

ARTICLE 8

OFF-STREET PARKING AND LOADING AREAS

800 OFF-STREET PARKING REQUIREMENTS

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

A. Size

All vehicle parking spaces shall contain a minimum of 180 square feet of usable area and shall have a width of not less than nine (9) feet.

B. Location

Off-street parking spaces for residential uses shall be located on the same lot or contiguous lot as the dwelling unit(s) being served, either inside or outside of a building. Off-street parking for nonresidential uses may be located on a lot other than that containing the principal use, but shall be situated within 250 feet of the use being served. Such remote parking shall however remain under the control and care 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 proposed use and sets forth appropriate maintenance responsibilities for the parking area.

C. Layout and Design

All off-street parking areas shall be designed to provide for the orderly and safe parking of vehicles, shall be clearly marked to facilitate movement and efficiency of use, and shall be maintained in good condition.

D. Grading and Surfacing

All off-street parking spaces and parking areas shall be graded for proper drainage and shall be provided with a bituminous or concrete pavement or similar durable and dustless wearing surface.

E. Lighting

All lighting which is used to illuminate off-street parking areas shall be mounted and shielded in such a manner to avoid creating safety problems for motorists on public streets and to avoid causing direct glare on adjacent properties.

F. Setback and Screening Requirements

Non-residential parking areas serving more than five (5) vehicles shall be set back a minimum of five (5) feet from all property lines, and shall be effectively screened on each side that abuts a Residential District, a residential use, or an institutional premises. Screening shall consist of a solid fence or plantings not less than six (6) feet in height. All other requirements of Section 506 A. of this Ordinance regarding screening shall be met.

G. Accessibility

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 or alley upon which the parking area abuts be permitted, except where the depth of the parking area is less than 35 feet. Where possible, parking areas shall also be designed so there will be no need for motorists to back over public walkways, streets or alleys.

H. Number of Spaces Required

1. 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, except that 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, upon recommendation of the Borough Planning Commission.
2. The number of off-street parking spaces required shall be provided as set forth in TABLE 1 below. In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is mentioned and is deemed similar, in the opinion of the Zoning Officer, shall apply. In the case of mixed uses or multiple uses of one building, the total number of required parking spaces shall be the sum of the number of spaces required for each use.
3. Applicants proposing development in the Central Business District 1 & 2 are encouraged to provide as much off-street parking as possible. The Borough Planning Commission shall review each proposal in this district and shall recommend an appropriate number of spaces to Borough Council, who shall ultimately determine the number of spaces that must be provided.

(See Table 1 on next page)

TABLE 1

OFF-STREET PARKING SCHEDULE

<u>USE CLASSIFICATION</u>	<u>MINIMUM SPACES REQUIRED</u>
A. <u>Residential Uses</u>	
1. Residential dwelling units, including single- and multi-family dwellings, conversion or accessory apartments, & mobile home park units.	2.25 for each dwelling unit.
2. Bed & breakfast establishments; boarding or rooming homes.	2 for the dwelling unit + 1 for each guest room.
B. <u>Institutional Uses</u>	
1. Day care centers, group day care homes, or nursery schools.	1 for each 5 students/clients + 1 for each employee.
2. Schools. (Public or private)	
a. Elementary schools.	5 for each classroom + 1 for each employee.
b. Middle or high schools or post-secondary education facilities.	1 for each 3.5 seats of auditorium or gymnasium capacity, whichever is greater, + 1 for each employee.
c. Professional, business, or technical schools.	1 for each 2 students + 1 for each employee.
3. Places of public or private assembly; churches and place of worship; clubs, lodges & fraternal organization facilities or halls and public libraries, including new construction on undeveloped sites or renovation (creating a higher occupancy) or expansion of existing facilities.	1 space for each 2.5 seats of fixed (permanently mounted) seating area plus 1 space for each 250 sq.ft. of all other occupied areas, excluding storage and mechanical equipment areas
4. Public service or non-profit facilities, such as police or fire stations, government or community buildings.	
a. New construction on undeveloped sites.	1 for each 200 sq.ft. of gross floor area.

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| b. Renovation or expansion of existing facilities. | As much additional off-street parking as possible. |
| 5. Group homes or retirement centers. | 1 for each 2 residents + 1 for each employee in the maximum work shift. |
| 6. Nursing or personal care homes. | 1 for each 3 beds + 1 for each employee in the maximum work shift. |

C. Commercial/Retail Uses

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| 1. Home occupations. | 2 for the dwelling unit + 2 customer spaces. |
| 2. Retail stores or personal service businesses, inc. business, professional & financial offices, <i>except as provided below.</i> | 1 for each 300 sq.ft. of gross floor area + 1 for each employee in the maximum work shift. |
| 3. Neighborhood retail stores. | 1 for each 200 sq.ft. of gross floor area + 1 for each employee in the maximum work shift. |
| 4. Restaurants; bars or taverns. | 1 for each 100 sq.ft. of gross floor area + 1 for each employee in the maximum work shift. |
| 5. Medical or dental offices or clinics. | 5 for each doctor + 1 for each employee. |
| 6. Commercial lodging facilities. | 1 for each guest room + 1 for each employee in the maximum work shift. |
| 7. Public entertainment establishments. | 1 for each 3 persons of total facility capacity + 1 for each employee in the maximum work shift. |
| 8. Funeral homes. | 20 for funeral home + 1 for each employee. |

D. Industrial Uses

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| 1. Industrial activities or manufacturing operations. | 1.25 for each employee in the maximum work shift + 5 visitor spaces. |
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| 2. Warehousing or storage facilities;
machine shops. | 1 for each employee + 3 visitor
spaces. |
| 3. Trucking or motor freight terminals;
distribution facilities. | Sufficient number to meet all on-
site parking & circulation needs + 1
for each employee in the maximum
work shift & 3 visitor spaces. |

E. Recreational or Open Space Uses

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| 1. Parks or playgrounds. | 1 for each 5 persons of total
facility capacity. |
| 2. Outdoor commercial recreation
facilities. | 1 for each 3 persons of total
facility capacity + 1 for each
employee in the maximum
work shift. |

801 OFF-STREET LOADING REQUIREMENTS

In all districts, in connection with every commercial, industrial or institutional building hereafter erected, having a gross floor area of 10,000 square feet or more, which requires the delivery or shipment of merchandise or materials, there shall be provided and maintained on the same lot with such building, off-street loading berths in accordance with the requirements of this Section. Such accommodations shall meet the following requirements.

A. Size and Location

Each off-street loading berth shall be of sufficient size to adequately accommodate the use being served and shall be located entirely on the subject lot. Where possible, loading berths shall be designed so that there will be no need for drivers to back over public walkways, streets, or alleys.

B. Grading and Surfacing

Loading berths shall be graded for proper drainage and shall be provided with a bituminous or concrete pavement or similar durable and dustless wearing surface.

C. Lighting

All lighting used to illuminate off-street loading berths shall be mounted and shielded in such a manner to avoid creating safety problems for motorists on public streets and to avoid causing glare on adjacent properties.

D. Setbacks and Screening Requirements

All loading berths or docks shall be set back a minimum of ten (10) feet from all property lines, and shall be effectively screened on each side that abuts a Residential District, a residential use, or an institutional premises. Screening shall consist of a solid fence or plantings not less than six (6) feet in height. All other requirements of Section 506 A. of this Ordinance regarding screening shall be met.

E. Number of Berths Required

Applicants proposing developments requiring the provision of off-street loading space are encouraged to meet the guidelines set forth below. The Borough Planning Commission shall review each such proposal and shall recommend an appropriate amount of off-street loading space to Borough Council, who shall ultimately determine the number of berths that must be provided.

TABLE 2

OFF-STREET LOADING GUIDELINES

<u>Gross Floor Area</u>	<u>Recommended # of Berths</u>
10,000 sq.ft. - 25,000 sq.ft.	One (1)
25,001 sq.ft. - 40,000 sq.ft.	Two (2)
40,001 sq.ft. - 60,000 sq.ft.	Three (3)
60,001 sq.ft. - 100,000 sq.ft.	Four (4)
over 100,000 sq.ft.	Four (4) + one (1) for each additional 50,000 sq.ft. of gross floor area.