

# ARTICLE XI OFF-STREET PARKING AND LOADING REQUIREMENTS

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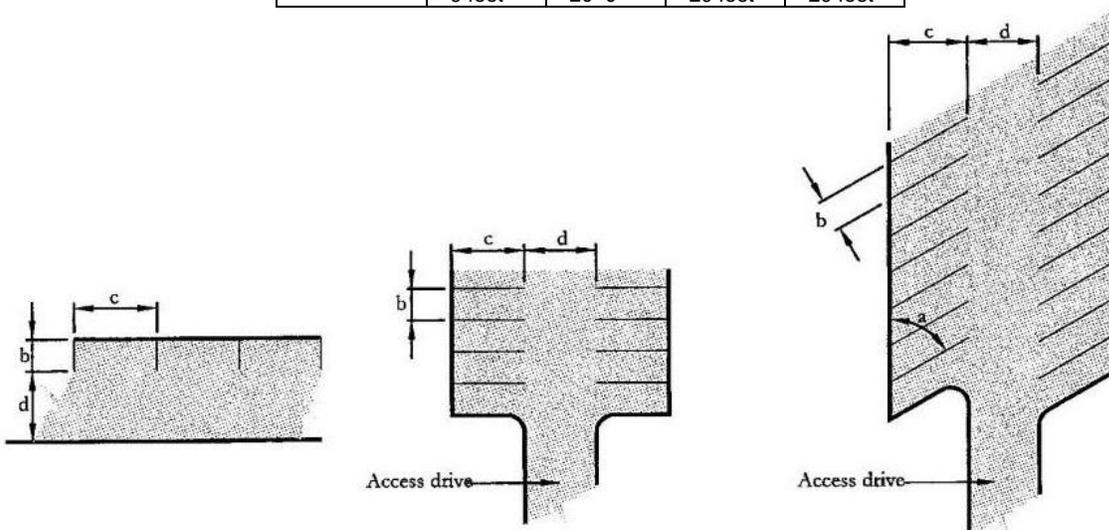
**Section 1. OFF-STREET PARKING SPACE REQUIREMENT**

1. **General Requirements:**

In all districts, in connection with every industrial business, institutional, recreational, residential, or any other use, there shall be provided, at any time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the following requirements:

- A. Parking areas shall be designated to comply with the Americans with Disabilities Act (ADA) in particular, the amount of ADA spaces required, their location, and dimensions.
- B. Parking spaces and aisle ways shall be designed in accordance with the following dimensional standards:

a. Angle	b. Stall Width	c. Stall Depth	d. Aisle 1-way	d. Aisle 2-way
0	9 feet	23'-0"	12 feet	20 feet
30	9 feet	17'-9"	9 feet	20 feet
45	9 feet	20'-6"	11 feet	20 feet
60	9 feet	21'-9"	17 feet	20 feet
90	9 feet	20'-0"	20 feet	20 feet



1. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than ten (10) feet in width in the case of a dwelling and not less than twenty (20) feet in width in all other cases, leading to the parking or storage areas or loading or unloading spaces required hereunder in such manner as to secure the most appropriate development of the property in question, but, except where provided in connection with a use permitted in a "R" District, such easement of access or access drive shall not be located in any "S" or "R" District.
  2. All driveways on Township roads shall require a permit from the Township Zoning Inspector.
  3. Driveways over culverts shall meet county and state requirements and the applicant shall ensure no harm will be caused to the roadway or drainage ditch.
- C. Front yards abutting streets may not be used for off-street parking. In commercial and industrial districts for uses with retail sales, no more than ten (10) percent of the total required parking area for the use may be located in a front yard abutting a street.
2. Number of Spaces to be Provided.  
In all districts there shall be provided off-street parking spaces in accordance with the following requirements at the time any building or structure is erected or structurally altered, except as provided in Section 2 (Special Parking Provisions) of this Article:

<b>Table of Parking Requirements</b>	
<b>Use</b>	<b>Parking Spaces Required</b>
Auto wash (automatic)	One (1) space for each one (1) employee on the maximum work shift. In addition, reservoir-parking spaces equal in number to five (5) times the maximum capacity of the auto wash. Maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by twenty (20).
Auto wash (self service or coin operated)	Three (3) spaces for each washing stall in addition to the stall itself.
Automobile or machinery sales and/or Service establishments	One (1) space for each two hundred (200) square feet of showroom floor area plus two (2) spaces for each service bay, plus one (1) space for each employee.
Barber and beauty shops	Two (2) spaces for each chair, plus one (1) space for each employee.
Contractors establishments	One (1) space for each employee, one (1) space for each vehicle stored on the premises, plus, two (2) spaces for customer.
Cultural, philanthropic, and social - Community center, library, museum or art gallery	Ten (10) spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet.
Dance halls, catering hall, exhibition halls, and assembly halls without fixed seats	One (1) space for each thirty (30) square feet of usable floor space.
Dwellings - Mobile home park	Two (2) spaces per unit plus one (1) space for each two (2) employees of the park plus one (1) visitor space per five (5) units.
Dwellings- Rooming or boarding houses	One (1) space for each bedroom.
Dwellings - Single family	Two (2) spaces for each dwelling unit.
Dwellings - Senior citizens units	One (1) space for each dwelling unit, plus one (1) space for each employee.
Dwellings - Two family and multiple family	Two (2) spaces for each dwelling unit plus one additional space for every four units in the development.
Dwellings Emphasizing Special Services, Treatment, or Supervision - Child care home, halfway house, sanitarium, convalescent home, home for the aged or similar institution.	One (1) space for each two (2) beds.
Dwellings Emphasizing Special Services, Treatment, or Supervision - Institutions where mentally ill persons are confined or penal and correctional facilities	One (1) space for every employee on the maximum work shift.
Educational - Elementary and junior high schools	One space for each employee plus one (1) space for each classroom, including portables, in addition to the requirements for auditoriums.
Educational - Senior high schools, trade or vocational schools, community colleges, colleges, universities (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	One (1) space for each employee plus one (1) space for each four (4) students of the rated capacity, plus the requirements for auditoriums.

<b>Table of Parking Requirements</b>	
<b>Use</b>	<b>Parking Spaces Required</b>
Fraternal and philanthropic - Fraternities, sororities	One (1) space for each two beds, or one (1) for each five (5) permitted active members, whichever is greater.
Fraternal and philanthropic - Private clubs, lodge halls, and similar uses	One (1) space for each four (4) member families, plus spaces as required for each accessory use, such as a restaurant.
Gasoline service stations	Two (2) spaces for each lubrication stall, rack, or pit; and one (1) for each gasoline pump.
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area	One (1) space for each bed or exam room, plus one (1) space for each two (2) employees.
Junk Yards	One (1) space for each employee plus one (1) space for each operating vehicle stored on the on the premises, plus (2) spaces for each acre of land in the yard.
Laundry (self-serve) or dry cleaning stores	One (1) space for each two (2) washing, drying, or dry cleaning machines.
Manufacturing, processing, repair, assembly, or research establishments and related accessory office - Majority of dollar volume of business not done with walk-in-trade	One (1) space for every (1) employee in the largest working shift, plus space to accommodate all trucks and other vehicles used in connection therewith.
Manufacturing, processing, repair, assembly, or research establishments and related accessory office -Majority of dollar volume of business done with walk-intrade	One (1) space for each four hundred (400) square feet of gross floor area, except that, if permissible in a B district, such use shall provide one (1) space for each two hundred (200) square feet of gross floor area.
Mortuary or funeral home	One (1) space for each fifty (50) square feet of floor space in slumber rooms, parlors, or individual funeral services room.
Motel, hotel, or other commercial lodging establishment	One (1) space for each one (1) occupancy unit, plus one (1) space for each one (1) employee; plus additional spaces for restaurant or other facilities pursuant to other sections of the Table.
Offices and services - Banks with drive-in windows	One (1) space for each one hundred (100) square feet of usable floor space plus five(5) stacking spaces of twenty feet length for each teller window or bay.
Offices and services - Operations designed to attract and serve customers or clients on the premises (such as the offices of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc.)	One (1) space for each two hundred (200) square feet of usable floor space.
Offices and services - Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	One (1) space for each four hundred (400) square feet of usable floor space.
Offices or clinics of physicians, dentists or similar professions with not more than 10,000 square feet of GFA	One (1) space for each fifty (50) square feet of usable floor area in waiting rooms and one (1) space for each examining room, dental chair, laboratory, or similar use area to be occupied by patients or employees.

<b>Table of Parking Requirements</b>	
<b>Use</b>	<b>Parking Spaces Required</b>
Planned commercial or shopping center	<p>Three and one-half (3.5) spaces for each 1,000 square feet of gross leasable area (GLA) for the first 100,000 square feet.</p> <p>For centers with freestanding or attached cinemas occupying up to ten (10) percent of the total center GLA, three (3) additional spaces are required for every one hundred (100) cinema seats.</p> <p>For centers with food services occupying up to 10 percent of the total GLA, an additional ten (10) spaces per 1,000 square feet of food service tenant area is required.</p> <p>Four (4) spaces for each 1,000 square feet of GLA are required for centers having 100,001 to 400,000 square feet of GLA.</p> <p>For centers having 100,001 to 200,000 square feet of GLA with freestanding or attached cinemas occupying up to ten (ten) percent of the total center GLA, three (3) additional spaces are required for every one hundred (100) cinema seats above four hundred fifty (450) seats.</p> <p>For centers having greater than 200,000 square feet of GLA, three (3) additional spaces are required for every one hundred (100) cinema seats above seven hundred fifty (750) seats.</p> <p>For centers having 100,001 to 200,000 square feet of GLA with food services occupying up to 10 percent of the total GLA, six (6) additional spaces per 1,000 square feet of food service tenant area is required.</p> <p>For centers having 200,001 to 400,000 square feet of GLA with food services occupying up to ten (10) percent of the total GLA, no additional spaces are required.</p> <p>Four and one-half (4.5) spaces for each 1,000 square feet of GLA for centers having in excess of 400,000 square feet of GLA.</p> <p>For centers having greater than 200,000 square feet of GLA, three (3) additional spaces are required for every one hundred (100) cinema seats above seven hundred fifty (750) seats.</p> <p>For centers having 600,000 square feet or more of GLA with food services occupying up to ten (10) percent of the total GLA, the required parking may be reduced by four (4) spaces per 1,000 square feet of GLA devoted to food services.</p>

<b>Table of Parking Requirements</b>	
<b>Use</b>	<b>Parking Spaces Required</b>
Recreation, amusement, entertainment - Auditoriums, automobile and motorcycle racing tracks, sports arenas or stadiums, theaters, and assembly halls	One (1) space for each four (4) seats that the facility is designed to accommodate when used to the maximum capacity.
Recreation, amusement, entertainment - Bowling alley	Seven (7) spaces for each lane; plus one (1) additional space for each two hundred(200) square feet of area used for accessory uses such as eating, drinking or other recreation.
Recreation, amusement, entertainment - Golf and country clubs	Six (6) spaces for each golf hole and one (1) space for each employee plus spaces required for each accessory use such as a restaurant.
Recreation, amusement, entertainment - Golf driving ranges not accessory to golf courses	One (1) space per tee plus one (1) space per 200 square feet in building gross floor area
Recreation, amusement, entertainment - "Par-3" golf course.	Two (2) spaces per golf hole plus one (1) space per two hundred (200) square feet of building gross floor area.
Recreation, amusement, entertainment - Miniature golf, skateboard parks, water slides, and similar uses	One (1) space per 300 square feet of area plus one (1) space per two hundred (200) square feet of building gross floor area.
Recreation, amusement, entertainment - Indoor and outdoor athletic and exercise facilities, tennis and squash courts, swimming pools, skating rinks, and billiard and pool halls)	One (1) space for each two hundred (200) square feet of gross floor area within enclosed buildings, plus one (1) space for every three persons that the facilities are designed to accommodate when used to the maximum capacity.
Religious - Churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	One (1) space for each four (4) seats in the portion of the religious building to be used for services, plus spaces for any residential use as determined in accordance with the parking requirements set forth for dwellings, plus one (1) space for every two hundred (200) square feet of gross floor area designed to be used neither for services nor residential purposes.
Restaurant, bar, or night club for sale and consumption on the premises of beverages, food or refreshments	One (1) space for each seventy-five (75) square feet of usable floor space.
Restaurant with drive-through facility	One (1) space for each twenty-five (25 ) feet of usable floor space.
Sales and rental of goods, merchandise, and equipment - Convenience stores	One (1) space for each one hundred fifty (150) square feet of gross floor area plus one (1) space for each two (2) employees on the maximum work shift.
Sales and rental of goods, merchandise, and equipment - Large and bulky items (such as furniture stores, carpet stores, major appliance stores, and showrooms of a plumber, decorator, electrician, or similar trade)	One (1) space for each four hundred (400) s.f. of gross floor area plus one (1) space for each two (2) employees on the maximum work shift.
Sales and rental of goods, merchandise, and equipment - Small, portable items	One (1) space for each two hundred fifty (250) s.f. of gross floor area plus one (1) space for each two (2) employees on the maximum work shift.
Sales and rental of goods, merchandise, and equipment - Warehouses and wholesale establishments and related accessory office	(1) space for every one (1) employee in the largest working shift, but not less than five (5) spaces; plus three (3) spaces for each 1,000 s.f. of gross floor area; plus space to accommodate all trucks and other vehicles in connection therewith.

### 3. Rules Governing the Determination of the Number of Spaces

When computing the number of spaces required in Section 1.2 (Number of Spaces to be Provided) of this Article, the following rules shall govern:

- A. "Floor area" shall mean the gross floor area of the specified use.
- B. For all uses without separate seats, each eighteen (18) inches (or fraction thereof) of seating space shall be considered one (1) seat.
- C. Where fractional spaces result, the parking spaces required shall be constructed to be the nearest whole number.
- D. The parking spaces requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
- E. Whenever a building or use constructed or established after the effective date of this Resolution is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Resolution is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

## **Section 2. SPECIAL PARKING PROVISIONS**

### 1. Satellite Parking.

All parking spaces required herein shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not to exceed three hundred (300) feet from an institutional building served and not to exceed five hundred (500) feet from any other non-residential building served.

### 2. Joint Use of Required Parking Spaces.

Not more than fifty (50) percent of the parking spaces required for (a) theaters, bowling alleys, dance halls, nightclubs, or cafes, and up to one hundred (100) percent of the parking spaces required for a church or school auditorium may be provided and used jointly by (b) banks, offices, retail stores, repair shops, services establishments and similar uses not normally open, used or operated during the same hours as those listed in (a); provided, however, that written agreement thereto is properly executed and filed as specified in Section 2.3 hereof.

3. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the Township Legal Advisor and executed by the Trustee of the Township and shall be filed with the application for a building permit.

## **Section 3. DEVELOPMENT AND MAINTENANCE OF PARKING AREAS**

Every parcel of land hereafter used as a public, commercial or private parking area shall be developed and maintained in accordance with the following requirements:

### 1. Screening and Landscaping.

Off-street parking areas shall comply with the screening and landscaping requirements of Article X, Section 7 (Off-street Parking Area Landscaping and Screening).

### 2. Minimum Distance and Setbacks

- A. Off-street parking facilities in any "B" District or "M" District shall not be nearer than fifty (50) feet to any "A" or "R" District.

B. No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot, unless screened by an unpierced masonry wall or acceptable design. If on the same lot with a main building, the parking area shall not be located within the front yard or side street side yard required for such building. In no case shall any part of a parking area, aisle, or driveway be closer than five (5) feet to any established street, alley right-of-way, or property line. The wall or hedge required in Subsection 1 hereof shall be set back from each street, the same as if it were a building wall, so as to observe the front yard and side street side yard requirements of this Resolution.

3. Surfacing.

Any off-street parking area for more than five (5) vehicles shall be graded for proper drainage and surfaced with an asphalt or Portland cement binder pavement so as to provide a durable and dustless surface and shall be so arranged and marked as to provide for orderly and safe parking and storage of self-propelled vehicles. The foregoing surfacing requirements shall not apply to a parking area in an "M" District if more than two hundred (200) feet distant from any "R" District, except that a dustless surface shall be provided in any case.

4. Lighting.

Any lighting used to illuminate any off-street parking area shall be so arranged as to divert the light away from adjoining premises in any "R" District.

**Section 4. OFF-STREET LOADING REQUIREMENTS**

1. In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building a sufficient off-street loading and unloading area in accordance with this section to accommodate the delivery or shipment operations in a safe and convenient manner.
2. The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, given the nature of the development in question., The Zoning Commission may require more or less loading and unloading area if reasonably necessary to satisfy the foregoing standard.
  - A. The following table indicates the number and size of spaces that, presumptively, satisfy the standard set forth in this subsection.

Gross Leasable Area of Building	# Spaces
1,000 - 19,999	1
20,000 - 79,999	2
80,000 - 127,999	3
128,000 - 191,000	4
192,000 - 255,999	5
256,000 - 319,999	6
320,000 - 391,999	7
<b>Plus one (1) space for each additional 72,000 square feet or fraction thereof</b>	

- B. Each loading space shall be not less than twelve (12) feet in width, fifty-five (55) feet in length, and have an overhead clearance of fourteen (14) feet from the street grade.
3. Loading and unloading areas shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way. Further, the vehicles must be able to complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

4. Front yards abutting streets may not be used for loading.
5. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.
6. Whenever there exists a lot with one or more structures on it constructed before the effective date of this chapter; and a change in use that does not involve any enlargement of a structure is proposed for such lot; and the loading area requirements of this section cannot be satisfied because there is not sufficient area available on the lot that can practicably be used for loading and unloading, then the developer need only comply with this section to the extent reasonably possible.
7. Subject to the limitations specified in this Section, such loading requirements may occupy all or any part of any required yard or court space.
8. No such space shall be located closer than fifty (50) feet to any other lot in an any "S" or "R" District, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted board fence not less than six (6) feet in height.