

Part 13, Off-Street Parking and Loading

§1300. Applicability.

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

(Ord. 2007-2, 5/22/2007)

§1301. Off-Street Parking Design.

Parking areas in all zoning districts shall comply with the following standards:

A. Size. Each off-street parking space shall have an area of not less than 180 square feet, exclusive of access drives or aisles, shall have minimum dimensions of nine feet in width and 20 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.

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

(1) The minimum width of aisles providing two-way travel shall be 24 feet.

(2) The minimum width of aisles providing one-way travel shall vary with the angle of parking, as follows:

Angle	Width
Parallel	12 feet
30°	14 feet
45°	16 feet
60°	20 feet

(3) The minimum width of entrance and exit drives shall be:

(a) For one-way travel: a minimum of 12 feet.

(b) For two-way travel: a minimum of 24 feet.

(c) A maximum of 35 feet at the street line and 54 feet at the curblines.

(d) Adequate sight distance shall be provided, subject to review and approval by the Township Engineer. Driveways shall not exceed a slope of 10% within 12 feet of the street right-of-way line.

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

(1) Where 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 area.

(2) 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.

(3) The number of access drives from a single lot or development to any public street shall not exceed two for every 400 feet of street frontage.

(4) Except on corner lots, access drives shall be located at least 200 feet from the intersection of any two street right-of-way lines. Where a site has frontage on more than one street, access shall be provided from the street with the lower traffic volume, if physically practical.

(5) Access drives entering State highways shall be subject to a highway occupancy permit issued by the Pennsylvania Department of Transportation (PennDOT). Access drives entering Township streets shall be subject to a driveway permit.

(6) 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.

D. Joint use of facilities. Two 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 that 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.

E. Safety requirements. The Board of Supervisors shall consider whether safety improvements are warranted to reduce traffic hazards that 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.

F. Marking. In paved parking areas, all parking spaces shall be clearly delineated by painted lines or markers. All parking spaces shall be provided with bumper guards or wheel stops 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. Handicapped parking shall be appropriately marked by signage.

G. Location of parking areas.

(1) Required parking spaces shall be located on the same lot with the principal use.

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

H. Screening and landscaping.

(1) Parking areas containing more than 20 parking spaces shall be effectively screened by Buffer Area C, as described in §1202, Subsection 1, of this chapter, along any property line that adjoins property located in a C-D, A-1, R-1 or R-V District.

(2) In addition, a planting strip at least five feet wide shall be provided between the edge of the right-of-way and any parking area authorized in any yard that fronts on a street. Planting strips between the right-of-way and the parking area shall be suitably landscaped and maintained in grass, ground cover or other landscaping material not in excess of three feet in height that shall not obstruct visibility for traffic entering or leaving the lot or traveling on the public street. (See visibility at intersections in §1203D.)

I. Surfacing.

(1) All outdoor off-street parking areas and access driveways shall be paved with asphalt, concrete or similar material of adequate thickness to support the weight of fully loaded vehicles that customarily park or travel on it. The exceptions to this requirement are:

(a) Single-family dwellings and two-family dwellings in plans with less than five dwelling units; and

(b) Parking areas in the rear lots of the Industrial District that shall, as a minimum, have a dust-free slag or stone surface parking area.

(2) It shall be the responsibility of the property owner to ensure that driveway surface materials and stormwater runoff do not discharge onto any public street.

J. Lighting. Any lighting used to illuminate off-street parking areas shall be designed to reflect the light away from any adjoining lot containing an existing dwelling and away from any streets or highways. The lighting system shall furnish an average minimum of 2.0 footcandles during hours of operation. The intensity of illumination shall not exceed 0.5 footcandle at any property line adjacent to an existing dwelling.

K. Stormwater management. All paved parking 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 Subdivision and Land Development Ordinance²⁷ and to review and recommendation by the Township Engineer.

(Ord. 2007-2, 5/22/2007)

§1302. 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.

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

B. Where more than one use exists on a lot, parking requirements for each use shall be provided.

C. The following table of parking requirements specifies the number of spaces required for various categories of uses in any zoning district:

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C. 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

Adult businesses 1 space for each 250 sq. ft. of floor area devoted to retail sales; 1 space for each seat in a theater; 1 space for each viewing booth or machine; 1 space for each sleeping room in a motel; 1 space for each 75 sq ft. of net floor area in a nightclub devoted to patron seating

Agriculture 1 space per employee

Airport 1 space for each employee on peak shift, plus 1 space for each aircraft parking position, plus 1 space for each 2 seats in a restaurant or waiting area

Amusement or video arcade 1 space for each 100 sq. ft. of net floor area

Amusement park 1 space for each 1,500 sq. ft. of gross lot area

Animal hospital 1 space for each doctor and employee, plus 2 spaces for each treatment room

Apartment in combination with business 1 1/2 spaces for each dwelling unit in addition to the spaces required for the business

Automobile service station 1 space for each employee on peak shift, plus 2 spaces for each service bay, plus 1 space for each 250 sq. ft. devoted to retail sales

Banks and financial institutions 1 space per 300 sq. ft. of gross floor area, plus 1 space per employee on peak shift, plus 5 off-street waiting spaces per drive-through window

Bar or tavern 1 space for each employee on peak shift, plus 1 space for each 50 sq. ft. of net floor area devoted to patron seating

Bed-and-breakfast 1 space for each sleeping room in addition to the parking required for the dwelling

Boarding stable 1 parking space for each stall in the stable

Bowling alleys 5 spaces for each alley

Business or professional offices 1 space for every 300 sq. ft. of net floor area

Business services 1 space for every 300 sq. ft. of net floor area

Car wash 1 space for each employee on peak shift, plus 1 space for each bay in a self-serve car wash to allow for drying of vehicles, plus 1 space for any additional service positions such as the dispensing of air, plus the standing spaces required in §1206

Cemetery 1 space for each 40 sq. ft. of floor area accessible to the public in a chapel or mausoleum, plus 1 space for each employee

Churches 1 space per 4 seats or 80 linear inches of pew, or if there are no pews or seats, 1 space per 15 sq. ft. of floor area used for assembly

Commercial school 1 space for each faculty and employee, plus 1 space for each 1.5 students

Communications tower 1 space for periodic visits by maintenance workers

Contracting business 1 space for each business vehicle or equipment within an enclosed garage, plus 1 space for each employee on site, plus 1 space for each 250 sq. ft. of floor area devoted to product display and retail sales

Contractor's yard 1 space for each employee on site, plus 1 space for each 250 sq. ft. of floor area devoted to product display and retail sales, plus 1 space for each business vehicle or equipment

Convenience store 1 space for each 200 sq. ft. of gross floor area

Dance halls or skating rinks 1 space for each 100 sq. ft. of net floor area

Day-care centers 1 space for each teacher and/or employee on the largest shift, plus 1 space per each 6 students

Drive-through facility See §1206 for the standing space requirements for each drive-through position

Equestrian center 1 space for each horse stall, plus 1 space for each 3 seats or for each 80 linear inches of bleachers in the arena, plus 1 space for each caretaker's dwelling, plus 1 space for each 300 sq. ft. of gross floor area devoted to office use, plus 1 space for each sleeping unit in a lodge, inn or bed-and-breakfast

Family day-care home 1 space for each employee in addition to the parking required for the dwelling

Funeral homes 25 spaces for the first parlor, plus 10 spaces for each additional parlor

Garden apartments 2 spaces per dwelling unit, plus 0.5 space per dwelling unit for visitors, to be located within 300 feet of the units they are intended to serve

Garden nursery or greenhouse 1 space for each employee on peak shift, plus 1 space for each 250 sq. ft. of retail sales area, not including any growing areas

Golf course or golf or country club 8 spaces for each hole, plus 1 space for each employee, plus the requirement for restaurant and/or swimming pool (commercial) if those facilities are provided

Group-care facility 1 space for each employee on peak shift, plus 1 space for each resident authorized to drive, plus 1 space for each 6 beds

Gymnasium or stadium 1 space per 3 fixed seats or 1 space for each 80 linear inches of bleacher seating or, if there are no fixed seats, 1 space for each 75 sq. ft. of net floor area used for assembly

Home occupation 3 spaces for visitors or clients in addition to the spaces required for the dwelling unit

Hospitals 1 space per 3 beds, plus 1 space for each employee on the peak working shift

Indoor amusement 1 space for each 75 square feet of net floor area

Indoor places of assembly (without fixed seats) 1 space for each 75 square feet of net floor area

Indoor places of assembly (with fixed seats) 1 space for each 3 seats or 80 linear inches of bleacher seating

Junkyard/salvage yard 1 space for each employee, plus 1 space for each 1,000 sq. ft. of vehicle or scrap material storage area

Kennel 1 space for each 5 kennel units

Landfill 1 space for each employee working on the site

Libraries/ museums 1 space for each 250 sq. ft. of gross floor area

Manufacturing, light or heavy 1 space for each 1,500 sq. ft. of gross floor area or 1 space for each employee on the peak working shift, whichever is greater

Medical clinics 1 space for each staff, plus 3 spaces for each examining or treatment room or other patient service position

Mini-warehouse/ self storage building 2 spaces for manager's quarters, if any, plus 1 space for each 25 storage units located near the office or manager's quarters for prospective customers, plus 1 space for each 10 storage units, equally distributed throughout the storage area to be used by customers

Mobile home park 2 spaces for each dwelling unit, plus 1 space for each 200 sq. ft. of gross floor area in a community building

Mobile home sales, service and storage 1 space for each employee on peak shift, plus 1 space for each 2,000 sq. ft. of indoor and outdoor display and sales area

Motel/hotel 1 space per employee on peak shift, plus 1 space per sleeping unit

Natural gas compressor station and natural gas processing facility 1 space for each employee on peak shift, plus 1 space for each service vehicle kept on site

No-impact home-based business None required

Nursing homes 1 space per 3 beds, plus 1 space for each employee on the peak working shift

On-site sales accessory to a farm 1 space for each 250 sq. ft. of retail sales area or a minimum of 5 spaces, whichever is greater

Personal-care boarding home 1 space for each employee on peak shift, plus 1 space for each resident authorized to drive, plus 1 space for each 6 beds

Personal service establishments 1 space for each 250 sq. ft. of gross floor area

Pet grooming 1 space for each employee on peak shift, plus 3 spaces for each service position

USE PARKING SPACES REQUIRED

Playing fields or play courts 2 parking spaces for each team member on the field or court during regulation play, plus 1 space for each 3 seats in bleachers or viewing stands or for each 80 linear inches of bleacher seating

Private club 1 space for each 100 sq. ft. of floor area accessible to the members

Public buildings 1 space for each 300 square feet of net floor area devoted to offices, plus 1 space for each 40 sq. ft. of net floor area devoted to conference rooms or public meeting rooms

Public utility installation 1 space per employee on peak shift, plus 1 space for each service vehicle stored on the lot

Repair shop 1 space for each employee, plus 1 space for each 300 sq. ft. of floor area accessible to the public

Research and development 1 space for each employee on peak shift, plus a minimum of 5 spaces for each 10,000 sq. ft. of gross floor area reserved for visitors

Restaurant, fast-food 1 space per 50 sq. ft. of gross floor area, plus 1 space per employee on peak shift

Restaurant, all others 1 space for each 75 sq. ft. of net floor area devoted to customer seating and waiting areas, plus 1 space for each employee on peak working shift

Retail businesses not otherwise listed 1 space for each 250 sq. ft. of gross floor area

Riding academy 1 space for each employee, plus 1 space for each stall, plus 1 space for each 3 seats in an arena if events are open to the public

Schools, elementary and junior high (public or private) 1 space for each employee or faculty member

Schools, secondary and postsecondary (public or private) 1 space for each employee or faculty member, plus 1 space for each 5 students

Shooting range 2 spaces for each shooting position or station

Shopping center 1 space for each 200 sq. ft. of gross floor area

Single-family dwelling 2 spaces per dwelling unit

Sportsmen's club 1 space for each 75 sq. ft. of floor area devoted to meeting rooms or dining rooms, plus 1 space for each employee, plus 1 space for each 2 target positions

USE PARKING SPACES REQUIRED

Supply yard 1 space for each employee on site, plus 1 space for each 250 sq. ft. of floor area devoted to product display and retail sales, plus 1 space for each business vehicle or equipment

Swimming pools, public/commercial 1 space for each 50 sq. ft. of surface water area

Temporary use or structure Parking shall be based on the requirement for the use listed in this table that most closely conforms to the temporary use or structure proposed

Tennis, racquetball and handball courts 1 space per employee, plus 4 spaces for each court

Townhouses 2 spaces per dwelling unit, plus 0.5 space per dwelling unit for visitors, to be located within 300 feet of the units they are intended to serve

Transitional dwelling 1 space for each employee on peak shift, plus 1 space for each resident authorized to drive, plus 1 space for each 6 beds

Truck and heavy equipment rental, sales and service 1 space for each employee on peak shift, plus 1 space for each 1,000 sq. ft. of indoor and outdoor display and sales area

Truck terminal 1 space for each employee on peak shift, plus 1 space for each service vehicle stored on site

Two-family dwelling 2 spaces per dwelling unit

Vehicle accessory sales and installation 1 space for each employee on peak shift, plus 1 space for each 500 sq. ft. of indoor and outdoor display and sales area

Vehicle rental, sales and service 1 space for each employee on peak shift, plus 1 space for each 1,000 sq. ft. of indoor and outdoor display and sales area

Vehicle repair garages 4 spaces for each bay, plus 1 space for each employee on peak shift, plus 1 space for each business vehicle

Warehousing and distribution 1 space for each employee on peak shift, plus 1 space for each business vehicle

Wholesale business 1 space for each employee on peak shift, plus 1 space for each business vehicle

Wind power generating facility 1 space for each employee on peak shift, plus a minimum of 5 spaces reserved for visitors

All other uses 1 space for each 3 occupants at maximum permitted occupancy or 1 space for each 300 square feet of gross floor area, whichever is greater

(Ord. 2007-2, 5/22/2007; as amended by Ord. 2010-3, 9/1/2010)

§1303. 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.

A. Off-street loading design.

(1) Size. Each loading berth shall be at least 65 feet in length and 12 feet in width, with an overhead clearance of 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.

(2) 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.

(3) 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 30 feet from the nearest point of intersection of any two streets.

(4) Screening. Loading berths shall be screened by a six-foot-high hedge, wall or opaque fence on all sides which face an existing dwelling on adjacent property or any property in a C-D, R-1 or R-V District.

(5) Surfacing. All loading berths shall be improved with a dust-free, all-weather surface and shall be graded with positive drainage to dispose of surface water.

(6) Lighting. Any lighting used to illuminate loading berths shall be designed to reflect away from any existing dwelling on adjacent property or any adjoining property in a C-D, R-1 or R-V District and away from any street or highway.

B. Off-street loading requirements. In all zoning districts, every use that requires the receipt or distribution, by tractor trailer, of material or merchandise shall provide off-street loading berths in accordance with the following requirements:

(1) Uses: department stores, freight terminals, industrial or manufacturing establishments, retail or wholesale stores, personal or business service establishments, storage warehouses or any similar uses that receive deliveries:

GROSS FLOOR AREA	NUMBER OF BERTHS REQUIRED
Under 20,000 sq. ft.	None

20,000 to 39,999 sq. ft. 1 berth

40,000 to 65,000 sq. ft. 2 berths

For each additional 60,000 sq. ft. 1 additional berth

(2) Uses: auditoriums, convention or exhibit halls, sports arenas, hotels, office buildings, restaurants, nursing homes, hospitals, schools, apartment buildings, public buildings and similar uses that receive deliveries:

GROSS FLOOR AREA NUMBER OF BERTHS 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

Over 160,000 sq. ft. 3 berths, plus 1 additional berth for each 60,000 sq. ft. or portion thereof

C. 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.

(Ord. 2007-2, 5/22/2007)