

ARTICLE 9 Off-Street Parking and Loading Standards

9.1 Off-Street Parking and Loading

Off-street parking shall be provided in accord with the requirements of this article at the time a new building or use is established or when any existing building or lot is converted to a new use or expanded in size. The facilities shall be available during the entire hours of operation of the use for which they are provided.

9.1.1 Development and Maintenance of Parking Facilities – Whenever off-street parking is required, the parking area, turning aisle and space shall be designed, constructed and maintained in accordance with the following minimum standards.

9.1.1.1 – Parking facilities shall be located on the same lot as the use to which they are necessary unless alternate arrangements have been made to provide parking on an adjacent or nearby lot owned or controlled by the applicant (see Section 9.1.1.9), or that shared parking facilities are provided in accord with Section 9.1.1.10;

9.1.1.2 – Adequate provisions shall be made for ingress and egress to all parking spaces using driveways and aisles within the parking lot. Access to off-street parking areas shall be limited to a minimal number of well-defined locations. In no case shall unrestricted access along the length of a street upon which the parking abuts be permitted. Parking areas should be designed so there will be no need for motorists to back over public walkways or right-of-way, except that single family and double dwellings need not comply with this requirement;

9.1.1.3 – Parking areas shall be set back from street right-of-way lines and property boundaries at a minimum distance of fifteen (15) feet, except that single family and double dwellings need not comply with this requirement. These reserve strips shall be protected by wheel bumpers or curbs and shall be planted with grass or shrubs. No parking or planting shall be permitted within the clear sight triangle of any intersection (see Section 5.8).

9.1.1.4 – The parking area, service drives and entrance and exit lanes shall be constructed of a stabilized base (e.g. 4" of 2A subbase) with a suitable all-weather surface, be graded for proper drainage, and maintained in good repair. If more than five (5) spaces are to be provided in a parking area, the surface of the parking area shall be considered as impervious for the purposes of preparing a storm water management plan for the site.

9.1.1.5 – Parking spaces shall have dimensions of ten feet by twenty feet (10' x 20'). Parallel spaces shall be a minimum of nine feet by twenty-one feet (9' x 21');

9.1.1.6 – Parking areas for all non-residential uses shall be effectively screened on each side that adjoins or faces a residential use. Such screening shall consist of a fence or wall at least four (4) feet in height, a building or meet the requirements for screen planting as set forth in Section 5.13 of this Ordinance;

9.1.1.7 – In all cases where curb and gutter or sidewalks are existing or are adjacent to the proposed parking area, these facilities shall be retained or extended;

9.1.1.8 – Parking areas shall be illuminated as is necessary to protect the public safety; such illumination shall be designed, directed, or shielded to effectively eliminate direct glare on adjacent property or roadways. Lighting shall not be required for agriculture uses, single and duplex dwellings, for parking lots less than 5 spaces in size, or for other uses that do not

have night-time hours. At the time any exterior lighting is installed or substantially modified, an exterior lighting plan in accordance with Article 7, Exterior Lighting Standards, shall be submitted to the Zoning Administrator to determine whether the requirements of this Section have been met, and that adjoining property will not be adversely impacted by the proposed lighting.

9.1.1.9 – In accordance with special exception procedures, the Zoning Hearing Board may authorize the use of an adjacent or nearby lot owned or controlled by the applicant.

9.1.1.10 – The required parking spaces for two or more uses may be shared provided that the Zoning Hearing Board shall determine that the uses have distinct and different peak hour requirements; for example, a use with evening or Sunday hours may share parking with a use that has daytime hours.

9.1.2 Number of Off-Street Parking Spaces Required – In all districts, the required number of off-street parking spaces shall be provided as set forth in the following table. In the case of any building or premises, the use of which is not specifically mentioned herein, the provisions for a use so mentioned and to which said use is similar, in the opinion of the Zoning Officer, shall apply. In the case of mixed uses or multiple uses of one structure, the total number of required parking or loading spaces shall be the sum of the required spaces for the uses computed separately.

Type of Use	Required Spaces - Minimum
RESIDENTIAL USES	
Single- or Two-Family, Townhouse, or Family-based Group Home	2 per dwelling unit
Multiple Family Dwelling	2 per dwelling unit; 1 for each unit of elderly housing
Mobile Home Parks	2 per mobile home lot
INSTITUTIONAL USES	
Corrective / Penal Institution	1 per (5) persons of total facility capacity + 1 per employee on maximum work shift
Day Care Center	1 per (5) students / clients + 1 per employee
Family Day Care Home	2 per dwelling unit + 2 customer spaces
Group Care Facility	1 per (2) residents + 1 per employee on max. work shift
Nursing Home or Retirement Home	1 per (2) beds + 1 per employee on max. work shift
Elementary Schools	5 per classroom + 1 per employee
Middle or High School, Post Secondary Facility	1 per (4) auditorium seats or gym capacity (use the greater)
Churches, Social Halls, and similar places of public or private assembly; gov., municipal, or community buildings	1 per (3) seats of total capacity
Libraries, museums, and other cultural facilities; fire or police stations	1 per (200) sq. ft. of gross floor area
Hospitals or Health Care Facilities	1 per (2) beds + 1 per employee on max. work shift
COMMERCIAL / RETAIL USES	
Retail stores, service or repair business, agricultural business, or shopping centers	1 per (400) sq. ft. of gross floor area + 1 per employee on max. work shift

Restaurant	1 per (2.5) seats of total capacity + 1 per employee on max. work shift
Animal Hospital, or Kennel	1 per (300) sq. ft. of gross floor area + 1 per employee on max. work shift
Automotive, truck, or motorcycle sales or repair	1 per employee + 2 per service bay + 1 per (400) ft. ² of interior sales & display area only, and 1 per (7,000) ft. ² of outdoor display area
Business or Professional Office, or Financial Institute	1 per (250) sq. ft. of gross floor area + 1 per employee
Medical, Dental, or Veterinary Offices	5 per doctor + 1 per employee
Home Occupation, Home-based business	2 per dwelling unit + 2 customer spaces
Bed & Breakfast	1 per guest room + 2 for the dwelling unit
Motel or other similar lodging establishment	1 per guest room + 1 per employee on max. work shift
Funeral Home	1 per (5) sq. ft. of assembly area + 1 per employee (20 min.)
Clubs, fraternal organizations or similar use	1 per (150) sq. ft. of gross floor area
INDUSTRIAL USES	
Manufacturing, warehousing, industrial surface mining operation, waste storage, or processing facility	1 per employee on max. work shift
Distribution Center	1 per (500) sq. ft. of gross floor area + 1 per employee on max. work shift
Lumber Yard, saw mill, junk yard, salvage yard, contractor shop or yard	1 per employee + 6 customer spaces
RECREATIONAL USES	
Parks & Playgrounds	1 per (5) persons of total capacity
Commercial or Institutional Rec. Developments	1 per (3) persons of total capacity + 1 per (2) employees
Campgrounds or RV Parks	2 per camping space + 1 additional space per (5) camping spaces

9.1.3 Handicapped Parking – The parking lot design shall provide handicapped accessible parking spaces and sidewalks in accord with current ADA or IBC standards.

9.1.4 Off-Street Loading –

9.1.4.1 – Every commercial, industrial or other building which requires the receipt or distribution by vehicles of material or merchandise shall provide off-street loading space for each structure or part thereof as set forth in the accompanying table entitled, "Minimum Required Off-Street Loading Berths".

MINIMUM REQUIRED OFF-STREET LOADING BERTHS	
Gross Floor Area	Minimum # of Berths
0 – 25,000 sq. ft.	1
25,001 sq. ft. or greater	2

9.1.4.2 – The minimum area for each off-street loading space, excluding area for maneuvering, shall be two hundred fifty (250) square feet except where semi-trailers are expected to be used and then the minimum area shall be seven hundred (700) square feet.

9.1.4.3 – At no time shall any part of a truck or van be allowed to extend into a public thoroughfare or the right-of-way while the truck or van is being loaded or unloaded.