

2901 OFF-STREET DESIGN (cont'd)

Exceptions to previous table:

Bumper Overhang Deduct one and one half (1 ½) feet from stall depth to wall or three (3) feet from wall for 45° and 60° parking. The equivalent dimensions for 75° and 90° parking are two (2) feet and four (4) feet respectively.

Natural Features Where natural and /or man-made obstacles, obstructions, or other features such as landscaping, support columns, or grade differences exist, the Zoning Manager may approve a reduction in required stall width, length, and/or aisle width as part of the Project Plan Review process. In instances where a reduction is requested, emergency vehicle access shall be considered and incorporated into the parking lot design.

2902 DRIVEWAYS

A driveway width shall be:

- Nine (9) feet minimum width for 1-family or 2-family dwellings
- Thirty (30) feet maximum width for 1-family or 2-family dwellings
- Twenty (20) feet for all other uses

2903 SURFACING

All off-street parking spaces, driveways, drive aisles, entrances, exits, circulation and maneuvering areas, and interior lanes for all uses shall be surfaced prior to occupancy of the building. Surfacing shall be accomplished with asphalt, concrete or a masonry-type material. Stone or gravel is not considered a masonry-type material.

All parking lots shall be clearly identified and marked with paint lines, curbs, or some other manner approved by the Zoning Department and shall be maintained in good condition and free of dust, trash, or other debris.

2904 DRAINAGE

All parking spaces, driveways, entrances, exits, circulation and maneuvering areas and interior lanes, shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways, or onto the public roads. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.

2905 SIGNS

Where necessary, the entrances, exits and intended circulation pattern of the parking area shall be clearly marked. Directional signs shall not contain the business name or business logo.

2906 COMMERCIAL VEHICLES

Truck, tractors, truck trailers, dump trucks exceeding 26,000 lbs., or other vehicles exceeding a maximum Gross Vehicle Weight of 12,000 lbs. shall not be parked, stored or kept on any parcel in any A or R District except when making deliveries.

Only one commercial vehicle not exceeding 12,000 lbs. maximum Gross Vehicle Weight may be parked or stored per dwelling unit. Vehicles used for agricultural purposes in agricultural areas are exempt.

2907 SHARED PARKING

Shared parking spaces on lots adjacent to one another may be approved by the Zoning Department, in conjunction with Project Plan Review, for a mixed use project located at the same location and having different peak parking demands and operating hours. Applicants shall comply with the requirements listed herein pertaining to the use of the building(s).

In cases where shared parking is requested on lots under different ownership, a three party agreement between the Township and owners shall be required and subject to approval by the Township legal counsel. The agreement shall be recorded, passing with ownership of the land, and filed with the Zoning Certificate application. The Zoning Department may require periodic review of the Shared Parking Plan per use(s) of those properties referenced in said agreement. Said plan shall include:

- Number of parking spaces required and spaces provided
- Use or uses of the building(s)
- Estimated spaces for each building or entity included in the parking agreement

2908 DEFERRED PARKING

To avoid constructing parking spaces that are not necessary, as well as reduce the visual and drainage impacts caused by large impervious areas, the Zoning Manager may approve some portion of the required parking spaces of a development to be deferred if the conditions and requirements are satisfied during Project Plan Review.

The developer shall illustrate the layout of the required parking spaces as established in this Zoning Resolution, and then designate which parking spaces are to be deferred. The parking spaces shall not be assigned to areas required for landscape, buffer areas, unsuitable areas due to physical characteristics of the land, or other requirements of this Resolution.

The plan shall be accompanied by a written agreement of commitment and be referenced on the site plan. This reference shall specify that at any time, should the Zoning Manager determine that the additional spaces are needed to conform with the Zoning Resolution, the deferred spaces shall be converted to usable parking spaces, as indicated in the original site plan and at the expense of the developer.

2909 REQUIREMENTS

All parking spaces shall meet the following standards:

A. Commercial and Industrial Districts

- Five (5) feet minimum setback from any side or rear property line.
- Fifteen (15) feet minimum setback from a right-of-way line and outside the required landscape strip.
- Installation of curbs or wheel stops for parking stalls to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure.

When abutting a Residential District see the required setbacks in specified Zoning District.

2910 DETERMINATION OF SPACES

- A.** Whenever there is more than one type of use on a parcel, the area allocated for each specific use must be identified.
- B.** Each separate or distinct use on the site shall meet its own specific parking space requirement. Any proposed use on a site, which cannot satisfy the parking requirement, shall be strictly prohibited.
- C.** The total number of parking spaces required on-site shall be the sum of the requirement for each use on the premises.
- D.** Whenever the total sum computed for required off-street parking or loading spaces includes a fraction, the next higher whole number shall be required.
- E.** For purposes of off-street parking and loading requirements, “gross floor area” shall include all of the area on each floor, excluding interior automobile display areas.
- F.** Where seating capacity is the standard for determining parking space requirements, the capacity means the number of seating units, or each eighteen (18) lineal inches of benches, or pews, unless occupancy standards set by the Fire Marshall, require a greater number of parking spaces, which shall then be the minimum number of parking spaces required.
- G.** The parking space requirements for a use not specifically identified in this Resolution shall be the parking requirements for the use that is most similar.

2911 RESIDENTIAL

The number of off-street parking spaces to be provided shall not be less than the following:

<u>USE</u>	<u>REQUIRED SPACES</u>
1-FAMILY, 2-FAMILY DWELLING	2 per dwelling unit
ACCESSORY DWELLING UNIT	1 per ADU
MULTIFAMILY	2 per dwelling unit
BED AND BREAKFAST	1 per guest room
ROOMING HOUSE	1 per rented room

2912 COMMERCIAL USES

The required number of off-street parking spaces to be provided per gross floor area, unless noted otherwise, and shall not be less than the following:

<u>USE</u>	<u>REQUIRED SPACES</u>
ANIMAL KENNEL, SALES, GROOMING, VET ENTERTAINMENT FACILITY	1 per 300 square feet
AUDITORIUM, BANQUET HALL, BINGO HALL, CONFERENCE CENTER, DANCE HALL, STADIUM, THEATER	1 per 175 square feet
AUTO CAR WASH FACILITY	1 per 75 square feet
AUTO REPAIR.....	2 per site (washing bay is not a parking space) 1 per 200 square feet customer service area and 2 per service bay
AUTO SALES.....	1 per 5,000 square feet developed lot area for vehicle display and 1 per 300 square feet customer service area; not to exceed 30 designated customer parking spaces
BARBER SHOP, BEAUTY SHOP.....	1 per 75 square feet
BOWLING CENTER.....	5 per lane and 1 per 200 square feet of restaurant/bar area
CONVENIENCE STORE.....	1 per 300 square feet
DORMITORY.....	1 per 2 beds
DRIVE-THROUGH SERVICE.....	see Section 2915
FINANCIAL INSTITUTION.....	1 per 400 square feet
FUNERAL HOME, MORTUARY.....	1 per 100 square feet
GOLF COURSE.....	6 per hole and 1 per each employee at maximum shift
HARDWARE STORE.....	1 per 200 square feet
HOTEL, MOTEL.....	1 per sleeping room and 1 per 400 square feet of meeting area and restaurant
JUNKYARD, SALVAGE YARD.....	1 per acre
NURSERY, GREENHOUSE.....	1 per 400 square feet
OFFICE, ADMINISTRATIVE AND PROFESSIONAL.	1 per 300 square feet
OFFICE, INSURANCE.....	1 per 400 square feet

2912 COMMERCIAL USES (cont'd)

OFFICE, MEDICAL.....	1 per 200 square feet
OFFICE, REAL ESTATE.....	1 per 400 square feet
PHOTOGRAPHY STUDIO.....	1 per 300 square feet
PLUMBING AND HEATING.....	1 per 900 square feet
PRINTING AND PUBLISHING.....	1 per 600 square feet
RESTAURANT, TAVERN, NIGHTCLUB	1 per 75 square feet or 1 per 125 square feet in a multi-tenant building
RETAIL, GENERAL.....	1 per 200 square feet
RETAIL, GENERAL 50,000+ square feet	1 per 300 square feet

2913 INDUSTRIAL USES

The required number of off-street parking spaces to be provided shall not be less than the following:

SQUARE FEET	<u>WAREHOUSE AREA</u>	<u>REQUIRED SPACES</u> <u>MANUFACTURING AREA</u>
1-20,000 and 1 per business vehicle	1 per 1,000 square feet	1 per 750 square feet
20,001 - 120,000 and 1 per business vehicle	1 per 5,000 square feet	1 per 1,500 square feet
120,001 + and 1 per business vehicle	1 per 10,000 square feet	1 per 3,000 square feet

	<u>REQUIRED SPACES</u>
SELF SERVE STORAGE FACILITY	2 per facility and 1 per employee
TRUCK TERMINAL	1 per 1,000 square feet of gross floor area

2914 INSTITUTIONAL PARKING

The required number of off-street parking spaces to be provided shall not be less than the following:

<u>USE</u>	<u>REQUIRED SPACES</u>
ADULT DAY CARE	1 per 150 square feet
ART GALLERY	1 per 300 square feet
CHILD DAY CARE, NURSERY SCHOOL	2 per 5 students and 1 per each employee on maximum shift
CHURCH, PLACE OF WORSHIP CLUB OR LODGE	1 per 5 seats in sanctuary 1 per 3 persons allowed per max. occupancy load as established by local, county, and state levels of the fire, building or health codes
COLLEGE OR HIGH SCHOOL	1 per 4 students and 1 per 4 seats in auditorium or gym, whichever is greater
COMMUNITY CENTER	1 per 250 square feet
ELEMENTARY SCHOOL	2 per classroom and 1 per 4 seats in auditorium or gym, whichever is greater
HOSPITAL	1 per bed
LIBRARY	1 per 250 square feet
MUSEUM	1 per 300 square feet
RESIDENTIAL CARE FACILITY	1 per 4 beds

2915 LOADING SPACES

Off-street loading spaces must be provided in accordance with the following minimum ratios:

<u>FLOOR AREA</u>	<u>REQUIRED LOADING SPACES</u>
Commercial or Industrial uses involving the retail or wholesale exchange, sale, storage, processing or manufacturing of merchandise, or personal property of any use:	
Under 5,000 square feet	None
5,000 – 9,999 square feet	1
10,000 – 29,999 square feet	2
30,000 – 89,999 square feet	3
90,000 – 149,999 square feet	4
150,000 – 249,999 square feet	5
250,000 square feet or more	5

Business, Institutional, personal or professional service uses, including but not limited to offices, hotels, motels, recreational or entertainment uses:

Under 20,000 square feet	None
20,000 – 99,999 square feet	1
100,000 – 349,000 square feet	2
350,000 square feet or more	2 + 1 for each additional 80,000 square feet

2916 DRIVE-THROUGH SERVICE

Any commercial activity such as a financial institution, car wash, photo pickup, retail, or other similar use providing services accessible to persons who remain in their automobiles providing drive-through service windows shall provide no less than four (4) vehicle storage spaces at each service window.

Drive-through service windows at restaurants shall provide a minimum seven (7) vehicle storage spaces at each service window. Each storage space for any use must be a minimum ten (10') feet by twenty (20') feet in size.