

CHAPTER 17

PARKING AND LOADING STANDARDS

SECTION 17.01 OFF-STREET PARKING REQUIRED.

In all zoning districts, off-street facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees and patrons of all buildings hereafter erected, altered, or extended after the effective date of this Ordinance, shall be provided as herein prescribed.

Whenever the use of a building, structure, or lot is changed, parking facilities shall be provided as required by this Ordinance for the new uses. 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.

SECTION 17.02 GENERAL REQUIREMENTS.

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

- A. **Off-Street Parking Spaces for One and Two-Family Dwellings.** Off-street parking facilities required for one and two-family dwellings shall consist of a parking strip, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve. No parking shall be permitted in the required front yard except on a driveway which leads to an approved parking space.
- B. **Off-Street Parking for Multiple-Family and Non-Residential Uses.** Off-street parking facilities required for multiple-family and non-residential uses shall be located on the same lot or parcel as the building or use they are intended to serve, or within three hundred (300) feet of such building or use. Ownership or a use easement, duly recorded with the Township, shall be shown for all land areas intended for use as parking by the applicant.
- C. **Existing Parking Facilities.** An area designated as required off-street parking facilities in existence at the effective date of this Ordinance shall not be reduced below the requirements for the use or building served as set forth in this Ordinance.

- D. **Joint Use of Facilities.** Provision of common parking facilities for several uses in the same vicinity is encouraged. In such cases, the total space requirement is the sum of the individual requirements at the same time of day. The maximum joint requirements will be less than the total individual requirements if the peak needs for the uses occur at distinctly different times of the day from the peaks of the other uses.
- E. **Non-overlapping Operating Hours.** In the instance of land uses requiring off-street parking spaces where operating hours of the uses do not overlap, the Planning Commission may grant an exception to the individual provisions of Section 17.03.
- F. **Restriction of Parking on Private Property.** It shall be unlawful to park or store any motor vehicle on private property without the express written consent of the owner, holder, occupant, lessee, agent, or trustee of said private property.
- G. **Duration.** Except when land is used as permitted storage space in direct connection with a business, a twenty-four (24) hour time limit for parking in non-residential off-street parking areas shall prevail, provided that it shall be unlawful to permit the storage of wrecked, inoperable, or junked vehicles on any parking area in any district.
- H. **Use of Loading Space.** Required loading spaces shall not be counted or used for required parking.
- I. **Fractional Requirements.** When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one (1) parking space.
- J. **Uses Not Specified.** For those uses not specifically mentioned under Section 17.03, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission considers to be similar in type.

SECTION 17.03 TABLE OF OFF-STREET PARKING REQUIREMENTS.

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

| Use | Spaces Per Unit of Measure |
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| 1. <u>Residential</u> | |
| a. Residential, One-Family and Two-Family Dwelling, including mobile homes. | Two (2) for each dwelling unit. |
| b. Residential, Multiple-Family | One (1) for each efficiency unit, one and one-half (1-1/2) for each one (1) bedroom unit, two (2) for each two (2) bedroom unit, and three (3) for three (3) or more bedroom units. |
| c. Residential, Multiple-Family Senior Citizen Housing | One (1) for each dwelling unit plus one (1) for each employee. If units revert to general occupancy, then Section 17.03(1)b above applies. |
| d. Boarding, Rooming, Lodging | One (1) parking space for each, and/or occupancy unit plus one (1), parking space for each employee on the largest employment shift. |
| 2. <u>Institutional</u> | |
| a. Churches, Temples or Synagogues | One (1) for each three (3) seats, based on maximum seating capacity in the main unit of worship. |
| b. Hospitals | One (1) for each patient bed, plus one (1) additional space for every worker employed during the eight (8) hours shift in which the greatest number of employees are on duty. |
| c. Foster Care Group Homes, Homes for the Aged, Convalescent Homes and Children Homes | One (1) for each three (3) beds, plus one (1) for each employee on the largest employment shift. |
| d. Elementary and Junior High Schools | One (1) for each one (1) teacher, employee or administrator, plus one (1) per classroom for visitor use in addition to the requirements for the auditorium, if provided. |
| e. Senior High Schools | One (1) for each teacher, employee or administrator, one (1) for each ten (10) students, and one (1) per classroom for visitor use, in addition to the requirements for the auditorium and stadium, if provided. |

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| f. | Private Clubs or Lodge Halls | One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes. |
| g. | Fraternity or sorority | One (1) for each five (5) permitted active members, plus one (1) per employee on the largest employment shift. |
| h. | Boat Launch, Private or Public | Twenty-four (24) combined vehicle and boat trailer spaces for each one (1) individual boat ramp. |
| i. | Theaters and Auditoriums | One (1) for each three (3) seats plus one (1) for each two (2) employees on the largest employment shift. |
| j. | Libraries, Museums, Cultural | One (1) for each four hundred (400) Centers or Similar Facilities square feet of gross floor area. |
| k. | Nursery, Day Care, or Child Care Centers | One for each three hundred fifty (350) square feet of usable floor space. |

3. Recreational

For each use below, additional spaces shall also be provided as required for restaurants, bars, clubhouses, pro shops, or other affiliated facilities.

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| a. | Archery Facilities | One (1) for each two targets. |
| b. | Softball, Baseball Fields | Twenty-five (25) for each playing field. |
| c. | Bowling Establishments | Six (6) for each lane. |
| d. | Health Clubs | One (1) for each two (2) persons who , may be legally admitted at one time based on the occupancy load established by local codes, plus one (1) for each employee on the largest employment shift. |
| e. | Football and Soccer Fields | Thirty (30) for each field. |
| f. | Golf Course, Public or Private | Five (5) for each golf hole, plus one for each employee on the largest employment shift. |
| g. | Golf Course, Miniature | Two (2) for each golf hole, plus one (1) for each employee in the largest employment shift. |
| h. | Golf Driving Range | One (1) for each tee. |

- i. Stadium, Sports Arena, or similar place of outdoor assembly
One (1) for each three (3) seats or six (6) feet of benches, plus one (1) for each employee on the largest employment shift.
- j. Swimming Pools
One (1) for each four (4) persons who may be legally admitted at one time based on occupancy load established by local codes, plus one (1) for each employee on the largest employment shift.
- k. Tennis Clubs and Court-Type Uses
One (1) for each one (1) person admitted based on the capacity of the courts, plus (1) for each employee in the largest employment shift.
- l. Billiards, Skate Rinks
One (1) for each two (2) persons who may be legally admitted at one time based on the occupancy load established by local codes, plus one (1) for each employee on the largest employment shift.

4. Business and Commercial

- a. Animal Hospitals
One (1) for each four hundred (400) square feet of usable floor area, plus one (1) for each employee in the largest employment shift.
- b. Automobile Service Stations
Two (2) for each lubrication stall, rack or pit; and one (1) for each employee on the largest employment shift.

For quick oil change facilities, one (1) for each one (1) employee on the largest employment shift. In addition, stacking spaces for automobiles awaiting entrance to a service station shall be provided as required by Section 17.05.
- c. Auto Wash
One (1) for each one (1) employee on the largest employment shift. In addition, stacking spaces for automobiles awaiting entrance to the auto wash shall be provided as required by Section 17.05.
- d. Beauty Parlor or Barber Shop
Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1-1/2) spaces for each additional chair.
- e. Drive-In Establishments
One (1) for each thirty (30) square feet of usable floor area, with a minimum of twenty-five (25) parking spaces, plus eight (8) stacking spaces for each drive-in or drive-thru transaction station as required by Section 17.05.

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| f. Establishments for Sale and Consumption of Beverages, Food or Refreshments | One (1) for each fifty (50) square feet of usable floor area. |
| g. Furniture and Appliance, Household Equipment, Repair Shops, Showroom of a Plumber, Decorator, Electrician or Similar Trade, Shoe Repair, and Other Similar Uses | One (1) for each eight hundred (800) square feet of usable floor area exclusive of the floor area occupied in processing or manufacturing for which requirements. (see industrial establishments below) One (1) additional space shall be provided for each one (1) person employed therein in the largest employment shift. |
| h. Ice Cream Parlors | One (1) for each seventy-five (75) square feet of gross floor area, with a minimum of eight (8) spaces. |
| i. Laundromats and Coin Operated Dry Cleaners | One (1) for each two (2) washing machines. |
| j. Mortuary Establishments | One (1) for each fifty (50) square feet of assembly room parlor, and slumber room. |
| k. Motel, Hotel or Other Lodging Establishments | One (1) for each one (1) occupancy Commercial unit plus one (1) for each one (1) employee on the largest shift, plus extra spaces for dining rooms, ballrooms, or meeting rooms as required based upon maximum occupancy load. |
| l. Motor Vehicle Sales and Service Establishments, Trailer Sales and Rental, Boat Showrooms | One (1) for each two hundred (200) square feet of usable floor space of sales room and one (1) for each one (1) auto service stall in the service room, plus one space per employee on the largest employment shift. |
| m. Open Air Business | One (1) for each six hundred (600) square feet of lot area used in open air business. |
| n. Restaurant, Carry-Out | One (1) for each one hundred (100) square feet of gross floor area. |
| o. Roadside Stands | Six (6) for each establishment. |
| p. Retail Stores, Except as Otherwise Specified Herein | One (1) for each one hundred and fifty (150) square feet of usable floor area. |

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| q. | Shopping Center/Clustered Commercial | Four (4) spaces per one thousand (1,000) square feet of gross floor area. |
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5. Offices

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| a. | Banks, Savings and Loan Offices | One (1) for each one hundred (100) square feet of usable floor area, and four (4) stacking spaces for each drive-in or drive-thru transaction station as required by Section 17.05. |
| b. | Business Offices or Professional Offices, except as indicated in the following item (c) | One (1) for each two hundred (200) square feet of usable floor area. |
| c. | Medical or Dental Clinics, Professional Offices of Doctors, Dentists, or Similar Professions | One (1) for each one hundred (100) square feet of usable floor area in waiting rooms and one (1) for each examining room, dental chair or similar use area. |
| d. | Offices of local, state or federal government or non-profit agencies. | One (1) for each two hundred (200) square feet of usable floor area. |

6. Industrial

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| a. | Industrial or Research Establishments | Five (5) plus one (1) for every one (1) employee in the largest working shift. Parking spaces on the site shall be provided for all construction workers during the period of plant construction. |
| b. | Wholesale or Warehouse Establishments | Five (5) plus one (1) for every one (1) employee in the largest working shift, or one (1) for every one thousand seven hundred (1,700) square feet of gross floor area, whichever is greater. |

SECTION 17.04 OFF-STREET PARKING FOR PHYSICALLY HANDICAPPED PERSONS.

Off-street parking facilities as required under this ordinance shall include, in accordance with the following table and identified by signs, parking spaces which are reserved for physically handicapped persons. Signs shall be located approximately six (6) feet above grade. Each reserved parking space shall be not less than twelve (12) feet wide. Where a curb exists between

a parking lot surface and a sidewalk surface, an inclined approach or a curb cut with a gradient of not more than one (1) foot in twelve (12) feet and a width of not less than four (4) feet shall be provided for wheelchair access. Parking spaces for the physically handicapped shall be located as close as possible to walkways and building entrances. Signs shall be provided when necessary indicating the direction to a barrier-free entranceway into a building.

| Total Parking Spaces in Lot | Required Number of Handicapped Spaces |
|------------------------------------|--|
| Up to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1,000 | 2% of total |
| over 1,000 | 20 plus 1 for each 100 spaces over 1,000 |

SECTION 17.05 OFF-STREET WAITING AREA AND STACKING SPACES FOR DRIVE-THRU FACILITIES.

- A. On the same premises with every building, structure or part thereof, erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement, such as drive-in banks or cleaning establishments, where the automobile engine is not turned off, there shall be provided four (4) off-street stacking spaces for each service window or transaction station. Eight (8) off-street stacking shall be provided for each drive-thru transaction station of a restaurant.

- B. Self-service motor vehicle car wash establishments shall provide three (3) off-street stacking spaces for each washing stall. Quick oil change facilities and motor vehicle car wash establishments other than self service, shall provide stacking spaces equal in number to three (3) times the maximum capacity of the motor vehicle wash for automobiles awaiting entrance. "Maximum capacity"

shall mean the greatest number possible of automobiles undergoing some phase of washing at the same time, which shall be determined by dividing the length of each wash line by twenty (20) feet. A drying lane fifty (50) feet long shall also be provided at the exit of the washing stalls in order to prevent undue amounts of water from collecting on the public street and thereby creating a traffic hazard.

- C. An off-street waiting space is defined as an area ten (10) feet wide by twenty (20) feet long.

SECTION 17.06 OFF-STREET PARKING LOT LAYOUT, CONSTRUCTION, AND MAINTENANCE.

All off-street parking lots shall be laid out, constructed, and maintained in accordance with the following requirements:

- A. **Review and Approval Requirements.** In the event that new off-street parking is proposed as part of a development requiring site plan review, said proposed parking shall be shown on the site plan submitted to the Planning Commission for review in accordance with Chapter 18.01. In the event that proposed off-street parking is not part of a development requiring site plan review, the applicant shall submit a parking plan to the Township Planning Commission for review and approval.

Plans shall be prepared at a scale of not less than fifty (50) feet equal to one (1) inch. Plans shall indicate the location of the proposed parking in relation to other uses on the site and on adjoining sites, the proposed means of ingress and egress, the number and dimensions of parking spaces, and the method of surfacing. Existing and proposed grades, drainage, water mains and sewers, surfacing and base materials, and the proposed parking layout shall also be shown.

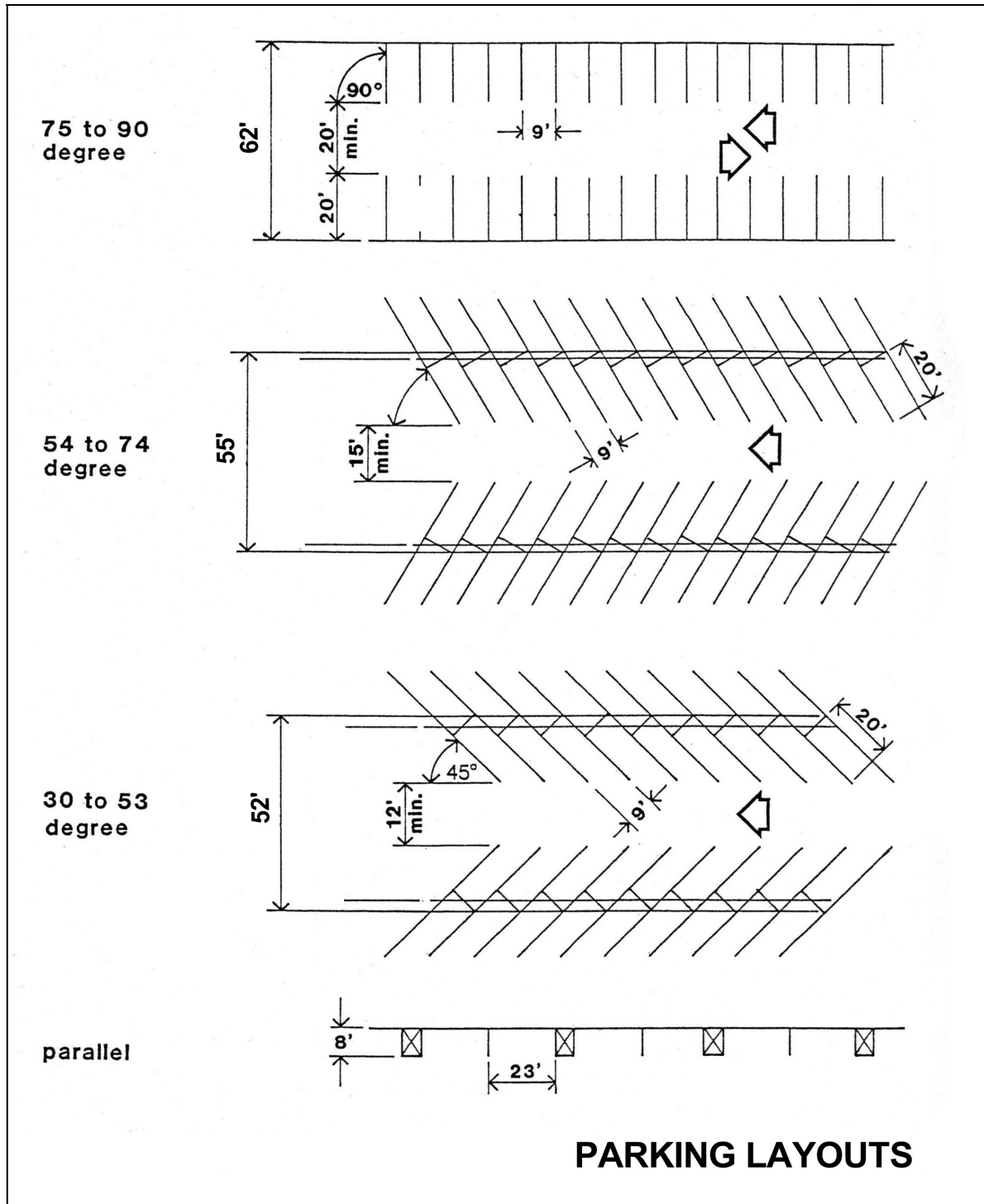
Upon completion of construction, the parking lot must be inspected and approved by the Zoning Administrator before a Certificate of Occupancy can be issued for the parking lot and for the building or use the parking is intended to serve.

- B. **Layout Requirements.** Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

| Parking Patterns | Lane Width | Parking Space Width | Parking Space Length | Total width of one tier of stalls and maneuvering lane | Total width of two tiers of stalls and maneuvering lane |
|----------------------|------------|---------------------|----------------------|--|---|
| 0°(Parallel Parking) | 12 ft. | 8 ft. | 23 ft. | 20 ft. (one way) 32 ft. (two way) | 28 ft. (one way) 40 ft. (two way) |
| 30° to 53° | 12 ft. | 8 ft. | 20 ft. | 32 ft. | 52 ft. |
| 54° to 74° | 15 ft. | 8 ft. | 20 ft. | 36 ft. | 55 ft. |
| 75° to 90° | 20 ft. | 9 ft. | 20 ft. | 40 ft. | 60 ft. |

- C. **Access.** All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street or alley shall be prohibited.
- D. **Ingress and Egress.** Adequate ingress and egress to the parking lot shall be provided by means of clearly defined and limited drives. No entrance or exit from any parking lot in a non-residential district or from a non-residential use shall be nearer than twenty (20) feet to any residentially zoned district.
- E. **Surfacing and Drainage.** The entire parking area, including parking spaces and maneuvering lanes, shall have an asphaltic or concrete surface; and shall be graded and drained so as to dispose of surface water which might accumulate on such area. No surface water from such parking area shall be permitted to drain onto adjoining private property or across a public sidewalk. Parking lots shall be continuously maintained with a hard, smooth, dust-proof surface at all times.
- F. **Bumper Stops.** Bumper stops or curbing shall be provided so as to prevent any vehicle from projecting beyond the parking lot area or bumping any wall or fence or encroaching upon landscaping.
- In all cases where parking lots abut public or private sidewalks, continuous concrete curbing or bumper stops, at least six (6) inches high, shall be placed so that a motor vehicle cannot be driven or parked on any part of the sidewalk. In all cases where necessary for the protection of the public and the adjoining properties, streets or sidewalks, curbs as described above, shall be installed.
- G. **Striping.** All spaces shall be outlined with three (3) inch stripes of paint, the color of which contrasts with the parking lot surface.

- H. **Screening.** All off-street parking areas, except those serving single and two-family residences, shall be screened.
- I. **Parking Setbacks.** All parking setbacks as required elsewhere by this Ordinance shall be maintained.
- J. **Landscaping.** Where yard setbacks are required, all land between the required walls and the property lines, and other unpaved areas which are designed to break up the expanse of paving, shall be kept free from refuse and debris and shall be landscaped with lawns, deciduous shrubs, evergreen plant material, and ornamental trees. All such landscaping shall be maintained in a health growing condition, neat and orderly in appearance. All landscaping shall be protected by concrete or asphalt curbing.
- K. **Lighting.** All lighting used to illuminate any off-street area shall not exceed twenty (20) feet in height above the parking surface grade and shall be directed or shielded so as not to shine onto any adjacent properties or public right-of-ways.
- L. **Signs.** Accessory directional signs shall be permitted in parking areas in accordance to Chapter 15.
- M. **Buildings.** No building or structure shall be permitted on an off-street parking lot, except for a maintenance building or attendant shelter, which shall not be more than fifty (50) square feet in area and not more than fifteen (15) feet in height.
- N. **Additional Requirements.** In addition to the above requirements, parking areas shall comply with additional requirements or conditions which may be deemed as necessary by the Planning Commission for the protections of abutting properties in a residential district.
- O. **Delay in Construction.** In instances where the Board of Zoning Appeals determines that weather conditions prohibit parking lot construction, the construction may be temporarily waived, pending suitable weather, but the Board of Zoning Appeals shall require a cash or surety bond in the anticipated amount of the parking lot construction costs.



SECTION 17.07 OFF-STREET LOADING SPACE REQUIREMENTS.

On the same premises with every building, structure, or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, including department stores, wholesale stores, markets, hotels, hospitals, mortuaries, laundries, and dry cleaning establishments, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights-of-way and vehicular circulation on the site.

- A. Such spaces shall be provided as follows:

| Gross Floor Area (In Square Feet) | Loading and Unloading Spaces | |
|--|-------------------------------------|-----------------------|
| | 10'x 25' space | 10'x 50' space |
| 0 - 1,999 | NA | NA |
| 2,000 - 4,999 | 1 | NA |
| 5,000 - 19,999 | NA | 1 |
| 20,000 - 49,999 | NA | 2 |
| 50,000 - 79,999 | NA | 3 |
| 80,000 - 99,999 | NA | 4 |
| 100,000 - 149,999 | NA | 5 |
| 150,000 and over | NA | 5* |

*One additional space for each fifty thousand (50,000) square feet of floor area in excess of one hundred fifty thousand (150,000) square feet.

- B. All loading spaces shall be located in the non-required rear yard and meet all minimum yard setback requirements for the district in which it is located in accordance with this Ordinance.
- C. Loading space areas shall be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable and dustless surface.
- D. All loading spaces shall have a minimum of fourteen (14) foot high clearance.

- E. Loading areas shall not utilize any required area for maneuvering to parking spaces or block general vehicular circulation.
- F. No loading space shall be located closer than one hundred (100) feet from any residentially zoned district unless located within a completely enclosed building or enclosed on all sides facing a residential zoning district by a solid masonry wall not less than six (6) feet in height.
- G. Central loading facilities may be substituted for individual loading spaces serving businesses on separate lots provided that all of the following conditions are fulfilled:
 - 1. Each business served shall have direct access to the central loading area without crossing streets or alleys.
 - 2. Total loading space provided shall meet the minimum requirements specified herein, computed on the basis of total floor area of all businesses served by the central loading space.
 - 3. No building served shall be more than 500 feet from the central loading area.
- H. The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.