

## Article 10 Parking and Loading Regulations

### Section 10.01 Off-Street Parking Facilities

- 10.01.1. Purpose. Off-street parking facilities shall be provided whenever (a) a building is constructed or a new use is established, (b) the use of an existing building is changed to a use requiring more parking facilities, or (c) an existing building is altered so as to increase the amount of required parking facilities.

### Section 10.02 General Provisions

- 10.02.1. Appropriate driveways, aisles, and maneuvering space shall be provided to permit safe and convenient access to and use of the area provided for parking purposes. Proper access from a road, alley, or driveway shall be provided.
- 10.02.2. Parking spaces for residential uses shall be located on the same lot as the use served. Parking spaces for other uses shall be provided for on the same lot as the use being served or in parking facilities within 300 feet of the use.
- 10.02.3. Joint parking facilities for two or more uses may be established, provided that the number of spaces provided is not less than the sum of the spaces required for each individual use.
- 10.02.4. All parking spaces and means of access, other than those relating to a dwelling, shall be adequately illuminated during night hours of use. The illumination must be designed and located so that the light sources are shielded from adjoining residences and public and private roads. The illumination shall not be of excess brightness and shall not produce a glare at or beyond the boundaries of the parking area.
- 10.02.5. All parking areas, passageways, and driveways for non-residential uses shall be provided with a dustless, durable, all-weather paved parking surface, shall be clearly marked for vehicle spaces, and shall be adequately drained.
- 10.02.6. No areas necessary to fulfill the off-street parking requirements of this Ordinance shall be used for the sales, dead-storage, repair, dismantling, or servicing of vehicles, except in emergencies.
- 10.02.7. Off-street parking facilities existing at the effective date of this Ordinance shall not be subsequently reduced to an amount less than that required under this Ordinance for a similar new building or use.
- 10.02.8. No major repairs, substantial alterations, or extensions to any building shall be permitted unless the plans for such changes shall provide for bringing the entire property into conformance with all of the off-street parking provisions of this Ordinance.

- 10.02.9. The number of off-street parking spaces to be provided for each use shall be sufficient to accommodate all employee, visitor, and customer parking.
- 10.02.10. When the required number of parking spaces is computed and a fraction of a parking space results, any fraction below one-half ( $\frac{1}{2}$ ) may be disregarded and any fraction over one-half ( $\frac{1}{2}$ ) shall necessitate the provision of a full parking space.
- 10.02.11. Where parking requirements are determined by the number of seats and only temporary seats are provided, the number of parking spaces to be provided shall be based upon the capacity for temporary seats in normal usage.
- 10.02.12. A structurally sound wall or wheel stops to ensure safety shall be installed around each side of any parking area in such a manner that no part of any vehicle shall extend over any property line of the lot on which it is parked.
- 10.02.13. Parking areas for non-residential uses that are designed to contain more than three (3) vehicles shall be screened from the view of persons on any land zoned AP or RC, which is adjacent to the land on which the non-residential parking area is located.

Section 10.03 Design Requirements

- 10.03.1. Each parking space shall have a minimum area of 200 square feet and minimum dimensions of ten (10) feet by twenty (20) feet.
- 10.03.2. All parking spaces shall be located behind the road right-of-way line.
- 10.03.3. The maximum grade of areas used for parking shall not exceed five (5) percent, and the maximum grade of access drives shall not exceed ten (10) percent.
- 10.03.4. The width of aisles in parking areas shall be no less than listed in the following table:

Parking Angle	Aisle Width, One Way	Aisle Width, Two Way
90 degrees	24 feet	24 feet
60 degrees	18 feet	--
45 degrees	15 feet	--
30 degrees	12 feet	--

- 10.03.5. Parking areas and access drives for non-residential uses shall be located a minimum of ten (10) feet from a lot line and road right-of-way line, and the area between the parking areas and the lot line or road right-of-way line shall be landscaped.

- 10.03.6. Parking areas shall be designed to permit each motor vehicle to enter and exit a parking space without requiring the moving of another motor vehicle.
- 10.03.7. The width of entrance and exit drives shall be as follows:
- A. A minimum of twelve (12) feet and a maximum of fifteen (15) feet at the curb line for one-way use only.
  - B. A minimum of twenty-two (22) feet and a maximum of thirty (30) feet at the curb line for two-way use.
  - C. There shall be at least fifteen (15) feet between all access points, and no access point shall be closer than twenty (20) feet from any street intersection.
  - D. When the proposed entrance is to a state highway compliance with PennDOT Highway Occupancy Standards (Chapter 441) is required. In this instance the applicant shall provide a Penn DOT Highway Occupancy Permit for the proposed driveway.
- 10.03.8. Parking lots for three (3) or more vehicles shall be designed to discourage vehicles from backing into a public road in order to leave the lot.
- 10.03.9. In the case of any parking area of ten (10) or more spaces, all spaces not within a building shall be provided with a suitable fence, wall, or evergreen planting at least four (4) feet in height, designed to screen visibility and headlight glare, and be located between such parking spaces and any lot in a residential use that abuts directly or is across a road from said parking or loading area.
- 10.03.10. Any lot that would include more than fifteen (15) parking spaces shall be required to provide landscaped areas within the paved area. This required landscaped area shall be equal to a minimum of ten (10) percent of the total paved area. Such landscaped areas shall be configured to promote pedestrian safety by defining walkways, to enhance motorist safety by defining traffic lanes and discouraging cross-lot taxiing, to act as a barrier against wind-borne debris and dust, to provide shade moderating micro-climatic conditions, to reduce the volume and velocity of stormwater runoff, and to enhance the appearance of the parking areas.

#### Section 10.04 Off-Street Parking Requirements

- 10.04.1. Accessory Sale of Agricultural Products - Not less than five (5) spaces.
- 10.04.2. Bed and Breakfast Inn - One (1) off-street parking space for each bed and breakfast unit, plus one (1) space for the resident owner or manager, plus one (1) space for any outside domestic help.

- 10.04.3. Care Facility (Intermediate/Long-Term) - One (1) space for each employee plus one (1) space for each four (4) beds.
- 10.04.4. Care Facility (Family/Group) - One (1) space for each four residents, plus one (1) space for each employee in the maximum working shift, plus parking spaces for all vehicles used directly in the conduct of the facility.
- 10.04.5. Commercial Greenhouse – One (1) space per employee plus one (1) space per each 200 square feet of gross floor area.
- 10.04.6. Day Care Center/Home - One (1) space per employee plus one (1) space for loading and unloading of children for each five (5) children accommodated in the school.
- 10.04.7. Eating/Drinking Place - One (1) space for each four seats plus one space for each full-time employee on the largest shift.
- 10.04.8. Farm-Related Business -- One (1) space per each 150 square feet of floor area accessible to customers plus one (1) space per each non-resident employee.
- 10.04.9. Financial Institution – One (1) space per each 300 square feet of gross floor area plus one space per employee.
- 10.04.10. Flea Market – One (1) space per each 1,500 square feet of lot area dedicated to use.
- 10.04.11. Funeral Home - One space for each four (4) seats.
- 10.04.12. Home Occupation – One (1) space per each 150 square feet of floor area accessible to customers plus one space per each non-resident employee.
- 10.04.13. Horse Stable/Riding Academy – One (1) space per employee plus one space per every four (4) animals of capacity.
- 10.04.14. Hotel/Motel - One (1) space for each guest unit plus one (1) space for each employee on the largest shift.
- 10.04.15. Kennel – One (1) space per employee plus one space per 4 animals of capacity.
- 10.04.16. Laboratory/Research Facility – One (1) space per each 300 square feet of gross floor area.
- 10.04.17. Medical/Dental Office/Clinic - Four (4) spaces for each person engaged in practice.

- 10.04.18. Motor Vehicle Service Station/Repair Facility - Three (3) spaces for each vehicle lift or service bay, plus one (1) space for each employee, plus parking space for all vehicles used directly in the conduct of the business.
- 10.04.19. Municipal Building, Place of Worship, Club/Social Building/Lodges, and Other Place of Public Assemblage - One (1) space for every three (3) seats.
- 10.04.20. Office - One (1) space for each 200 square feet of gross floor area.
- 10.04.21. Personal Service Establishment – One (1) space per each 200 square feet of gross floor area plus one space per each employee.
- 10.04.22. Recreation, Indoor - One (1) space per fifty square feet devoted to patron use.
- 10.04.23. Recreation, Outdoor - One (1) space per 3 persons of design capacity plus one space per each employee on the largest shift.
- 10.04.24. Residential Use - Two (2) parking spaces per dwelling unit.
- 10.04.25. Retail Business/Retail Service Establishment - One (1) space for each 200 square feet of gross floor area.
- 10.04.26. Self-Storage Facility – One (1) space per associated office plus one (1) space per office employee.
- 10.04.27. School, Elementary/Middle - One (1) space per employee, including teachers and administrators, plus one (1) space per classroom, plus one (1) space per twenty (20) auditorium seats.
- 10.04.28. School, High - One (1) space for each employee, including teachers and administrators, plus five (5) spaces per classroom, plus one (1) space per twenty (20) auditorium seats, plus one (1) space per twenty (20) gymnasium seats.
- 10.04.29. School, Vocational – One (1) space per employee plus one space per every three (3) students accommodated at one time.
- 10.04.30. Studio – One (1) space per each artist, sculptor, photographer, and craftsperson in residence.
- 10.04.31. Veterinary Office – One (1) space per employee plus three (3) spaces per doctor.
- 10.04.32. Wholesale/Warehouse/Industrial Use - One (1) space per two (2) employees on the combined employment of the two largest successive shifts.

10.04.33. Other Business and Service Establishment Not Specifically Covered Herein - One (1) parking space for every two hundred (200) square feet of gross floor area, plus parking spaces for all vehicles used directly in the conduct of business.

10.04.34. For any building or use not covered above, the Zoning Officer shall apply the standard for off-street parking spaces in the above schedule deemed to most closely approximate the proposed building or use.

#### Section 10.05 Off-Street Loading Areas

10.05.1. Paved off-street loading and unloading spaces with proper access from a road, common driveway, or alley shall be provided on any lot on which a building for trade or business is hereafter erected or substantially altered.

10.05.2. All such areas for the loading and unloading of vehicles and for the servicing of establishments or shops by refuse collection, fuel, and other service vehicles shall be of such size, design, and arrangement that they may be used without blocking or otherwise interfering with the use of motor vehicle accessways, parking facilities, or pedestrian ways.

10.05.3. All loading areas shall be paved.

10.05.4. Loading areas shall not be located within required front yards and shall not be located within ten (10) feet of any side or rear lot line.

10.05.5. All such spaces shall have dimensions not less than twelve (12) feet by forty-five (45) feet, with a clearance of not less than fourteen (14) feet in height.

10.05.6. Spaces required shall be determined by the following table and shall be located exclusive of any public right-of-way or required parking area.

Gross Floor Area (Square Feet)	Spaces Required
<b>Office Building</b>	
First 20,000 or fraction thereof	One (1)
Each additional 40,000	One (1)
<b>Warehousing or Wholesaling Establishment</b>	
First 10,000 or fraction thereof	One (1)
10,001 to 60,000	One (1) plus one additional space for each 25,000 square feet in excess of 10,000 square feet
60,001 and over	Three (3) spaces plus one (1) additional space for each 50,000 square feet in excess of 60,000 square feet
<b>Other Principal Uses</b>	
First 10,000 or fraction thereof	One (1)
10,001 to 40,000	One (1) plus one (1) additional space for each 15,000 square feet in excess of 10,000 square feet
40,001 and over	Three (3) spaces plus one (1) additional space for each 30,000 square feet in excess of 40,000 square feet