

## ARTICLE 5

### OFF-STREET PARKING

#### SECTION 5.1 GENERAL PARKING REGULATIONS:

1. Off-street parking facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available to patrons throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term "parking space" includes either covered garage space or uncovered parking space located off the public right-of-way.
2. Unless determined unnecessary by the Township Engineer, parking spaces and approaches thereto shall be paved in accordance with Township standards. Outdoor parking spaces shall not be deemed to be part of the open space of the lot on which it is located.
3. A garage or carport may be located wholly or partly inside the walls of the principal building, or attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements. The garage may be constructed under a yard provided that the level of such yard shall conform to the general level of the other yards on the lot. The space above an underground garage shall be deemed to be part of the open space of the lot on which it is located.
4. All commercial, public, institutional, and industrial uses shall provide a minimum of one (1) handicapped parking space or five percent (5%) of the parking spaces required, whichever, is greater, the design to be approved by the Township Engineer.
5. In the AR and any Residential Zones, the driveway area located within the front yard setback may be used for parking purposes, and in the C, C-I, and I districts parking may be permitted to be located no closer than twenty (20) feet from the street right-of-way line.
6. The parking of any non-motorized vehicle (including boats and trailers) or any motorized vehicle not having a current and valid registration and inspection certificate is prohibited within any street right-of-way.

#### SECTION 5.2 FACILITIES REQUIRED:

Any of the following facilities hereafter erected or enlarged and any facility hereafter converted into one of the following facilities and any open space hereafter used shall be provided with not less than the minimum parking spaces as set forth below, together with adequate access ways, driveways or other means of circulation and access to and from a street. However, the parking requirements for any use located in a C, C-I, or I District may

be reduced by up to 30%, provided credible evidence is submitted by the Applicant's Engineer using recognized industry standards and the unique character of the use, subject to review by the Township Engineer and approval with any conditions by the Township Zoning Officer.

OFF-STREET PARKING SPACE REQUIREMENTS

<u>Uses</u>	<u>Required Parking Spaces</u>
1. Automotive Sales and Service Garages	1 parking space for each 100 sq. ft. of floor area devoted to service facilities or 5 spaces for each service bay whichever is greater, plus 1 space for each 200 sq. ft. of floor area devoted to sales facilities or usage plus 1 space for each full-time employee.
2. Automobile Wash	5 for each washing machine.
3. Banks or Professional Offices, other than Medical Offices.	1 space for each 200 sq. ft. of floor area.
4. Bowling Centers	5 spaces for each lane.
5. Dance Halls, Swimming Pools, Roller Rinks, Clubs, Lodges, and other similar uses	1 space for each 100 sq. ft. of floor area or of surface water area in swimming pool.
6. Elderly Housing	2 spaces/dwelling unit when living units are restricted to residents at least 62 years of age.
7. Family Care and Group Care Facilities	1 space for every 2 residents plus 1 space for each employee in the maximum working shift.
8. Family Day Care and Group Day Care Homes	1 space for each nonresident employee plus 1 space for passenger loading/unloading per 4 nonresident children.
9. Food Markets and Convenience Stores	1 space for each 200 sq. ft. of retail floor area.
10. Funeral Homes, Mortuaries	1 parking space for each 50 sq. ft. of floor area used for memorial services, viewing area, business office and products display.
11. Furniture or Appliance Stores	1 space for each 600 sq. ft. of retail floor area.
12. Home Occupations (the following standards are for spaces in addition to the ones required for the residence).	

- a. Legal Office: One (1) space for each employed person; (the resident attorney, an associate, etc.) two (2) additional spaces for clients and occasional sales persons or consultants.
  - b. Architects and Landscape Architects: One (1) space for the resident architect and one additional space for an employee. Two (2) additional spaces for clients and/or other visitors.
  - c. Engineers and Accountants: One (1) space for the resident and one (1) additional space for an employee. Two (2) additional spaces for clients and occasional visitors.
  - d. Physicians and Dentists: One (1) space for the resident and one (1) additional space for the employee, associate or other affiliated person; and three (3) additional spaces for patients.
  - e. Realtors, Insurance Agents, Offices of Elected Officials: Three (3) spaces.
  - f. Barber Shops and Beauty Parlors: Three (3) spaces. If there is only one customer facility provided, (one (1) barber chair - one (1) dryer, etc.) two (2) spaces may be approved.
  - g. Dressmakers, Milliners and Others: Two (2) spaces.
- 
- |  |   |
|--|---|
| 13. Hospice Facility   | 4 spaces per patient bed  |
| 14. Hospitals, Nursing and Convalescent Homes  | 1 space for every 3 beds, plus 1 space for each 2 employees in the maximum working shift plus 1 space for each staff doctor, on the maximum working shift   |
| 15. Hotels, Motels, Boarding and Lodging/Rooming Houses, Bed and Breakfast Establishments      | 1 space for each guest room plus 1 space for each 2 employees in the working shift  |
| 16. Industrial Uses (mills, manufacturing or assembly plants, warehousing, laboratories, etc.) | 1 space for each 1000 sq. ft. of floor area, plus 1 space for each 2 employees in the maximum working shift. The warehouse portion of a permitted use shall provide a minimum of 1 space per 5,000 sq. ft. of warehouse floor area. |
| 17. Medical Centers/Offices  | 1 space for every 200 sq. ft. of floor area.  |
| 18. Nursery Schools (Day Care Centers)   | 1 space per employee and 1 space per passenger loading/unloading per 4 children.  |

19. Places of public or private assembly (churches, community centers, theaters, or similar meeting and assembly uses)	1 space for every 4 seats, or 1 space for each 100 sq. ft of floor area where no seats are provided.
20. Restaurants, Tea Rooms, Taverns, and Nightclubs	1 space for every 3 seats.
21. Retail Stores and Shops	1 space for each 200 sq. ft. of retail floor area.
22. Schools	1 space per 15 students in elementary schools; 1 space per 10 students in other schools, or 1 space for each 60 sq. ft. of auditorium space, whichever is greater (based on maximum allowable student capacity).
23. Single and Two-Family Dwellings	2 spaces per dwelling unit.
24. Utility or Communication Station	1 space per vehicle normally required to service such facility.
25. Any use not specifically provided for	The Zoning Officer shall determine the use that is most similar and apply those standards.

**Section 5.3 LOCATION AND MANAGEMENT REQUIREMENTS:**

1. Existing Parking. Buildings and uses existing on the effective date of this Ordinance shall not be subject to the requirements of this Article so long as the type or extent of use is not changed, provided that any parking facility now serving such structures or uses shall not in the future be reduced below such requirements.
2. Changes in Requirements. Whenever there is an alteration of a building or a change or extension of a use which increases the parking requirements according to the standards, the total additional parking required for the alteration, change or extension shall be provided in accordance with the requirements of that section.
3. Conflict With Other Uses. No parking area shall be used for any use that interferes with its availability for the parking need it is required to serve.
4. Continuing Obligation. All required parking facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street parking facilities shall not be reduced in total extent after their provision.

Reasonable precautions are to be taken by the owner or sponsor of particular uses to assure the availability of required facilities for the employees or other persons whom the facilities are designed to serve. They shall at no time constitute a nuisance, hazard or unreasonable impediment to traffic.

5. Drainage, Surfacing and Maintenance.
  - a. The area of parking lots, including driveways not used for single-family and agricultural purposes, shall be graded, surfaced with asphalt or other suitable material, and drained in accordance with other applicable codes and ordinances enacted by the Township, and approved by the Township Engineer.
  - b. Parking areas shall be kept clean and free from rubbish and debris.
  - c. In all cases, such drainage, surfacing, and maintenance activities and plans shall conform to other applicable codes and ordinances enacted by the Township.
6. Joint Use. Two or more uses may provide for required parking in a common parking lot, if the total space provided is not less than the sum of the spaces required for each use individually, unless credible evidence is provided in accordance with Section 5.2, herein. Provided that the joint-use is secured by a written document in a form acceptable to the Township Solicitor. In the event the right to use shared parking facilities is terminated, the use shall cease until required.
7. Computation of Spaces. Where the computation of required parking space results in a fractional number, any fraction shall be counted as one.
8. Location of Spaces.
  - a. Single and two-family residential off-street parking spaces shall be provided on the same lot or premises with the use served.
  - b. Parking spaces for multiple dwelling buildings, commercial, industrial, and other non-residential uses shall be readily accessible to the buildings served thereby. Such spaces shall be in the same zoning district, as the principal building, or open area, and conform to the following regulations:
    - (1) The required parking spaces shall be located within six hundred (600) feet of the principal building or open space in question.
    - (2) The applicant for a use or building permit shall submit, with his application, an instrument duly executed and acknowledged, which subjects such parcels of land to parking uses in connection with the principal use to which it is accessory. Upon issuance of a permit, the Zoning Officer shall cause the written agreement regarding joint use

referenced in Item 6 above to be recorded in the office of the Recorder of Deeds.

9. Lighting

- a. All public parking areas shall be adequately lighted during after dark operating hours.
- b. Any lighting used to illuminate off-street parking or loading areas shall be shielded from any street or residential use.

10. Landscaping. Parking areas in excess of one-half (1/2) acre shall provide a minimum of ten (10) percent landscaping within the interior of the parking area.

SECTION 5.4 DESIGN STANDARDS:

- 1. The minimum dimensions of parking facilities to be provided shall be as follows:
  - a. In all districts parking spaces per vehicle shall be not less than nine (9) feet wide and eighteen (18) feet long.
  - b. Parking lot dimensions shall be not less than those listed in the following table:

<u>Angle of Parking</u>	<u>Parking</u>		<u>Aisle-Width</u>	
	<u>Stall Width</u>	<u>Stall Depth*</u>	<u>One-Way</u>	<u>Two-Way</u>
90 degrees	9 feet	18 feet	24 feet	24 feet
60 degrees	10 feet	22 feet	18 feet	20 feet
45 degrees	10 feet	21 feet	15 feet	20 feet
30 degrees	10 feet	19 feet	12 feet	20 feet
Parallel	8 feet	22 feet	12 feet	20 feet

\*Depth of stall is the perpendicular measurement from curb or edge of the parking lot toward the interior portion of the lot to be occupied by the parking vehicles and not including any part of the drive.

- c. All dead end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking area.
- d. Parking areas shall be designed so that each motor vehicle may proceed to and

from the parking space provided for it without requiring the moving of any other motor vehicle.

- e. Where more than ten (10) parking spaces are required, a maximum of forty percent (40%) of the parking spaces may be provided for compact vehicles. Each such compact parking space shall be not less than eight (8) feet wide by seventeen (17) feet long. All compact parking spaces shall be located in the same area and be marked to indicate spaces designated for compact parking.

2. Setback for parking areas shall be provided as follows:

- a. All parking spaces and access drives shall be located at least ten (10) feet from any multiple dwelling building, office, commercial, institutional, industrial, and other similar non-residential buildings located on the lot. The ten (10) foot corridor thus established between the parking area and building shall be for the purpose of providing a pedestrian access walkway. Warehouses and self-service storage facilities are exempt from the ten (10) foot corridor setback requirement.
- b. All parking spaces and access drives, for other than single-family residential uses, shall be at least ten (10) feet from any side or rear lot line, except where buffer yards or screen planting are required in which case the standards set forth herein, shall apply.
- c. No off-street parking area shall be located within a public right-of-way.

3. Separation

- a. In no case shall parking areas be designed to require or encourage cars to back into a public or private street in order to leave the parking areas.
- b. All paved off-street parking spaces shall be marked so as to indicate their location.
- c. Unless deemed unnecessary by the Township, pedestrian crosswalks and landscaped refuge islands to separate the parking spaces from the exit, entrance, and circulatory drives shall be provided for and approved by the Township Engineer. Such landscaped areas may be considered as part of the vegetative coverage requirements set forth in the applicable zoning district provisions or as provided elsewhere in this Ordinance.

4. Curb Radius. No less than a five (5) foot radius of curvature shall be permitted for all curb lines in all parking lots.

SECTION 5.5 OFF-STREET LOADING AND UNLOADING:

1. Required Berths and Spaces

- a. In addition to the off-street parking requirements set forth herein, any building erected, converted, or enlarged for commercial, office, manufacturing, institutional, hospital, or other similar uses requiring the delivery or pick up of products or materials shall provide adequate off-street areas for the loading and unloading of vehicles. Such areas shall be provided for as follows:

Use	Gross Floor Area In Square Feet	Number Of Spaces
Commercial, Wholesale manufacturing, hospitals, laundry, institutional, and similar uses	Under 8,000	1
	8,000 to 40,000	2
	over 40,000 to 100,000	3
	over 100,000 to 250,000	4
	each additional 200,000	1
Office buildings and hotels	Under 100,000	
		1
	over 100,000 to 300,000	2
	Over 300,000	3

- b. All off-street loading and unloading areas shall be provided and maintained so long as the use exists which the facilities were designed to serve.
2. Design Standards. Off-street loading facilities shall be designed to conform to the following specifications.
- a. Each required berth shall be not less than twelve (12) feet in width, forty-five (45) feet in length and fourteen (14) feet in height, exclusive of drives and maneuvering space and located entirely on the lot being served.
  - b. There shall be appropriate means of access to a street or alley, as well as adequate maneuvering space.
  - c. All accessory driveways and entrance ways shall be graded, surfaced and drained in accordance applicable codes and ordinances of the Township.