

ARTICLE XVIII

OFF-STREET PARKING

1800. 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 terms "parking space" includes either covered garage space where unobstructed vehicular access to an interior drive lane or street is provided or an uncovered parking lot space with unrestricted access to the public right-of-way designed in accordance with this Article. An enclosed garage for use by an individual occupant space shall be counted as half (1/2) an open or uncovered space when used in conjunction with a residential use.
- (2.) All parking spaces shall be ample in size for vehicles for which use is intended. The net parking space for vehicles shall not be less than nine feet (9'0") wide and eighteen feet (18'0") long, except for accessible spaces that meet ADA requirements. Parking spaces and the approaches thereto, shall be stone, gravel, or paved. Outdoor parking space shall not be deemed to be part of the open space of the lot on which it is located.
- (3.) No part of the public right-of-way of any street or road shall be used in computing the required area for parking, however, parallel parking may be permitted along the curb or edge of an access drive or private road, providing the spaces are not less than eight feet (8'0") by twenty-two feet (22'0") in addition to the required width for the circulation of vehicles.
- (4.) A garage or carport may be located wholly or partly inside the walls of the principal building, or attached to the outer walls. The garage may be constructed under a yard or court provided that the level of such yard or court shall conform to the general level of the other yards or courts 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.
- (5.) Any lighting use to illuminate any off-street parking shall be so arranged as to reflect the light away from adjoining premises and public right-of-way.
- (6.) Off-street parking and loading space as required in this section shall be provided for all new buildings and structures and for additions to existing buildings or structures. The word "addition" as used above shall include

any alteration intended to enlarge or increase capacity by adding or creating dwelling units, floor area, or seats.

- (7.) All off-street parking areas which provide more than five (5) parking spaces shall be screened from any abutting property zoned residential or used for residential purposes.
- (8.) Screening may be accomplished by the placement of adequate buildings, a solid fence high enough to provide screening, and/or the provision, and maintenance, of solid planting in the form of contiguous evergreen shrubs. Evergreen trees or shrubs shall be at least four feet (4'0") in height at the time of planting .
- (9.) No parking area for multi-residential use, commercial, industrial, public, or semi-public use, shall be permitted which would allow or encourage the backing of vehicles directly into a street. Points of ingress and egress between a street and off-street parking and service areas shall be designed, located, and controlled so that vehicles can be moved from such parking and service areas to the street only by way of such designated points of ingress and egress.

1801. Facilities Required

Any building hereafter erected or converted and any lot hereafter used shall be provided with not less than the minimum off-street parking spaces as set forth below, which spaces shall be readily accessible to and within a reasonable distance from the buildings served thereby. Such spaces shall be on the same lot as the principal building or open area, except when otherwise authorized by a shared parking agreement and shall conform to the following regulations:

- (1.) Shared parking may be used in accordance with the Supplemental Regulations Section found in Article XVI and the following:
 - (a) Shared or offsite spaces for residential units must be located within 300 feet of dwelling unit entrances they serve. Shared spaces for other uses must be located within 500 feet of the principal building entrances of all sharing uses. However, up to 20% of the spaces may be located greater than 500 feet but less than 1,000 feet from the principal entrances.
 - (b) Clear, safe pedestrian connections must be provided.
 - (c) Pedestrians should not be required to cross an arterial street except at a crosswalk-designed intersection along the pedestrian pathway.
 - (d) Up to 50% of nonresidential spaces may be provided at greater distances if dedicated shuttle bus or van service is provided from a remote parking facility.

- (2.) In no case may existing on street parking areas be used to satisfy the required spaces to be provided unless authorized by an agreement with the Board of Supervisors.
- (3.) In lieu of the general requirements included in this section, the parking space requirement can be met by providing a parking study prepared by the applicant following the procedures of the Institute of Transportation Parking Generation Manual. Other acceptable study procedures/techniques may be used where approved by the Board of Supervisors. The Board of Supervisors shall have the discretion to accept any findings of such a study as adequate to meet the needs of the propose use or building.

Type of Use	Minimum of One Parking Space for Each
COMMERCIAL USES	
Automobile repair, filling and washing facilities	400 square feet of gross floor and ground area devoted to repair and service facilities in addition to areas normally devoted to automobile storage and one per employee on major shift
Automobile, boat, and trailer sales	1,000 square feet of gross indoor and outdoor display areas
Carpeting, drapery, floor covering, and wall covering sales	500 square feet of gross floor area
Convenience stores	75 square feet of gross floor area
Drive-thru and/or fast-food restaurants	Two seats and one per each two employees
Daycare	4 children/adults cared for
Food markets and grocery stores	150 square feet of gross floor area for public use and one per each employee on two largest shifts
Funeral homes	100 square feet of gross floor area, one per each employee, and one per each piece mobile equipment, such as hearses and ambulances
Furniture sales	500 square feet gross floor area
Hotels, motels	Guest sleeping room and one per each employee on two largest shifts. (Restaurants and other accessory uses shall add to this requirement.)
Mini-Storage/Self-Storage Facility	25 units plus one per 250 square feet of office space, plus two per any resident manager
Office buildings	300 square feet of gross floor area
Professional offices of veterinarians, physicians, dentists, etc.	Six spaces per each physician or dentist, etc.
Retail stores or shops (except those listed above)	200 square feet of gross floor area of display area or sales area and one per each employee on two largest shifts
Nightclubs	50 square feet of floor area for public use or one (1) for every four (4) seats, whichever is greater, plus two (2) for every for every three (3) employees on the largest shift.
Restaurants	Four seats plus one per each employee on largest shift
Other commercial buildings	300 square feet of gross floor area
Commercial Centers /Multiple Commercial Uses	175 square feet of gross floor area

Type of Use	Minimum of One Parking Space for Each
INDUSTRIAL USES	
Industrial and heavy manufacturing establishments	Employees on the two largest shifts
Warehousing/Distribution	Employees on the two largest shifts

Type of Use	Minimum of One Parking Space for Each
RECREATION USES	
Amusement arcades	80 square feet of gross floor area
Athletic fields	Four seats of spectator seating; however, if no spectator seating is provided, a temporary parking area shall be provided on the site. Such area must provide sufficient numbers of spaces to serve all users of the site, and include a fence delineating such parking area.
Bowling alleys, billiards rooms	¼ lane/table and one per each two employees
Campgrounds	Per campsite, plus one per employee, plus 50% of the spaces normally required for accessory uses
Golf courses	1/8 hole, plus one per employee, plus 50% of the spaces normally required for accessory uses
Golf driving ranges	One per tee and one per employee
Miniature golf courses	½ hole and one per employee
Riding schools or horse stables	Two stalls plus one per every four seats of spectator seating
Picnic areas	Per table
Skating rinks	Four persons of legal maximum occupancy permitted by the Uniform Construction Code.
Swimming pools (other than one accessory to a residential development)	Four persons of legal maximum occupancy permitted by the Uniform Construction Code.
Tennis or racquetball clubs	¼ court plus one per employee plus 50% of the spaces normally required for accessory uses

Type of Use	Minimum of One Parking Space for Each
RESIDENTIAL USES	
Single-family detached dwellings	½ dwelling unit (i.e., two spaces per dwelling unit)
Boarding houses, group homes, and bed and breakfasts	Bedroom
Duplex, single family attached dwellings, multiple-family, and conversion apartment dwellings	½ dwelling unit (i.e., two spaces per dwelling unit). Such parking spaces can take the form of private driveways, or garages and/or common parking lots, or a combination thereof, provided all spaces required are within 300 feet of the unit served.

Type of Use	Minimum of One Parking Space for Each
SOCIAL AND INSTITUTIONAL USES	
Auditorium, banquet, conference, and meeting facilities; church, theater, and other such places of public assembly	200 square feet, but not fewer than one space per each three seats
Clubs, lodges and other similar places	200 square feet of gross floor area and one per each employee on two largest shifts
Nursing, rest or retirement homes	Three accommodations (beds) in addition to those needed for doctors and support staff
Hospitals, sanitariums	Spaces shall be provided for visitors, at the rate of at least one space per each 1.5 accommodations (beds). Such spaces shall be in addition to those necessary for doctors and other personnel.
Museums, art galleries, cultural centers, libraries	400 square feet of gross floor area
Rehabilitation centers (without overnight accommodations)	One per each employee and per each three people anticipated to be handled through the facility
Schools below grade ten, including commercial daycare and kindergarten	Six students enrolled
Schools, tenth grade and above, including colleges	Three students enrolled
Vocational training and adult education facilities	1.5 students enrolled

Type of Use	Minimum of One Parking Space for Each
ESSENTIAL SERVICES	
Fire stations	Four (4) spaces for each fire truck where no community room is provided. Where a community room is provided, two (2) spaces for each fire truck plus one (1) space for each one hundred (100) square feet of gross floor area.

Type of Use	Minimum of One Parking Space for Each
MUNICIPAL BUILDINGS	
Township office	If no assembly room for public assembly is provided, at least one (1) parking space for every two hundred (200) square feet of ground floor area plus one (1) space for every four hundred (400) square feet of floor area above the ground floor. If a meeting room or similar place of public assembly is provided, at least one (1) parking space for every four (4) seats provided for public assembly .

1802. Interior Drives:

- (1.) Widths – Interior drives between rows of parking spaces shall have the minimum widths indicated in the following table:

Angle of Parking	Width of Driveway in Feet; One-Way Traffic	Width of Driveway in Feet; Two-Way Traffic
90 Degrees	25	25
60 Degrees	20	22
45 Degrees	18	22
30 Degrees	11	22
Parallel	11	22

- (2.) Interior drives in areas where there is no parking permitted shall be at least eleven feet (11') wide for each lane of traffic.
- (3.) Horizontal Curves – Not less than a four foot (4') radius of curvature shall be permitted for horizontal curves in parking areas;
- (4.) Back-Up Area – All dead-end parking lots shall be designed to provide sufficient back-up area for all end spaces;

1803. Loading and Unloading Space

- (1.) All commercial and industrial establishments shall provide loading and unloading and commercial vehicle storage space adequate for their needs. This required space will be provided in addition to established requirements for patron and employee parking. In no case where a building is erected, converted or enlarged for commercial, manufacturing or business purposes shall the public right-of-way be used for loading or unloading of materials.

1804. Reduction of Parking Area

If the applicant can present written justification for a reduction in the parking area for a commercial, industrial or public and semi-public use, said parking area may be exempted from the required area and bulk regulations as a special exception; provided that the remaining area of the total minimum computed parking area is provided for in open space. The exempted parking area will not be counted as permanent provided open space to satisfy other requirements of this Ordinance.

1805. Landscaping

Landscaping in parking areas shall be provided in accordance with the requirements of Section 1607.

1806. Access onto Collector/Arterial Streets or Roads

All driveways or streets, whether public or private, shall also comply with all standards imposed by the Subdivision and Land Development Ordinance. The standards imposed on streets and driveways by the Subdivision and Land Development Ordinance shall prevail over any inconsistent standards imposed by the Ordinance.

1807. General Driveway Standards

- (1.) The general layout shall be such that there will be no need for motorists to back into public rights-of-way of collector or arterial roads.
- (2.) Access drives for commercial and industrial uses shall be paved and shall not be less than twenty-four (24) feet in width nor exceed thirty-five (35) feet in width within twelve (12) feet of the street right-of-way line, except as increased by the curb radii.
- (3.) Access drives shall not cross the street right-of-way lines within:
 - (a) Within fifty (50) feet of the street right-of-way line of an intersecting street and in no case less than ten (10) feet from the point of tangency when the street lines are joined by a curve. This dimension may be increased for access drives to shopping centers, other commercial, industrial, public or institutional uses. Such access drives shall be located on major streets when practical, in a manner to permit safe ingress and egress.
 - (b) Within three (3) feet of a property line unless two (2) adjoining owners mutually agree to a common access drive.
- (4.) Access to the public highway or street shall be controlled in the interest of public safety. Off-street parking, loading, and service areas on all properties used for purposes other than single-family residences shall be physically separated from the highway or street by a curb, pipe rail, or fence and a planting strip.
- (5.) General Safety Requirement - Sight Distance.

Driveways shall be located in safe relationship to sight distance and barriers to vision, and shall not exceed a slope of seven (7) percent within twelve (12) feet of the street line. When drives enter a bank through a cut, unless a retaining wall is used, the side slopes of the cut shall be graded to not more than one (1) foot vertical to two (2) feet horizontal within ten (10) feet of the point the drive intersects with the right-of-way line.

- (6.) Whenever a driveway accesses a corner lot in residential use, the driveway shall be located off the minor street.
- (7.) All driveways shall be designed as to not impede the surface water flow along public right-of-way.
- (8.) A driveway to a single residential use with access to any street or road in the Township shall not exceed a width of 20 feet or a radius of 10 feet at the curb.
- (9.) Number of Access Points – The number and spacing of access drives and driveways shall be subject to the standards, requirements and criteria set forth in Section 716 of the Subdivision and Land Development Ordinance. In the event that the requirements of this section are inconsistent with the criteria, regulations and standards of Section 716, Section 716 hereof shall be deemed controlling.
- (10.) Clear sight triangle shall be maintained in accordance with the Subdivision and Land Development Ordinance.