**ARTICLE 8**

**OFF-STREET PARKING, LOADING AND ACCESS DRIVEWAYS**

1. **OFF-STREET PARKING REQUIREMENTS**

In all districts, in accordance with every use, at the time any new building or structure is erected or any existing building is converted to a new use, or increased in capacity, off-street parking spaces shall be provided in accordance with the requirements of this Section. The facilities required herein shall be open to the public and shall be available throughout the hours of operation of the particular business or use for which they are provided.

* 1. All vehicle parking spaces shall contain a minimum of 180 square feet and shall have a width of not less than nine (9) feet.
  2. All parking spaces and areas shall be graded for proper drainage and shall be surfaced so as to provide a durable, dustless wearing surface, and shall be designed to provide for the orderly and safe parking or storage of vehicles. All such areas shall be maintained in good condition.
  3. Off-street parking spaces for all residential uses shall be located on the same lot as the dwelling unit(s) to be served, and may be enclosed or unenclosed. Off-street parking spaces for non-residential uses may be located on a lot other than that containing the principal use, but shall be situated within 300 feet of the use being served. Such remote parking shall however remain under the control of the owner or operator of the use to which it is accessory and applications involving such parking areas shall include documentation which authorizes the use of said area for parking in connection with the principal use.
  4. The required parking spaces for any number of separate uses may be combined in one lot, but the required spaces assigned to one use may not be assigned to another use at the same time. Parking spaces required for uses whose peak attendance will be at night or on Sundays, may be assigned to a use which will be closed at night and/or on Sundays.
  5. Adequate provisions shall be made for ingress and egress to all parking spaces. 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, except where the parking area is less than 35 feet in depth. Parking areas shall be designed so there will be no need for motorists to back over public walkways or rights-of-way.
  6. A strip of land at least ten (10) feet in width shall be reserved as open space between any street line and any parking area where the parking area is intended to serve five (5) or more vehicles. This reserve strip shall be protected by wheel bumpers or curbs and shall be planted with grass, shrubs or trees.
  7. Parking areas for more than five (5) vehicles and all parking and loading areas for non-residential uses shall be effectively screened on each side which adjoins a Residential District or use. Such screening shall consist of a fence, a wall, or a building, or shall meet the requirements for screen plantings set forth in Section 506 of this Ordinance.
  8. Any lighting which is used to illuminate off-street parking areas shall be mounted and shielded in such a manner that will effectively eliminate direct glare on adjacent properties or upon public streets.
  9. Off-street parking shall be provided as set forth in TABLE 1 below. 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 Hearing Board, shall apply. (In the case of mixed uses, the total number of required parking or loading spaces shall be the sum of the required spaces for the various uses computed separately.)
  10. A permit is required for all proposed parking lots or spaces in all districts with Stormwater Management Act provisions met.
  11. If any required spaces are found to be inadequate and/or a nuisance to surrounding property owners, additional spaces may be required.

**TABLE 1**

**OFF-STREET PARKING SCHEDULE**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Use Classification** | | | | **Spaces Required** |
| **A.** | **Residential Uses** | | |  |
|  | 1. | Single family detached & two-family dwellings, & conversion apartments. | | 2 for each dwelling unit. |
|  | 2. | Single family attached & multi-family dwelling structures. | | 3 for each dwelling unit. |
|  | 3. | Multi-family housing developments. | | 2 for each dwelling unit. |
|  | 4. | Mobile home parks. | | 2 for each mobile home lot. |
|  | 5. | Boarding or rooming homes. | | 2 for each dwelling unit + 1 for each boarder. |
|  | 6. | Home occupations | | 2 spaces. |
| **B.** | **Institutional Uses** | | | **Spaces Required** |
|  | 1. | Schools. (Public or private) | |  |
|  |  | a. | Elementary Schools. | 1 for each 15 classroom seats + 1 for each employee. |
|  |  | b. | Middle or high schools or post-secondary education facilities. | 1 for each 4 seats of auditorium or gymnasium capacity, whichever is greater + 1 for each employee. |
|  | 2. | Churches, social halls, and similar places of public or private assembly. | | 1 for each 4 seats of total facility capacity. |
|  | 3. |  | Government or community buildings; or cultural facilities. | 1 for each 200 sq.ft. of gross floor area |
|  | 4. |  | Personal care or nursing homes. | 1 for each 3 beds +1 for each 2 employees. |
|  | 5. |  | Group homes or institutional residences. | 1 for each 2 residents +1 for each employee. |
|  | 6. | Day care facilities. | |  |
|  |  | a. | Day care centers and group day care homes. | 1 for each 5 students/clients +1 for each employee. |
|  |  | b. | Family day care homes. | 2 for each dwelling unit +2 additional spaces. |
| **C.** | **Commercial/Retail Uses** | | |  |
|  | 1. | Retail stores or business establishments, including agribusinesses. | | 1 for each 200 sq. ft. of gross floor area +1 for each 2 employees. |
|  | 2. | Convenience markets. | | 1 for each 100 sq. ft. of gross floor area +1 for each employee. |
|  | 3. | Restaurants and taverns. | | 1 for each 100 sq. ft. of gross floor area +1 for each employee in the maximum work shift. |
|  | 4. | Clubs, lodges & similar uses. | | 1 for each 100 sq.ft. of gross floor area. |
|  | 5. | Professional offices & financial institutions. | | 1 for each 250 sq. ft. of gross floor area +1 for each 2 employees. |
|  | 6. | Medical, dental or veterinary clinics or veterinary hospitals. | | 3 for each doctor +1 for each employee. |
|  | 7. | Motels, bed & breakfast establishments or other transient lodging facilities. | | 1 for each guest room +1 for each 2 employees. |
|  | 8. | Public or adult entertainment facilities | | 1 for each 4 persons of total facility capacity. |
|  | 9. | Funeral homes. | | 1 for each 4 seats, with a minimum of 12 spaces. |
| **D.** | **Industrial Uses** | | | **Spaces Required** |
|  | 1. | Manufacturing, processing & assembly operations; research and development activities; or warehousing facilities. | | 1 for each 2 employees in the maximum work shift. |
| **E.** | **Recreational Uses** | | | **Spaces Required** |
|  | 1. | Public, semi-public or private parks, playgrounds, or recreation areas. | | 1 for each 5 persons of total facility capacity. |
|  | 2. | Commercial recreational or institutional developments. | | 1 for each 3 persons of total facility capacity +1 for each 2 employees. |
|  | 3. | Campgrounds or RV parks. | | 2 for each camping space +1 additional space for every 5 camping spaces. |

1. **OFF-STREET LOADING REQUIREMENTS**

Off-street loading berths or other space shall be provided in connection with every commercial, industrial, or institutional building exceeding 6,000 square feet in gross floor area which requires the delivery or shipment of merchandise or materials. Such accommodations shall meet the following requirements.

* 1. Each off-street loading space or berth shall not be less than 15 feet in width, 70 feet in length, and shall have an overhead clearance of no less than 14 feet, exclusive of drives or maneuvering area.
  2. The required loading area shall be located entirely on the lot being served, either inside or outside of a building, and shall be designed so that there will be no need for drivers to back over public walkways or rights-of-way. All such areas shall be maintained in good condition by the owner/lessee of the building being served.
  3. Loading areas and spaces shall be constructed at grade level whenever possible. When necessary, ramps may be permitted, with a grade not exceeding 5 percent and shall include protection against water impoundment or drifting snow.
  4. The number of loading spaces required shall be as set forth in TABLE 2.

**TABLE2**

**OFF-STREET LOADING SCHEDULE**

|  |  |
| --- | --- |
| **Gross Floor Area** | **Berths Required** |
| 6,000 - 20,000 sq. ft. | One (1) |
| 20,001 - 50,000 sq. ft. | Two (2) |
| Over 50,000 sq. ft. | Two (2) + one (1) for each additional 50,000 sq. ft of gross floor area. |

1. **DRIVEWAYS AND ACCESS DRIVES**

To minimize traffic congestion and control street access in the interest of public safety, and to encourage the appropriate development of street and road access, the following standards shall apply to the construction or creation of all new driveways or access drives.

* 1. Every building or lot shall have access to a public street or an approved private street. Where possible, all residential lots shall access onto a local street rather than a collector road. Access shall require a Driveway or Highway Occupancy Permit in accordance with PADOT standards or Township Driveway requirements, as appropriate.
  2. Where a driveway or access drive is to be installed in conjunction with a proposed use, the Building/Zoning Permit application for that use shall include a scaled drawing showing the location, construction material(s), and the sight distance proposed for the driveway or access drive.
  3. Except in the case of single and two-family dwellings, all driveways shall be designed so that there will be no need for motorists to back over public rights-of-way.
  4. The number of driveways or access drives provided shall be the fewest required to adequately serve the needs of the abutting property. The total number of driveways or access drives shall not exceed two (2) per lot, except where frontages of exceptional length occur. In cases where frontages are 50 feet or less, each lot shall be limited to one (1) driveway or access drive.
  5. Driveways and access drives shall be constructed of a durable, all-weather material and shall not exceed 35 feet in width, except as may be increased by curb radii.
  6. Driveways and access drives should be located where street alignment and profiles are favorable, where there are no sharp curves or steep grades, and where sight distance related to the driveway is sufficient to avoid creating hazardous traffic conditions.
  7. Driveways or access drives shall not cross a street right-of-way line within:
     1. 40 feet of the right-of-way line of an intersecting street;
     2. five (5) feet of a fire hydrant, catch basin or drainage inlet;
     3. ten (10) feet of a property line for a commercial, institutional or industrial use; nor
     4. three (3) feet of a property line for a residential use. (See Sub-Section E. above.)
  8. Driveways or access drives shall be designed and constructed in such a manner to avoid impairing drainage within a street right-of-way or any adjacent area. Where determined necessary by Township officials, a drainage pipe shall be installed under the driveway or access drive by the property owner at the owner's expense. The size or diameter of such pipe shall be no less than 15 inches or as per PADOT standards.
  9. In addition to the standards set forth above, the Driveway and Access Drive Design Guidelines contained in Table 3 below shall be utilized to the greatest extent possible in the design and construction of such facilities.

**TABLE 3**

**DRIVEWAY AND ACCESS DRIVE DESIGN GUIDELINES**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Type of  Development | Min.  Width | Max.  Grade1 | Min. Curb  Radius2 | Min.  Intervals3 | Min. Sight  Distance4 |
| Single Unit |  |  |  |  |  |
| Residential | 10 ft. | 15% | 10 ft. | 40 ft. | 150 ft. |
| Multi-Reidential5 | 20 ft. | 12% | 15 ft. | 40 ft. | 200 ft. |
| Non-Residential Uses | 15 ft. | 8% | 15 ft. | 40 ft. | 300 ft. |

1 All driveways shall provide a stopping or leveling area having a grade less than or equal to 5% which extends 20 feet beyond the edge of the road cartway. This leveling area shall not intersect the road shoulder so as to produce a change in grade exceeding 8%, nor shall it intersect the street at an angle less than 60 degrees, preferably 90 degrees.

2 Where dropped curbs are used to provide driveway access, the minimum width of the dropped curb shall be 20 feet for single family residential uses and 35 feet for multi-unit and non­residential uses. The transition from the normal driveway width to the width of the dropped curb shall begin ten (10) feet back from the edge of the curb for single family residential and 15 feet back for multi-unit and non-residential uses.

3 Minimum intervals for single family residential units shall apply between an intersection and the first driveway only. Minimum intervals for other types of uses shall be measured between any two points of access, including both driveways and public streets.

4 Minimum sight distance shall be measured from the point of intersection of the driveway centerline and the street right-of-way line to a point on the cartway centerline. No significant obstructions or plantings measuring between 30 inches above road grade and eight (8) feet above road grade shall be permitted within this area.

5 For the purposes of driveway or access drive design, the multi-unit residential design criteria shall be used for driveways or access drives serving five (5) or more dwelling units.