

## ARTICLE 17

### OFF-STREET PARKING

#### **SECTION 17.01 - OFF-STREET PARKING FACILITIES, WHEN REQUIRED:**

Accessory off street parking facilities, including access driveways, shall be required in accordance with the provisions of this article as a condition precedent to the occupancy of such building or use. Facilities shall be provided for the entire building or use:

- A. Whenever a building is constructed or a new use established.
- B. Whenever the use of an existing building is changed to a use requiring more parking facilities.
- C. Whenever all existing building is altered or enlarged so as to increase the amount of parking spaces required under this Chapter.

**SECTION 17.02 - CONTINUATION OF PARKING FACILITIES:** All off-street parking facilities, or those required as accessory to a use of proposed or altered building, shall continue unobstructed in operation, shall not be used for commercial automobile service or repair and shall not be reduced below the required size as long as the main use remains, unless an equivalent number of spaces is provided for such use in another approved location.

In order to insure the continued use for parking purposes of any areas established therefore by persons who are not the owners thereof, the Township Supervisors may require, before approval, evidence in writing that the owner or owners of the land to be included in such parking areas have by covenant agreed to allow the use of such land for the required off-street parking; such as covenant to be filed for record with the Recorder of Deeds of Lebanon County.

**SECTION 17.03 - STANDARDS AND DEFINITIONS:** For purposes of determining accessory off-street parking requirements, definitions and standards shall be as follows:

- A. "Accessory parking space" means an open or enclosed area accessible from a street for parking of motor vehicles or owners, occupants, employees, customers, or tenants of the main building or use. Each parking space shall be not less than ten (10) feet wide and not less than twenty (20) feet long exclusive of all drives, curbs, and turning space, The number of spaces shall be determined from an accurate plan of the area.
- B. "Floor Area" means the total area of all the floors measured from the exterior faces of the building (except the floor area used for storage or packaging of merchandise may be excluded), or, where set fourth in the schedule in Section 17.04 only the floor area used by a specific use.
- C. "Seat" means the number of seating units installed or indicated, or each twenty-four (24) linear inches of benches, pews, or space for loose chairs or similar seating facilities; spacing of rows shall be thirty (30) inches on center.
- D. "Required Minimum Parking Spaces" means the minimum number of spaces required by applying the schedule in Section 17.04 to a specific building or group of buildings.

**SECTION 17.04 - SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES:**

Building or Use

Parking Spaces Required

Institutional

A. Civic and educational; Primary and secondary school; library places for public assembly

1 space for each employee plus 1 space for each six (6) seats in assembly rooms.

B. Governmental; municipal building used for administrative functions

1 space for each two hundred (200) square feet of office floor area plus 1 space for each four (4) seats in assembly room.

C. Place of worship.

1 space for each four (4) seats in principal assembly rooms.

D. Welfare: Hospital

1 space per three (3) beds plus 1 space for each employee on the largest shift

Health Center

1 space per one hundred fifty (150) square feet floor area

Home for the aging;  
Nursing Home

1 space per each five (5) guest rooms or apartment units plus 1 space for each employee

Residential

E. One, two, and multi-family

2 spaces per dwelling unit

Office Building

F. Medical and dental office and Clinics

1 space per two hundred (200) square feet of floor area plus 1 space for each doctor or dentist

G. Other Offices

1 space per four hundred (400) square feet of ground floor area; 1 space per five hundred (500) square feet of floor area of upper floors.

H. Motel, Hotel

1 space per guest room or unit

I. Mortuary 1 space per thirty (30) square feet of assembly rooms, or 1 space for each four (4) seats, whichever requires the greater number, but in no case less than twenty (20) spaces

Retail Business

J. Retail stores, banks, service establishments 1 space per three hundred (300) square feet of ground floor area; 1 space per five hundred (500) square feet of floor area of upper floors

K. Eating places, bars, taverns 1 space per two hundred (200) square feet of floor area, or 1 space per two (2) seats, whichever requires the greater number of spaces

L. Club, lodge, or other assembly hall 1 space per four (4) seats in building

Commercial Business

M. Indoor Theater 1 space per four (4) seats in building

N. Dance hall, skating rink, swimming pool 1 space per fifty (50) square feet of area used for dancing, skating, or swimming

O. Bowling alley 4 spaces per bowling lane

P. Service and storage 1 space for every two (2) employees on the combined employment on the two (2) largest successive shifts

Q. Executive offices, sales 1 space per two hundred (200) square feet of executive and sales office floor area or one and one-half (1 ½) spaces per employee, whichever is larger

R. Service and storage establishments, laboratories, manufacturing plants, and other permitted uses in the manufacturing district. 1 space for every two (2) employees on the largest working shift

Other Buildings, or Uses

S. For a specific building or use not scheduled, the Zoning Officer shall apply the unit of measurement of the above schedule deemed to be most similar to the proposed building use.

**SECTION 17.05 - SEPARATE OR COMBINED USE OF FACILITIES:** A building containing one (1) use shall provide the off-street parking spaces as required for the specific use. A building or group of buildings containing two (2) or more uses, operating normally during the same hours, and which have different off-street parking requirements, shall provide spaces for not less than the sum or spaces required for each use.

**SECTION 17.06 - PARKING AND GARAGE FACILITIES AND RESIDENCES:** Accessory parking facilities shall be located on the same lot as the dwelling served. Each single family, duplex, two-family and multi-family dwelling shall have on its premises a private parking space sufficient in capacity for the storage at one time of at least two (2) passenger automobiles for each dwelling on the premises.

**SECTION 17.07 - ACCESS DRIVES TO PARKING AREAS:** The location and width of entrance and exit driveways to parking facilities shall be planned to interfere as little as possible with the use of nearby property and with pedestrian and vehicular traffic on the nearest streets.

- A. The centerline of the access driveways on the frontage street shall be at least thirty-five (35) feet front the right-of-way line of the nearest intersecting street.
- B. Where there is more than one (1) driveway to a parking area, the driveway whenever possible, shall be limited to one-way travel either as an entrance to or exit from the parking area and shall be clearly marked.
- C. In no case shall there be more than two (2) driveways for each one hundred (100) feet of frontage on any street. The two (2) driveways shall not be closer than twelve (12) feet.
- D. No roadway shall be closer than twelve (12) feet to the point of intersection of two (2) property lines at any corner of the property as measured along the property line, and no roadway shall extend across such extended property line.
- E. The width of such roadways shall be measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the abutting right-of-way.
- F. In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted roadways. On the two (2) ends and the street side of each island, there shall be a concrete curb - the height, location and structural specifications of which shall be approved by the Township Engineer.
- G. Entrances and exits shall be limited to three (3) lanes. The width of such entrances and exits, measured at the street property line, shall conform with the following schedule:

WIDTH (FEET)

	Minimum	Maximum
One Lane	12	14
Two Lanes	20	28
Three Lanes	30	40

In all cases, radius of the edge of the driveway apron shall be at least fifteen (15) feet so that a

car entering or leaving may not obstruct vehicles in other traffic lanes in the driveway or street.

**SECTION 17.08 - IMPROVEMENTS TO PARKING AND LOADING AREAS:** All parking areas, loading areas, and access driveways, except for one and two-family dwellings, shall have an asphalt, concrete or other similar hard surface, approved by the Township Supervisors. Surface water, in excess of that which was in evidence prior to improvements, shall not be permitted to discharge onto public sidewalks, roadways, or other premises. Such improvements and the disposal of water runoff created therefrom shall be approved in writing by the Soil Conservation Service and/or Department of Environmental Resources prior to issuance of the Building and Zoning Permit. The Township Supervisors may require implementation of Soil Conservation Service recommendations. The maximum grade of the parking area shall not exceed two (2) percent. Appropriate bumper guards or curbs shall be provided in order to define parking spaces or limit of paved areas and to prevent vehicles from projecting into required yards. The Township Supervisors may require landscape features or a fence between a parking or loading area and a side or rear lot of a residential use or district. All curbs and bumper guards shall be constructed in accordance with standards established by the Township Supervisors.

**SECTION 17.09 - ILLUMINATION OF PARKING AND LOADING AREAS:** Parking and loading areas shall be illuminated whenever necessary to protect the public safety. Such illumination shall be so designed and located that the light sources are shielded from adjoining residences and residential streets, and shall not be of excessive brightness or cause a glare hazardous to pedestrians and drivers.

**SECTION 17.10 - APPROVAL OF PARKING AND LOADING AREAS:** Detailed drawings of off-street parking and loading areas (except for one and two family dwellings) shall be submitted to the Zoning Officer for approval prior to their construction. The drawing shall show each space, dimensions of driveways, aisles and other features required under the provisions of this Article. In instances when the drawings do not show full compliance with the requirements of the Article, the Zoning Officer shall reject the plans. The decision of the Zoning Officer may be appealed to the Zoning Hearing Board who may, in specific cases, when the size, shape, or location of the parking or loading area is such that it is impractical to meet the strict requirements of this Article, upon proper showing, vary the strict terms hereof in accordance with the powers granted in this Ordinance.