

ARTICLE XIV

OFF-STREET PARKING

Section 1401. GENERAL PARKING REGULATIONS

A. Off-street parking facilities shall be provided to lessen on-street congestion. The facilities required herein shall be available to patrons throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term "parking space" includes either covered garage space or uncovered parking space located off the public right-of-way.

B. All parking spaces shall be ample in size for the vehicles for which use is intended. The net parking space per vehicle shall be not less than nine (9') feet wide and eighteen (18') feet long. Parking spaces and the approaches thereto shall be paved surfaces or stabilized surface. For purposes of this Ordinance, stabilized surface is hereby defined as an approved allweather, dustless surface. Outdoor parking spaces shall be deemed to be part of the open space of the lot on which it is located and be fully accessible.

C. A garage or carport may be located wholly or partly inside the walls of the principal building, or attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements. A garage may be constructed under a yard provided that the level of such yard shall conform to the general level of the other yards on the lot. The space above such an underground garage shall be deemed to be part of the open space of the lot on which it is located.

Section 1402. HANDICAPPED ACCESSIBLE PARKING

A. All multi-family, commercial, public and industrial uses shall provide . handicapped parking spaces as follows:

Required Total Parking Spaces Accessible Spaces

1-25 1

26-50 2

51-75 3

76-100 4

101-150 5

151-200 6

201-300 7

301-400 8

401-500 9

501-1000 2% of Total over 1000 20 plus 1 per 100 over 1000

B. Design of handicapped accessible spaces shall be completed in accordance with the Americans with Disabilities Act Architectural Guidelines and include the following:

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible structure. In parking facilities not serving a particular structure, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking entrance.

2. Accessible parking spaces shall be at least eight (8') feet wide.

3. One (1) parking access aisle of no less than five (5') feet in width shall be provided for each accessible parking space and shall be a part of the accessible route of no less than three (3') feet in width to the building or facility entrance. A parking access aisle may be shared between two accessible parking spaces.

4. Parking spaces and access aisles shall be level with surface slopes not exceeding two

(2%) percent in all directions.

5. Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Such signs shall be located so as not to be obscured by a vehicle parked in the space.

Section 1403. **OFF-STREET PARKING FACILITIES REQUIREMENTS**

Any of the following facilities hereafter erected or enlarged and any facility hereafter converted into one (1) of the following facilities and any open area hereafter used shall be provided with not less than the minimum parking spaces and loading/unloading areas as set forth below, together with adequate access-ways, driveways or other means of circulation and access to and from a street.

A. Specific Parking Space Requirements Uses

Uses Required Parking Spaces

1. Automotive Parts Sales/ 3 per bay, plus 1 space for Service Garages every 300 square feet of retail parts sales area.
2. Automobile Sales 1 per 500 square feet on indoor GFA, plus 1 per 2,500 square feet of outdoor sales/rental area, plus 2 per service bay, plus 1 per employee, but never fewer than 5 spaces.
3. Automobile Wash 5 per washing lane. Each washing lane shall have sufficient stacking room for four (4) cars.
4. Banks /Financial Institutions 1 per 300 square feet GFA. Each drive-up window shall have sufficient stacking room for 4 cars, and a bypass lane shall be provided.
5. Bowling Alleys 4 per alley
6. Convenience Stores 4 per 1000 square feet GFA
7. Campground 1 dust-free 10' by 30' space per campsite.
8. Dance Halls, Swimming 1 per 100 sq. ft. GFA or of Pools, Roller Rinks, surface water area in Clubs, Lodges and swimming pool. other similar uses
9. Day Care Centers 1 per employee plus 1 safe (Nursery Schools) passenger off-street loading/unloading space per 5 children.
10. Family Care and Group 1 per 4 residents plus 1 per Care Facilities employee in the maximum working shift.
11. Family Day Care and 1 per nonresident employee Group Day Care Homes plus 1 safe passenger off-street loading/unloading space per 4 nonresident children.
12. Funeral Homes/ 1 per 100 square feet GFA Mortuaries used for memorial services, viewing area, business office and products display.
13. Furniture or Appliance 1 per 1000 GFA interior sale Stores space plus 1.5 per 1000 square feet interior storage and exterior display or storage.
14. Home/Farm Occupations 1 per 300 square feet GFA utilized for the home/far occupation, plus 1 per nonresident employee, in addition to the requirement for the dwelling unit.
15. Hospitals 1 per 4 beds, plus 1 per 2 employees of the maximum working shift, plus one per staff doctor.
16. Laundries 1 per 2 washing machines plus 1 per employee on maximum working shift.
17. Hotels, Motels, 1 per sleeping room plus 1 per Boarding and Lodging/ 200 square feet GFA non-room Rooming Houses, Bed and Breakfast Establishments
18. Industrial Uses 1 per 800 square feet GFA (manufacturing or assembly plants)
19. Junkyard/Salvage Yard 1 per employee plus 1 per 5,000 square feet of lot area, excluding required buffer area.
20. Lumberyard 1 per 500 square feet GFA plus 1 per 1,000 square feet of indoor/outdoor storage area.

- 21. Medical Centers 1 per 250 square feet GFA
- 22. Nursery/Greenhouse 1 per 1,000 square feet of GFA, plus 1 per 2,000 square feet lot area, excluding buffer area.
- 23. Nursing and 1 per 3 beds, plus 1 space per 2 Convalescent Homes employees in the maximum working shift plus 1 per staff doctor.
- 24. Office 4 per 1000 square feet GFA
- 25. Places of public or 1 per 5 seats or 1 per 100 private assembly (churches, square feet where no seats are community centers, provided. theaters, or similar meeting and assembly uses)
- 26. Residential Uses
 - a. Single Family 2 per dwelling unit
 - b. Multiple Dwellings (Including Conversion Apts. And Excluding Accessory Apts.)
 - (1) Elderly Apartments .5 per dwelling unit
 - (2) Efficiency/Studio 1 per dwelling unit
 - (3) 1 Bedroom 1.5 per dwelling unit
 - (4) 2 Bedrooms or more 2 per dwelling unit
- 27. Restaurants, Tea Rooms, 1 per 3 seats. Nightclubs, Bars and Taverns
 - a. Fast-Food 1 per 60 square feet GFA. Establishments
- 28. Retail Stores and Shops 1 per 200 square feet GFA
- 29. Schools
 - a. Elementary 2 per classroom, but not less than 1 per teacher and staff.
 - b. Intermediate 1.5 per classroom, but not less than 1 per teacher and staff.
 - c. Secondary 2.5 per classroom, but not less than 1 per teacher and staff.
- 30. Shopping Center 5.0 per 1000 square feet GFA
- 31. Utility 1 per vehicle normally required Communication Station to service such facility.
- 32. Warehousing/Distribution 1 per 5000 square feet GFA, plus required spaces for any office or sales areas.

B. All Other Uses Not Provided For Herein For all other uses not provided for herein, required parking spaces shall be determined by a study to be prepared by the developer and approved by the Township. The study shall include the following:

- 1. Type of use and estimated number of total trips generated during peak conditions (inbound and outbound).
- 2. Estimated parking duration per vehicle trip (turnover rate).
- 3. Based on estimated number of trips generated and average parking duration per trip, calculate number of spaces required; and
- 4. Estimated number of employees; one space to be provided for every two employees working maximum shift.

Section 1404. **LOCATION AND MANAGEMENT REQUIREMENTS**

A. Existing Parking

Structures and uses existing on the effective date of this Ordinance shall not be subject to the requirements of this Article so long as the type or extent of use is not changed, provided that any parking facility now serving such structures or uses shall not in the future be reduced below such requirements.

B. Changes In Requirements

Whenever there is an alteration of a structure or a change or extension of a use which increases the parking requirements according to the standards contained herein, 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 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 after their provision. Reasonable precautions are to be taken by the owner or sponsor of particular uses to assure the availability of required facilities for the employees or other persons whom the facilities are designed to serve. Facilities shall at no time constitute a nuisance, hazard or unreasonable impediment to traffic.

E. Drainage, Surfacing And Maintenance

Drainage, surfacing and maintenance of off-street parking areas, including driveways and access drives, shall be completed in accordance with the Bradford County Subdivision and Land Development Ordinance, as amended.

F. Shared Parking

Two 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. However, the number of spaces required in a common parking facility may be reduced below this total only as a Special Exception, if it can be demonstrated to the Zoning Hearing Board that the hours or days of peak parking needed for the uses are so different that a lower total will adequately provide for all uses served by the facility.

G. Computation Of Spaces

Where the computation of required parking space results in a fractional number, any fraction shall be counted as one.

H. Location Of Space

1. Single and two-family residential off-street parking spaces shall be provided on the same lot or premises with the use served.

2. Parking spaces for multiple dwelling buildings, and nonresidential uses shall be readily accessible to the buildings served thereby. Such spaces shall be in the same zoning district, as the principal building, or open area, and conform to the following regulations:

a. The required parking spaces shall be located within six hundred (600') feet of the principal building or open space in question measured from the edge of structure or open space to edge of parking lot closest to structure or open space.

b. The applicant for a use or Zoning permit shall submit, with his application, an instrument duly executed and acknowledged which subjects such parcels of land to parking uses in connection with the principal use to which it is accessory. Upon issuance of a permit, the Zoning Officer shall cause such instrument to be recorded in the Office of the Recorder of Deeds.

I. Lighting

1. All public parking areas shall be adequately lighted during after-dark operating hours. All newly-installed light standards shall be located on raised parking islands and not on the parking surface.

2. Any lighting used to illuminate off-street parking or loading areas shall be shielded from any street or residential use.

Section 1405. **DESIGN STANDARDS**

A. Parking Facilities

1. The minimum dimensions of parking facilities to be provided shall be as follows:

Parking Aisle-Width Angle of Parking Stall Width Stall Depth* One-Way Two-Way

90 degrees 9' 18' 24' 24'
60 degrees 9' 20' 18' 20'
45 degrees 9' 18' 15' 20'
30 degrees 9' 16' 12' 20'
Parallel 8' 22' 12' 20'

*Depth of stall is the perpendicular measurement from curb or edge of the parking lot toward the interior portion of the lot to be occupied by the parking vehicles and not including any part of the drive.

- a. All dead end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking area.
 - b. Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
2. Setbacks for parking areas shall be provided as follows:
- a. All parking spaces and access drives shall be at least ten (10') feet from any multiple dwelling building, or nonresidential building on the lot.
 - b. All parking spaces and access drives shall be at least five (5') feet from any exterior lot line, except where buffer yards are required, in which case such parking spaces and access drives may not encroach on the buffer yard area.
 - c. No parking area shall be located within a public right-of-way.
3. Separation
- a. Except at entrance and exit drives, parking area shall be physically separated from any public and/or private streets with a minimum ten (10') foot wide planting strip.
 - b. In no case shall parking areas be designed to require or encourage cars to back into a public or private street in order to leave the parking areas. When adjacent to a public or private street, a grassed buffer yard of at least ten (10') feet shall be provided and maintained.
 - c. All paved off-street parking spaces shall be marked so as to indicate their location.

4. Curb Radius

No less than a five (5') foot radius of curvature shall be permitted for all curb lines in all parking lots.

Section 1406. **OFF-STREET LOADING AND UNLOADING**

A. Required Spaces

1. For all nonresidential uses requiring delivery or pick up of materials, a minimum number of off-street loading and unloading spaces shall be provided as follows:

Gross Floor Area Required # Of Loading Spaces

6,000 sq. ft. or less 1 loading/unloading space

6,001 - 20,000 sq. ft. 2 loading/unloading spaces.

Above 20,000 sq. ft. 2 loading/unloading spaces, plus 1 additional space for each additional 50,000 sq. ft. of gross floor area.

2. Hotels shall have at least one loading space, with an additional loading berth when the floor area exceeds fifty thousand (50,000) square feet.

3. All off-street loading spaces shall be provided and maintained so long as the use exists which the facilities were designed to serve.

B. Design Standards

Off-street loading facilities shall be designed in accordance with the following specifications:

1. Each required space shall be not less than twelve (12') feet in width, forty-five (45') feet in length and fourteen and one half (14.5') feet in height, exclusive of drives and maneuvering space and located entirely on the lot being served.

2. There shall be appropriate means of access to a street or alley, as well as adequate maneuvering space.

3. The maximum width of driveway openings, measured at the street lot line, shall be forty (40') feet; the minimum width shall be twenty (20') feet.

4. All accessory driveways and entrance ways shall be graded, surfaced and drained in accordance with applicable Township/County ordinances and codes.

Section 1407. MOTOR VEHICLE ACCESS

Motor vehicle access to lots shall be provided in accordance with the Bradford County Subdivision and Land Development Ordinance, as amended.