, sales, or similar space.
Research and Development	One (1) space for every three hundred fifty (350) sq. ft. of gross floor area plus one (1) space per each three hundred fifty (350) sq. ft. of office sales or similar space.
Warehousing	One (1) space for everyone thousand five hundred (1,500) sq. ft. of gross floor area, or one (1) space per employee at peak shift, whichever is greater.

E. Minimum Number of Spaces Required

The following standards shall be used in determining the required number of parking spaces:

1. Definition of Floor Area

For the purpose of determining the required number of parking spaces, floor area shall be measured in accordance with the definitions in Article 3.00. For those uses for which usable floor area is unknown, 80 percent of the gross floor area shall be considered to be the amount of usable floor area.

2. Units of Measurement

a) Fractional Spaces

When calculations for determining the required number of parking spaces results in a fractional space, any fraction of less than one-half ($\frac{1}{2}$) may be disregarded, while a fraction of one-half ($\frac{1}{2}$) or more shall be counted as one space.

b) Employee Parking

Parking spaces required for employees shall be based on the maximum number of employees on the premises at any one time.

3. Uses Not Cited

For those uses not specifically mentioned, the requirements for off-street parking for a similar use shall apply, subject to determination by the Planning Commission.

4. Parking During Construction

Temporary off-street parking shall be provided for workers during construction at a rate of one (1) space per employee. Gravel surfacing may be permitted for such temporary parking.

5. Parking for the Physically Handicapped

Each parking lot that serves a building, except single- and two-family dwelling units, shall have a number of level parking spaces, identified by an above-grade sign that indicates the spaces are reserved for persons with physical disabilities. Parking for disabled people shall comply with applicable State and Federal codes.

6. Use of Loading Space

Required loading space shall not be counted or used for required parking.

7. Spaces for Recreational Vehicles and Tractor Trailers

Commercial uses that are likely to serve persons driving recreational vehicles or tractor trailers, shall provide no fewer than two (2) of the required parking spaces for such vehicles. Recreational vehicle/tractor trailer parking spaces shall be a minimum of twelve (12) feet wide and fifty (50) feet long.

8. Minimum Number of Spaces for Each Use

The amount required for an off-street parking space shall be determined in accordance with the schedule that follows. Where more than one standard is provided for a particular use, the standard that provides the most parking spaces shall be used. The Planning Commission may modify the numerical requirements for off-street parking, based on evidence that another standard would be more reasonable, because of the level of current or future employment and/or level of current or future.

Section 23.02 Loading Space Requirements

A. Scope of Loading Space Requirements

Compliance with the loading space regulations set forth herein shall be required in order to avoid interference with the public use of streets, alleys, parking areas, driveways, sidewalks, and other public areas.

1. General Applicability

On the same premises with every building, or part thereof, erected and occupied for manufacturing, storage, warehousing, display and sale of goods, and other uses involving the receipt or distribution of materials, merchandise, or vehicles, there shall be provided and maintained adequate space for loading and unloading as required in this Section.

2. Change In Use or Intensity

Whenever use of a building, structure, or lot is changed, loading space shall be provided as required by this Ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.

B. General Requirements

1. Location

Required loading space shall be located to the rear or side of the building being served such that it is screened from view from adjoining roads. The Planning Commission may permit not more than one (1) loading space in front of a building in the C-1 District, if in the determination of the Planning Commission, there is no feasible way to provide side or rear loading. Landscaping, fences or walls or other means acceptable to the Planning Commission shall be provided to screen truck wells and loading docks from view from adjoining roads and from residential or agricultural zoned land.

Loading/unloading operations shall not interfere with traffic on public streets or off-street parking. All loading spaces shall be located and designed to avoid traffic hazards either on public roadways or required access aisles for off-street parking areas. Space shall be allocated so as to ensure that all turning movements can be made within the limits of the premises in question.

2. Size

Unless otherwise specified, each required loading space shall be a minimum of ten (10) feet in width and fifty (50) feet in length, with a vertical clearance of fifteen (15) feet.

3. Surfacing and Drainage

Loading areas shall be hard-surfaced with concrete or plant-mixed bituminous material. Loading areas shall be graded and drained so as to dispose of surface

water. Surface water shall not be permitted to drain onto adjoining property, unless in accordance with an approved drainage plan.

4. **Storage and Repair Prohibited**

The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.

5. **Use of Loading Space**

Required loading space shall not be counted or used for required parking.

6. **Central Loading**

Central loading facilities may be substituted for individual loading spaces serving businesses on separate lots provided that all of the following conditions are fulfilled:

- a) Each business served shall have direct access to the central loading area without crossing streets or alleys.
- b) Total loading space provided shall meet the minimum requirements specified herein, in consideration of total floor area of all businesses served by the central loading space.
- c) No building served shall be more than three hundred (300) feet from the central loading area.
- d) All approaches to loading docks shall be surfaced with concrete or asphalt paving material.

7. **Schedule of Loading Space Requirements**

Off-street loading spaces shall be provided for any use involving the receipt or dispatch of vehicles and/or merchandise. The number of required loading spaces shall be determined in accordance with the schedule that follows. The Planning Commission may modify these requirements upon making the determination that another standard would be more appropriate the number or type of deliveries experienced by a particular business or use.

- a) Commercial uses shall provide a minimum of one (1) loading space for up to 5,000 square feet of gross floor area. When any such use exceeds five thousand (5,000) square feet to a maximum of 60,000 square feet in gross floor area, one (1) additional loading space shall be provided for every increment of twenty thousand (20,000) square feet of gross floor area. Uses that exceed 60,000 gross square feet shall provide three (3) spaces plus one (1) space per each additional 50,000 square feet gross floor area.
- b) Office uses shall provide one (1) loading space for every twenty thousand (20,000) square feet of gross floor area.

- c) Industrial uses shall provide one (1) loading space for every ten thousand (10,000) square feet of gross floor area. In no case may fewer than two (2) loading spaces be provided.