

ARTICLE XI

Off Street Parking Standards

Section 1100 Parking

- a. Size of Parking Space: The minimum parking space shall be ten feet in width by twenty feet in depth (10' x 20').
- b. Aisle Width: Minimum aisle width shall be twenty-four (24) feet wide for two way traffic, and eighteen (18) feet wide for one way traffic.
- c. Spaces Required: Off-street parking spaces must be provided for each building erected or enlarged in accordance with the following schedule. When the computation to determine the number of required parking spaces results in a requirement of a fractional space, any fraction up to and including one-half (0.5) shall be disregarded, and fractions over one-half (0.5) shall equal one (1) space.

Type of Use	Minimum Number of Parking Spaces
<u>Parking Requirements for Residential Uses</u>	
Single Family Detached and Semi-detached Residential Dwellings and Conversion Apartments	Two (2) parking spaces for each dwelling unit.
Multiple Dwelling Structures	The total number of parking or garage spaces shall be not less than two (2) times the number of dwelling units in the building. A garage accessory to an apartment house shall provide only for the storage of vehicles of the owner, tenants, and employees.
Residential Group Homes	Minimum of two (2) parking spaces, plus one for each employee on a maximum shift and one for each bedroom.
<u>Parking Requirements for Commercial Uses</u>	
Beauty shops and barber shops	Three (3) parking spaces for each chair to be utilized in the business. If, however, the beauty shop or barber shop is legally part of a residence, two (2) spaces for each chair provided there and two (2) parking spaces for the residents.
Bowling Alley	At least five (5) spaces per bowling lane.
Commercial Kennels	One (1) space per employee plus three (3) spaces for customer parking.
Commercial Recreation	One (1) space per five (5) seats or similar accommodation; or one (1) space per two (2) lockers or similar accommodation, whichever yields the larger parking requirement.
Dance Halls, Roller Rinks, Clubs, Lodges, and Other Similar Places	At least one (1) parking space for each one hundred (100) square feet of floor area.

Type of Use	Minimum Number of Parking Spaces
Department/Variety Stores	Not less than one (1) parking space per every two hundred (200) square feet of Gross Leaseable Area, or fraction thereof.
Drive-through Restaurants or similar establishments	At least two (2) spaces for each fifty (50) square feet of building area.
Food Stores and Pharmacies	At least one (1) space for every one hundred (100) square feet of sales area.
Funeral Homes, Mortuaries and Undertaking Establishments	At least one (1) parking space for each three (3) seats for public use. Such space shall be in addition to employee parking needs, and service area for mobile equipment such as hearses and ambulances.
Home Businesses	One (1) space per non-resident employee plus two (2) spaces for customer parking.
No Impact Home Business	See Single Family Detached and Semi-detached Residential Dwellings and Conversion Apartments.
Hotels, Motels and Bed and Breakfast Inn	At least one (1) parking space for each guest room, plus one additional space for every two (2) full-time employees. If a restaurant in connection with the above is open to the public, the off-street parking facilities shall be not less than those required for restaurants, in addition to those required for guest rooms.
Medical, Dental and Veterinary Offices and Clinics	At least four (4) parking spaces per practitioner.
Office Building	One (1) space per 300 sq. ft. of gross floor area.
Open Areas Used For Commercial Purpose	At least one (1) parking space for each one thousand five hundred (1,500) square feet of area, or fraction thereof.
Personal service establishments	One (1) space for each one hundred (100) square feet of floor space or fraction thereof devoted to such use plus one (1) space per employee.
Restaurants, Taverns, and Bars	At least one (1) parking space for each four (4) customer seats, plus one (1) additional space for every two (2) full-time employees.
Retail Stores	At least one (1) parking space for each two hundred (200) square feet of gross floor area, exclusive of areas not used for sale or display of merchandise.
Self-Service Laundries	One (1) space per every 1.5 washing machines.
Vehicle Sales and Service or Vehicle Body Shops and Repair Garages	At least two (2) parking spaces for each two hundred (200) square feet of floor area devoted to sales, repairs, or service facilities, in addition to display and storage spaces.

Type of Use	Minimum Number of Parking Spaces
Vehicle Service Stations	At least one (1) parking space for every three (3) service bays plus every two (2) fuel pumps, or fraction thereof. In no case shall the spaces for permitted motor vehicles be less than five (5).
Vehicle Washes	No less than four (4) spaces per wash lane.
All other commercial uses	As determined by the Zoning Officer upon consultation with nationally recognized standards for the proposed use.
<u>Parking Requirements for Industrial Uses</u>	
Trucking Terminals	At least one (1) parking space for each employee on the largest shift, plus one space for each loading area. Loading areas cannot be counted as a required space.
Manufacturing, Printing or Publishing, and other Industrial Establishments	At least one (1) parking space for each employee on the largest shift, or each five thousand (5,000) square feet of gross floor area, whichever is greater.
Wholesale Sales, Storage or Distribution	At least one (1) space for each employee on the 2 largest shifts, or each five thousand (5,000) square feet of gross floor area, whichever is greater.
<u>Parking Requirements for Public and Quasi-Public Uses</u>	
Auditorium, Places of Worship , Theater & Other such places of Public Assembly	One (1) space per 4 seats.
Clubs, Lodges and Other similar places	One (1) space per 100 sq. ft. of gross floor area.
Day Care Centers and Nursery schools	One (1) space per employee plus three (3) spaces.
Elementary School	Two and one half (2.5) spaces for each classroom plus one (1) space for each five (5) seats in any auditorium or other place of public assembly.
Hospitals, Nursing or Convalescent Homes	Parking space shall be provided for visitors at the rate of at least one (1) parking space for each three (3) accommodations (beds) for patients, plus one (1) space for each employee on largest shift.
Miniature Golf Courses	At least two (2) parking spaces per hole.
Secondary Schools and Similar Educational Establishments	Four (4) spaces for each classroom plus one (1) space for each five (5) seats in any auditorium or other place of public assembly.
Swimming pools	Where a swimming pool is the principal use at least one (1) parking space for each four (4) persons based upon the designed capacity of the pool.

Type of Use	Minimum Number of Parking Spaces
<u>All Other Uses</u>	For other uses that do not fit into one of the above categories, determination of the required number of off-street parking spaces shall be made by the Zoning Officer based on review of national standards for such unidentified use. It is the intent of these regulations that adequate off-street parking and loading facilities are provided for each land use.

- d. Location: The parking area must be on the same or nearby premises. If on nearby premises -
 - 1) The nearest point of the parking lot shall be not further than the following distances to the nearest point of the property served: 100 feet in the case of a commercial use, 200 feet in the case of a residential use, and 300 feet in the case of an industrial use.
 - 2) The parking area must remain under control of the owner or operator of the use to which the parking area is appurtenant.

- e. Layout: Parking areas must be arranged so there will be no need for motorists to back over:
 - 1) Local streets, except in the case of residential uses.
 - 2) Major thoroughfares.

- f. Parking Area Adjacent to Street: For multi-family and nonresidential uses where a parking area or other area open to movement of vehicles abuts the right-of-way of a public street, a pipe railing, post and chain barricade, raised curbs or equally effective devices satisfactory to the Borough must line the public right-of-way except at access points so that parked vehicles will not extend into the street right-of-way.

- g. Paving: For commercial, industrial and multi-family residential uses, all required parking areas and driveways must be paved with concrete or bituminous paving material.

- h. Areas Computed as Parking Spaces: Areas that may be computed as open or enclosed off-street parking spaces include any private garage, carport, or other area available for parking, other than a street or driveway. However, a driveway within

a required front yard for a single-family or two-family residence may count as one parking space.

- i. Large Parking Areas: Parking areas of one-half (1/2) acre or more shall have at least five (5) percent of the total area devoted to landscaping within the interior of the parking area.
- j. Joint Facilities: Required parking spaces, open or enclosed, may be provided in spaces designed to serve jointly two or more establishments whether or not located on the same lot, provided that the number of required spaces in such joint facilities shall not be less than the total required for all such establishments.
- k. Combined Spaces: When any lot contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the extent of that use. Where it can be conclusively demonstrated that one or more such uses will be generating a demand for parking spaces primarily during periods when the other use or uses is not or are not in operation, Borough Council may reduce the total parking spaces required with the use having the least amount of parking requirement only and recorded with the deed as the combined space agreement. The combined space agreement will not transfer with property unless approved by Borough Council.
- l. Multiple Uses in Single Structure: When two or more uses that require off-street parking spaces are located in a single structure, the separate parking requirements for each use shall be applied.
- m. Location and Ownership: Required accessory parking spaces, open or enclosed, shall be provided upon the same lot as the use to which they are accessory or elsewhere, provided all spaces therein are located within reasonable walking distance of such lot. In all cases such parking spaces shall conform to all the regulations of the district in which the parking spaces are located; and in no event shall such parking spaces be located in any Residential District unless the use to which the spaces are accessory are permitted in such Residential Districts or upon approval by the Zoning Officer. Satisfactory arrangements shall be made to maintain the required number of spaces available either (a) throughout the existence of such use to which they are accessory, or (b) until such spaces are provided elsewhere.
- n. On Lots Divided by District Boundaries: When a parking lot is located partly in one district and partly in another district, the regulations for the district requiring the greater number of parking spaces shall apply to all of the lot. Parking spaces on such a lot may be located without regard to district lines, provided that no such

parking spaces shall be located in any Residential District, unless the use to which they are accessory is permitted in such district, or upon approval of the Zoning Officer.

o. Handicapped Parking:

Handicapped accessible parking shall be provided in accordance with the requirements of the Americans with Disabilities Act, as may be amended from time to time.

- 1) Said spaces shall be most accessible and approximate to the building or buildings that the parking spaces shall serve.
- 2) Each space or group of spaces shall be identified with a clearly visible sign displaying the international symbol of access.
- 3) Each space shall be twelve (12) feet wide to allow room for persons in wheelchairs or on braces or crutches to get in and out of either side of an automobile onto level, paved surface suitable for wheeling and walking. The depth of the space shall be twenty (20) feet.
- 4) Parking spaces shall be provided in accordance with the following Table:

Total Parking Spaces in Lot	Required Minimum Number of Accessible Spaces
1 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 1000	2 percent of total
1001 and over	20 plus 1 for each

	100 over 1000
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- 5) Where possible, such spaces shall be located so that persons in wheelchairs or using braces or crutches are not compelled to wheel or walk behind parked cars.
- 6) Where applicable, curb ramps shall be provided to permit handicapped people access from the parking lot to the sidewalk or building entrance.

p. Exemptions to Off-Street Parking Requirements

- 1) Where the occupancy of an apartment building is limited to a special group, such as the elderly or handicapped, not normally requiring off-street parking to the extent of other uses, such building shall be exempted from the parking space requirements of this section; provided, however, that in no instance shall less than one off-street space be provided for each four units in such building.
- 2) When a use is expanded in size or when a use occurs requiring a greater number of off-street parking facilities than the existing use, the owner and/or occupant shall be required to provide only that number of additional off-street parking facilities required by the new use or expanded portion of the existing use; provided, however, no existing off-street parking facilities shall be eliminated unless all applicable off-street parking requirements are met.

Section 1101 Loading: The Zoning Officer shall determine the need for loading spaces based on the availability of land area to accommodate the loading area, and impact the use has on the surrounding transportation network during delivery times.

- a. Size; Surfacing: The loading space must be not less than 12 feet wide and 50 feet long. It must be surfaced with a bituminous or concrete paving material.
- b. Spaces Required: Off-street loading spaces must be provided for each building erected or enlarged in accordance with the following schedule:

<u>Type of Use</u>	<u>Number of Loading Spaces</u>
Manufacturing, storage, display or sale of goods, hospitals and sanitarium	1 space for a gross floor area of 5,000 to 25,000 square feet and 1 additional space for each 10,000 square feet of gross floor area in excess of 25,000 square feet.
Offices, hotels, theaters or similar uses	1 space for a gross floor area of from 20,000 to 100,000 square feet and 1 additional space for each 40,000 square feet of gross floor area in excess of 100,000 square feet.

- c. Layout: The loading area must be arranged so that there will be no need for motorists to back over public rights-of-way and must not be located in the front yard area.