

ARTICLE 17 - OFF-STREET PARKING AND LOADING

SECTION 1700 REQUIRED OFF-STREET PARKING SPACE

Unless specified otherwise in another Article of this Ordinance, all off-street parking spaces shall be provided and satisfactorily maintained in accordance with the following provisions for each building or use which, after the effective date of this Ordinance, is established, erected, enlarged or altered for any of the following purposes or uses in any district. For uses not specifically listed, the requirements for the most similar use listed shall be followed:

Use	Minimum Off-Street Parking Space Required
A. Agricultural Uses	
1. Agriculture	One (1) for each full-time employee
B. Residential Uses	
1. All types of dwelling units	Two (2) for every dwelling unit
C. Public or Private Recreational Uses	
1. Private clubs, lodges	One (1) for every one hundred (100) square feet of floor area available to patrons
2. Golf course	Four (4) for each hole plus club requirement as listed above
3. Golf driving range	Two (2) for each tee
4. Miniature golf	One (1) for each hole

Use	Minimum Off-Street Parking Space Required
5. Bowling alley	Five (5) for each lane
6. Gymnasium, stadium	One (1) for every four (4) seats
7. Public swimming pool	One (1) for every twelve (12) square feet of water surface; or, one (1) for every five (5) persons for whom dressing facilities are provided (whichever is greater)
8. Outdoor commercial recreation	One (1) for every fifteen hundred (1,500) square feet of area
9. Indoor commercial recreation	One (1) for every one hundred fifty (150) square feet of gross floor area devoted to such use
D. Governmental, Institutional and educational Uses	
1. Places of public or private assembly including auditoriums, theatres, and assembly halls	One (1) for every three (3) permanent or temporary seats, plus one (1) for every one hundred (100) square feet of meeting room area
2. Church or religious use	One (1) for every three (3) permanent or temporary seats, plus one (1) for every one hundred (100) square feet of meeting room area

	Use	Minimum Off-Street Parking Space Required
3.	Social, fraternal and social service buildings	One (1) for every fifty (50) square feet of gross floor area
4.	Community center, library, museum	One (1) for every two hundred fifty (250) square feet of floor area in public use
5.	Hospital, convalescent home, nursing home sanitarium	One and one-half (1 1/2) for each bed, plus one (1) for each employee on the shift of greatest employment
6.	Private kindergarden, or child institutional home	One (1) for each adult attendant, plus one (1) for every five hundred (500) square feet of gross floor area
7.	Schools or educational institution	One (1) for each faculty member and other full-time employee, plus two (2) for each classroom, plus one for every eight (8) students
8.	Dormitory	One (1) for every three (3) residents
9.	Nursery or day care center	One (1) for every staff member plus one (1) for each four (4) students
E.	Retail, Commercial and Other Business Uses	
1.	Retail store or shop	One (1) for every one hundred (100) square feet of store sales floor area or area serving customers

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2. Department store or supermarket	One (1) for every seventy-five (75) square feet of store sales floor area or other area serving customers
3. Personal service businesses such as barber shops, photo shops, tailor, beautician, shoe repair and the like	One (1) for every one hundred (100) square feet of gross floor area
4. Restaurant, cafeteria, tavern or cafe	One (1) for every one hundred (100) square feet of gross floor area, plus one (1) for each employee
5. Fast food restaurant or any drive-in use	One (1) for every fifty (50) square feet of gross floor area plus one (1) for each employee on the shift of greatest employment
6. Self-service laundromat	One (1) for every fifty (50) square feet of gross floor area
7. Automobile service and repair or car wash	Four (4) for each bay, or one (1) for every two hundred (200) square feet of floor and ground area devoted to service and repair (whichever is greater), plus one (1) for each employee
8. Banks, credit unions and the like	One (1) for every seventy-five (75) square feet of floor area for serving customers
9. Professional offices with on- site facilities for diagnosis, treatment or care	Six and a half (6 ½) for 100 sq. ft. of examination and/or treatment area.

Use	Minimum Off-Street Parking Space Required
10. Funeral home	One (1) for every four (4) seats for patron use, or one (1) for every fifty (50) square feet of gross floor area, whichever is greater
11. Businesses and Professional offices, excluding offices with on-site facilities treatment or care.	One (1) for every two hundred (200) square feet of gross floor area.
12. Shopping center	Four (4) for every one thousand (1,000) square feet of gross leaseable area; provided, that the number of required spaces can be reduced to three and one-half (3 1/2) for every one thousand (1,000) square feet of gross leaseable area in Shopping Centers of one hundred thousand (100,000) square feet or more upon approval of such reduction as a Conditional Use by the Board of Supervisors
13. Hotel, motel inn or bed and breakfast	One and two-tenths (1.2) for each rental room or suite, plus one (1) for every three (3) seats in restaurants or meeting rooms
14. Temporary or permanent stands, for the sale of farm products or places where Christmas trees, flowers, produce or other seasonal goods are sold.	Ten (10) minimum, plus any additional overflow spaces (as determined by the Zoning Officer after personally observing traffic conditions at such stands or for such activities.

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15. Temporary events such as hayrides, sleigh rides, and other like events; and flea markets	Twenty (20) minimum, plus any additional overflow spaces as needed
16. Movie Theatre	One (1) for every three (3) seats, plus one (1) for every employee on the shift of greatest employment
17. New and Used Automobile Sales Agencies	One (1) for every two hundred (200) square feet of floor and ground area devoted to sales and accessory service use, plus one (1) for each employee
18. Kennel, animal shelter	One (1) for each employee plus one (1) for each ten (10) of animal capacity
19. Heliport or helistop	One (1) for each employee plus two (2) for each vehicle used in connection with the facility
20. Laboratories or research facilities	One (1) for each employee or three (3) for every one thousand (1,000) square feet of floor area, whichever is greater
21. Wagering and Gambling Establishment	Twenty (20) for every one thousand (1,000) square feet of gross floor area plus one (1) for each employee on the shift of greatest employment

Use	Minimum Off-Street Parking Space Required
22. Adult Entertainment Use	One (1) per two hundred (200) square feet of gross floor area plus one (1) for every three (3) employees on the shift of greatest employment
F. Industrial and Other Related Uses	
1. Industrial and other related uses	One (1) for each employee on the shift of greatest employment, or one (1) for every five hundred (500) square feet of gross floor area (whichever is greater), plus one (1) for each company vehicle
2. Warehouse or storage facility	One (1) for every one thousand (1,000) square feet of gross floor area or one (1) for each two (2) rentable units, whichever is greater, plus one (1) for each company vehicle
G. Buildings or Uses Other Than Those Specified Above	
1. Determination of the appropriate parking space requirements shall be made by the Board of Supervisors consistent with the standards set forth herein for comparable buildings or uses, and may be in accordance with the Parking Generation standards of the Institute for Transportation Engineers.	
H. Public Self-Storage Facility	
	One (1) space for every three hundred (300) square feet of gross office floor area; plus, one (1) space for every five thousand (5,000) square feet of gross floor area of storage units (excluding office area) or four

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(4) spaces for every one hundred (100) storage units, whichever is greater. Should the self storage facility use include the accessory retail sale of moving supplies and packing products to the public, then the minimum parking requirement for the office shall be one (1) space for every two (200) hundred square feet of gross office floor area.

SECTION 1701 GENERAL REGULATIONS FOR OFF-STREET PARKING

- A.** Existing Parking - Structures and uses in existence at the date of adoption of this Ordinance shall not be subject to the requirements of this Article so long as the kind or extent of use is not changed, provided that any parking facility now serving structures or uses shall not in the future be reduced below such requirements.
- B.** Changes in Use - Whenever a structure is altered or a use is changed or extended which increases the parking requirements of Section 1700, then the total additional parking required for the alteration, change or extension shall be provided in accordance with the requirements of that Section.
- C.** Conflict with Other Uses - No parking area shall be used for any use that interferes with its availability for the parking need it is required to serve.
- D.** Continuing Character of Obligation - All required parking facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street parking facilities shall not be reduced in total extent except when such reduction is in conformity with the requirements of this Article.
- E.** Joint Use - Two (2) or more uses may provide for required parking in a common parking lot if the total space provided is not less than the sum of the spaces required for each use individually, unless otherwise specifically set forth herein. However, the number of spaces required in a common parking facility may be reduced below this total by Special Exception under

Article 22, if it can be demonstrated to the Zoning Hearing Board that the hours or days of peak parking need for the uses are so different that a lower total will provide adequately for all uses served by the facility.

- F.** Location of Parking Spaces - Required off-street parking spaces shall be on the same lot or premises with the principal use served, or where this requirement cannot be met, a Special Exception can be applied for, subject to the provisions of Section 1702 herein.
- G.** Fractional Spaces - Where the computation of required parking spaces results in a fractional number, the fraction of one half (1/2) or more shall be counted as one (1).
- H.** Maintenance of Parking Areas - For parking areas of three (3) or more vehicles, the area not landscaped and so maintained, including driveways, shall be graded, surfaced with asphalt or other suitable material, and drained to Township standards. All parking areas shall be maintained and replaced as may be necessary from time to time to provide for safe and convenient use, as determined by the Township Engineer.
- I.** Handicapped Parking

 - 1. In any parking area where the total number of parking spaces exceeds five (5), a minimum of one (1) space for each twenty-five (25) spaces or fraction thereof shall be designed and designated for physically handicapped persons.
 - 2. Parking spaces for use by handicapped drivers shall be located to minimize the distance between the vehicles and a wheelchair accessible entrance to the facility served.
 - 3. Handicapped parking shall be in accordance with the dictates of the Americans with Disabilities Act (ADA) and design requirements of the Township Subdivision and Land Development Ordinance.

SECTION 1702 OFF-STREET PARKING AS A SPECIAL EXCEPTION

The parking spaces required in Section 1700 herein may be located elsewhere than on the same lot and may be authorized as a Special Exception, subject to the following:

- A. That the owners of two (2) or more establishments shall submit, with their application for Special Exception, a site plan showing joint use and location of a common off-street parking area.
- B. That some portion of the common off-street parking area lies within four hundred (400) feet of an entrance, regularly used by patrons, into the building served thereby.
- C. That the Zoning Hearing Board may, in its discretion, reduce the required aggregate amount of required parking space upon determination that greater efficiency is effected by joint use of a common parking area, but in no case shall the ratio of total off-street parking area to gross floor area be reduced to less than one-to-one (1:1).
- D. The off-lot parking area which is used to satisfy the parking requirements shall be deed restricted to ensure its use for parking.

SECTION 1703 PARKING AREA DESIGN STANDARDS

Parking area design standards shall be as set forth in this Ordinance and in the Edgmont Township Subdivision and Land Development Ordinance. Such design standards shall represent the minimum acceptable standards. Unless specified otherwise, the minimum parking space shall be nine (9) feet in width and twenty (20) feet in depth.

SECTION 1704 CONDITIONAL REDUCTION OF OFF-STREET PARKING AREAS

In order to prevent the establishment of a greater number of parking spaces than is actually required to serve the needs of the particular mix of enterprises in a shopping center or a large single commercial use, the Board of Supervisors,

after consulting with the Township Planning Commission and Township Engineer, may permit a conditional reduction of parking space if the following conditions are satisfied:

- A.** Evidence is submitted documenting that the use requires less parking spaces than required by Section 1700. Such documentation should be based on actual observed rates of parking for the use proposed.
- B.** The design of the parking lot, as indicated on the land development plan, must designate sufficient space to provide for the total requirement of parking spaces as set forth in Section 1700 herein. The plan shall also illustrate the layout for the total number of parking spaces.
- C.** The conditional reduction shall permit up to a twenty (20) percent reduction in the required number of parking spaces. This initial phase of the parking provision shall be clearly indicated on the plan.
- D.** The balance of the parking area conditionally reserved shall not include areas for required yards, setbacks, or areas which would otherwise be unsuitable for parking spaces due to the physical characteristics of the land or other requirements of this Ordinance. This parking area which is reserved shall be shown on the Land Development Plan, and noted for possible future use. Any landscaping in the reserve parking area shall be placed on the perimeter of the reserved area. The developer shall provide a landscaping plan for the reserved area with the land development plan.
- E.** The developer shall enter into a written agreement with the Board of Supervisors that, after one (1) year following the issuing of the last Occupancy Permit, any additional parking spaces shall be provided at the developer's or owner's expense should it be determined the full parking space requirement, or portion thereof, is necessary to satisfy the need of the particular mix of uses in a shopping center or other major commercial use.
- F.** At the time of the above stated agreement, the developer or land owner shall post a performance bond

or other securities to cover the expense of a traffic study to be undertaken by a registered Transportation Engineer approved by the Board of Supervisors, who shall determine the advisability of providing the full parking requirement. With the recommendations of the Traffic Engineer, the Township Engineer and the Township Planning Commission, the Board of Supervisors shall determine if additional spaces shall be provided by the developer or if the area shall remain as open space in a shopping center or other major commercial use.

- G. In accordance with the above stated agreement the developer or land owner shall submit the traffic study and the supporting materials to the Township Zoning Officer at least fourteen (14) days prior to the Board of Supervisors meeting one (1) year following the issuance of the last Occupancy Permit.

SECTION 1705 DESIGN AND LAYOUT OF OFF-STREET LOADING FACILITIES

- A. In addition to the off-street parking space required in this Article any building erected, converted and/or enlarged for any non-residential use shall provide off-street areas for loading and unloading and commercial vehicle parking space adequate for their needs.
- B. The minimum size loading space shall be fifty (50) feet in depth, twelve (12) feet in width, with an overhead clearance of fifteen (15) feet, exclusive of drives and maneuvering space, and located entirely on the lot being served. Any overhead canopy should extend a minimum of four (4) feet beyond the dock.
- C. All loading space shall have adequate access from a street or way which does not block or interfere with the required parking as specified in Section 1700 herein. This required space will be provided in addition to established requirements for patron and employee parking.
- D. In no case shall the public rights-of-way be used for loading or unloading of materials. Furthermore, no

loading dock or space shall be located or arranged in such a way that it is necessary to back any vehicle into or off any public right-of-way, nor require the use of any public right-of-way for maneuvering space.

- E.** Two-way driveways shall be a minimum of twenty-four (24) feet in width and a maximum of thirty-six (36) feet wide. One-way driveways shall be a minimum of twelve (12) feet in width.
- F.** All accessory driveways and entranceways shall be graded, paved and drained to Township standards, to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow across streets and adjoining properties.
- G.** All off-street loading berths shall be provided on either the side or rear of the lot. In no case shall off-street loading berths be provided in the front of the lot.
- H.** Such facilities shall be designed and used in such a manner as to at no time constitute a nuisance, a hazard, or an impediment to traffic.
- I.** All lighting fixtures used to illuminate parking areas shall be arranged to prevent glare into public streets and adjoining properties.

SECTION 1706 ACCESS FOR OFF-STREET PARKING AND LOADING AREAS

Access to and from all off-street parking, loading, and vehicle service areas along public rights-of-way shall consist of well defined separate or common entrances and exits and shall comply with Article 19, Section 1908 and the following provisions:

- A.** Access drives shall not open upon any public right-of-way within one hundred fifty (150) feet of the nearest right-of-way line of any intersecting public street or highway.
- B.** The required sight distance for access drives which open upon any street or highway shall be in accordance

with the regulations of the PA DOT.

SECTION 1707 SCREENING AND LANDSCAPING REQUIREMENTS

- A.** Screening between parking areas and the street line or any adjacent property shall be effective at the time of occupancy, subject to the following provisions:
1. All off-street parking areas that provide more than five (5) parking spaces shall be screened.
 2. Effective screens may be accomplished through the use of the following: plant materials, fencing or walls, and/or mounding through the use of earthen berms forming a continuous visual buffer.
 3. The area for planting, fencing walls or earthen berms shall not extend beyond the street line. No off-street parking or loading and unloading facilities shall be located within twenty (20) feet of the street line, unless otherwise provided in other sections of this Ordinance.
 4. When planting screens are employed the following shall apply:
 - a. A buffer planting strip shall be provided. It shall be a minimum of fifteen (15) feet in width.
 - b. The type of plant materials to be used shall be subject to review and evaluation by the Board of Supervisors upon the recommendation of the Planning Commission.
 - c. Planting screens shall be of sufficient height and sufficient density to constitute a continuous visual buffer five (5) feet in height at the time of planting. The spacing of plant materials shall be subject to review and approval by the Board of Supervisors upon the recommendation of the Planning Commission.

- d. Shade trees shall be provided along all streets and shall be in accordance with Section 1917 and the Edgmont Township Subdivision and Land Development Ordinance.
 5. Whenever fencing or walls are employed, the effective height of the continuous visual buffer shall be no less than six (6) feet, subject to the provisions of Article 19, Section 1902.
 6. Whenever earthen berms are employed, the effective height of the continuous visual buffer shall be no less than five (5) feet in height.
 7. Along arterial highways, a three (3) foot high continuous visual screen consisting of shrub plantings, fences, walls and/or earthen berms may be provided in conjunction with deciduous canopy or understory trees planted on twenty (20) foot maximum centers. If the trees are not provided, then the effective height of the shrub, fence, wall or berm screening shall be in accordance with Sections 1707.A.4. and 1707.A.5. of this Ordinance. The spacing of plant materials shall be subject to review and approval by the Board of Supervisors from time to time by resolution.
- B.** Landscaping within any parking area which provides more than five (5) parking spaces shall be in accordance with Section 1917 and the Edgmont Township Subdivision and Land Development Ordinance.
- C.** All landscaping shall be in accordance with the provisions in Article 19, Section 1917, and the Edgmont Township Subdivision and Land Development Ordinance.