

ARTICLE XVI

OFF-STREET PARKING AND LOADING

SECTION 1600 APPLICABILITY

Off-street parking spaces shall be provided in accordance with the specifications in this Article in any District whenever any new use is established or existing use is enlarged.

SECTION 1601 OFF-STREET PARKING DESIGN

Parking areas in all Zoning Districts shall comply with the following standards:

1601.1 Size

Each off-street parking space shall have an area of not less than one hundred sixty-two (162) square feet, exclusive of access drives or aisles, shall have minimum dimensions of nine (9) feet in width and eighteen(18) feet in length and shall be maintained free from obstruction. Parking areas shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto the cartway of any public street.

1601.2 Design

The minimum dimensions of aisles and driveways shall be as follows:

- a. Minimum width of aisles providing two-way travel shall be twenty-two (22) feet.
- b. One-way aisles shall not be dead-ended. A functional exit or turnaround shall be provided. Minimum width of aisles providing one-way travel shall vary with the angle of parking, as follows:

Parallel	12 feet
30 degree	14 feet
45 degree	16 feet
60 degree	20 feet
90 degree	22 feet

- c. The minimum width of entrance and exit drives shall be:
 - 1. For one-way travel, a minimum of twelve (12) feet.
 - 2. For two-way travel, a minimum of twenty-two (22) feet.
 - 3. A maximum of thirty-five (35) feet at the street line and fifty-four (54) feet at the curb line.

4. Adequate sight distance shall be provided, subject to review and approval by the Township Engineer. Driveways shall not exceed a slope of ten percent (10%) within twelve (12) feet of the street right-of-way line.
- d. Fire lanes shall be provided in accordance with the requirements of the Township Fire Code and the Township Fire Department.

1601.3 Access

Access to parking areas shall be provided in accordance with the following requirements:

- a. When an existing lot does not adjoin a public or private street, alley or easement of access, an access drive shall be provided leading to the parking areas.
- b. Access to off-street parking areas shall be limited to well defined locations, and in no case shall there be unrestricted access along the length of a street. In any District, other than a Residential District, the street frontage shall be curbed to restrict access to the lot, except where access drives are proposed.
- c. The number of access drives from a single lot or development to any public street shall not exceed two (2) for every four hundred (400) feet of street frontage.
- d. Except on corner lots, access drives shall be located at least two hundred (200) feet from the intersection of any two (2) street right-of-way lines. Where a site has frontage on more than one (1) street, access shall be provided from the street with the lower traffic volume, if physically practical.
- e. Access drives entering State highways are subject to a Highway Occupancy Permit issued by the Pennsylvania Department of Transportation (PA DOT). Access drives entering Township streets shall be graded to conform to existing topography and shall be designed so that drainage will not adversely impact the street or adjoining properties.
- f. Each parking space shall have access directly to a driveway. Interior circulation of traffic shall be designed so that no driveway providing access to parking spaces shall be used as a through street. Interior traffic circulation shall be designed to ensure safety and access by emergency vehicles.

1601.4 Joint Use of Facilities

Two (2) or more uses may provide the required parking in a common parking lot, if the total spaces provided are not less than the sum of the spaces required for each use individually. However, the number of spaces required in a common parking facility may be reduced below the total as a use by special exception to be granted by the Zoning Hearing Board, provided it can be demonstrated that the hours or days of operation or peak parking needed for the uses are so different that a lower total will provide adequately for all uses served by the facility.

1601.5 Safety Requirements

The Board of Supervisors shall consider whether safety requirements are warranted to reduce traffic hazards which endanger public safety. The developer shall be responsible for construction of any required islands, acceleration, deceleration or turning lanes and shall bear the cost of installing any required traffic control devices, signs or pavement markings within and adjoining the boundaries of the development site.

1601.6 Marking

In parking areas which contain five (5) or more spaces, all parking spaces shall be clearly delineated by painted lines or markers. Parking spaces shall be provided with bumper guards or wheel stops, where necessary, for safety or protection to adjacent structures or landscaped areas. All vehicular entrances and exits to parking areas shall be clearly marked for all conditions. Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings. Handicapped parking shall be appropriately marked.

1601.7 Parking Areas Serving Residential Dwellings

Parking requirements for single family, two family, triplex, fourplex and townhouse dwellings shall be met by providing the required spaces in an enclosed garage or in a private driveway on the lot. Parking for garden apartments shall be provided in a paved, striped and curbed off-street parking area.

1601.8 Parking Areas Serving Uses Other Than Residential Dwellings

Parking requirements for all uses other than residential dwellings shall be met by providing a paved, striped and curbed off-street parking area.

1601.9 Location of Parking Areas

Required parking spaces shall be located on the same lot with the principal use. In the case where adequate lot area does not exist on the same lot to meet the parking requirements, the Board of Supervisors may approve off-site parking, provided it is

located no more than four hundred (400) feet from the principal entrance to the building it is intended to serve and evidence of a lease agreement or cross-easement is submitted for any property under different ownership proposed to be used for off-site parking.

No parking area containing more than five (5) parking spaces shall be located closer than ten (10) feet to any adjoining property line and parking authorized in front yards shall be located at least ten (10) feet from the street right-of-way line.

1601.10 Screening and Landscaping

Parking areas containing more than ten (10) parking spaces shall be effectively screened by a Buffer Area "C", as defined by §1502.1 of this Ordinance, along any property line which adjoins a residential use or Residential Zoning District classification. Parking areas containing more than twenty (20) spaces shall provide the landscaping required by §1502.10(h).

In addition, a planting strip at least five (5) feet wide shall be provided between the edge of the right-of-way and any parking area authorized in any yard which fronts on a street in accordance with §1502.10(i).

1601.11 Surfacing

With the exception of parking areas serving single family dwellings and two family dwellings, all parking areas and access drives shall have a paved, concrete, interlocking brick or stone or bituminous surface, graded with positive drainage to dispose of surface water. The maximum finished slope of parking aisles and spaces in parking areas containing fifty (50) or more spaces shall be five percent (5%).

1601.12 Lighting

Any lighting used to illuminate off-street parking areas shall be designed to reflect the light away from the adjoining premises of any Residential Zoning District or residential use and away from any streets or highways. Light standards shall not exceed thirty-five (35) feet in height. The lighting system shall furnish an average minimum of 1.0 footcandle during hours of operation and shall not produce spillover lighting on any adjacent property in excess of 0.5 footcandles.

1601.13 Stormwater Management

All paved areas shall be designed so that stormwater runoff shall not adversely affect adjacent properties. The method of stormwater management and the design of the proposed facilities shall be subject to the requirements of the Township Stormwater Management Ordinance and to review and recommendation by the Township Engineer.

SECTION 1602 OFF-STREET PARKING REQUIREMENTS

Any new use or change of use in any Zoning District shall comply with the following minimum requirements for the provision of off-street parking spaces:

1602.1 When the calculation of required parking spaces results in a requirement of a fractional parking space, any fraction shall be counted as one (1) parking space.

1602.2 Where more than one (1) use exists on a lot, parking requirements for each use shall be provided.

1602.3 The following table of parking requirements specifies the number of spaces required for various categories of uses in any Zoning District:

USE	PARKING SPACES REQUIRED
Single Family and Two Family Dwellings	Two (2) spaces per dwelling unit.
Garden Apartments, Triplex, Fourplex, Townhouse or Mobile Home Park	Two (2) spaces per dwelling unit plus 0.5 spaces per dwelling unit for visitors located within 300 feet of the units they are intended to serve.
Community Centers in a Planned Residential Development or Subdivision	One (1) space for each ten (10) dwelling units in the development
Agriculture	One (1) space per employee
Agricultural Sales, Nursery or Greenhouse Sales	One (1) space per employee plus one (1) space for each 400 sq. ft. of growing and display area accessible to the public
Forestry, Fishing	One (1) space per employee
Mineral Removal	One (1) space for each employee on the two (2) largest shifts, combined
Churches	One (1) space per four (4) seats or eighty (80) lineal inches of pew, or if there are no pews or seats, one (1) per fifteen (15) sq. ft. of floor area used for assembly
Day Care Center Pre-school Facility	One (1) space for each teacher and/or employee on largest shift plus one (1) space per each six (6) students
Public Utility Building or Structure	One (1) space per employee on peak shift plus one (1) space for each service vehicle stored on the lot.
Schools, Elementary and Junior High	One (1) space for each employee or faculty member
Schools, Secondary and Post Secondary	One (1) space for each employee or faculty member plus one (1) space for each ten (10) students

USE	PARKING SPACES REQUIRED
Theater, Auditorium or Gymnasium	One (1) space per four (4) seats
Hospitals and Nursing Homes	One (1) space per three (3) beds and one (1) space for each employee on the peak working shift
Hotel/Motel	One (1) space per employee on peak shift plus one (1) space per sleeping unit
Professional Office (Other than Medical), Business Office, Business Services	One (1) space for every three hundred (300) square feet of net floor area
Banks and Financial Institutions	One (1) space per 300 sq. ft. of gross floor area plus one (1) space per employee on peak shift plus five (5) off-street waiting spaces per drive-in window
Clinics, Medical Offices	One (1) space for each staff plus three (3) spaces for each examining or treatment room or other patient service position
Group Care, Personal Care, Transitional Dwelling	One (1) space for each employee on peak shift plus one (1) space for each resident authorized to drive plus one (1) space for each six (6) beds
Retail Business, Personal Service Establishments	One (1) space for each two hundred fifty (250) sq. ft. of gross floor area
Fast Food Establishments	One (1) space per fifty (50) sq. ft. of net floor area plus one (1) space per employee on peak shift
Other Eating and Drinking Establishments	One (1) space for each seventy-five (75) sq. ft. of net floor area plus one (1) space for each employee on peak working shift
Bowling Alleys	Five (5) spaces for each alley
Tennis, Racquetball and Handball Courts	One (1) space per employee plus four (4) spaces for each court
Golf Courses	Eight (8) spaces for each hole plus one (1) space for each employee
Swimming Pools, Public/Commercial	One (1) space for each fifty (50) sq. ft. of surface water area
Amusement or Video Arcade	One (1) space for each one hundred (100) sq. ft. of net floor area
Billiard Parlors	Three (3) spaces for each table
Dance Halls, Skating Rinks	One (1) space for each one hundred (100) sq. ft. of net floor area
Amusement Park	One (1) space for each 1,500 sq. ft. of gross lot area
Health Clubs, Private Clubs	One (1) space for each one hundred (100) sq. ft. of net floor area
Funeral Homes	Twenty-five (25) spaces for the first parlor plus ten (10) spaces for each additional parlor
Indoor Places of Assembly	One (1) space for each seventy-five (75) sq. ft. of net floor area

USE	PARKING SPACES REQUIRED
Outdoor Places of Assembly (Without Fixed Seats)	One (1) space for each 1,500 sq. ft. of gross lot area
Libraries/Museums	One (1) space for each five hundred (500) sq. ft. of gross floor area
Service Stations/Vehicle Repair Garages	Four (4) spaces for each bay plus one (1) space for each employee on peak shift plus one (1) space for each business vehicle
Manufacturing	One (1) space for each 1,500 sq. ft. of gross floor area or one (1) space for each employee on the peak working shift, whichever is greater
Warehousing, Freight Terminals, Wholesaling	One (1) space for each two (2) employees on peak working shift
Flex Space	Each portion of the floor area used for office, manufacturing and/or warehousing shall meet the minimum requirements of this Section for that specific use
All Other Uses	One (1) space for each three (3) occupants at maximum permitted occupancy or one (1) space for each three hundred (300) sq. ft. of gross floor area whichever is greater

SECTION 1603 OFF-STREET LOADING

In all Zoning Districts, whenever a new use is established or an existing use is structurally altered, converted or enlarged, off-street loading spaces shall be provided in accordance with the requirements of this Section.

1603.1 Off-Street Loading Design

a. Size

Each loading berth shall be at least sixty-five (65) feet in length and twelve (12) feet in width with an overhead clearance of fourteen (14) feet. The area used for loading berths shall not be used to satisfy parking area requirements and shall not block any driveway used for circulation through the site.

b. Access

Loading berths shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto public streets and the design shall be subject to review and approval by the Township Engineer. Loading berths shall have direct access to a driveway and shall be maintained free from obstruction.

c. Location

All loading berths shall be located on the same lot with the principal use they are intended to serve. No loading berth shall be located in a required front yard. Loading berths shall be located at least thirty (30) feet from the nearest point of intersection of any two (2) streets.

d. Screening

Loading berths shall be screened by a six (6) foot high hedge, wall or opaque fence on all sides which face residential use or zoning district classification.

e. Surfacing

All loading berths shall have a paved, concrete or bituminous surface, graded with positive drainage to dispose of surface water.

f. Lighting

Any lighting used to illuminate loading berths shall be designed to reflect from any adjoining residential use or zoning classification and away from any street or highway.

1603.2 Off-Street Loading Requirements

In all Zoning Districts, every use which requires the receipt or distribution, by tractor-trailer, of material or merchandise, shall provide off-street loading berths in accordance with the following requirements:

GROSS FLOOR AREA	NUMBER OF BIRTHS REQUIRED
Under 40,000 sq. ft.	None
40,000 to 59,999 sq. ft.	1 berth
60,000 to 99,999 sq. ft.	2 berths
100,000 to 160,000 sq. ft.	3 berths
For each additional 80,000 sq. ft.	1 additional berth

1603.3 In addition to required off-street parking and loading facilities, adequate storage areas for vehicles awaiting loading and unloading shall be provided. Under no circumstances shall vehicles be stored on or block access to a public right-of-way.