

5.600 AUTOMOTIVE SERVICES

5.610 Off-Street Parking

In all districts, except the C-2 District, in connection with every manufacturing, business, institutional, recreational, residential or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking space open to the public at no charge for automobiles in accordance with the requirements set forth herein.

5.611 Size and Access. The minimum dimensions of parking spaces and aisles shall be as set forth in Table I hereof. Except in the case of dwellings, no parking area shall contain less than 3 spaces.

There shall be adequate provisions for ingress and egress to all parking spaces. Access to off-street parking areas shall be limited to several well-defined locations and in no case shall there be permitted unrestricted access along the length of the street or alley upon which the parking area abuts.

No off-street parking lot shall be located in the front yard of any residential lot, unless it is within the side yard of such lot.

No point of ingress or egress shall be nearer, one to the other, than 300 feet, except where inadequate highway frontage precludes the feasibility of complying with this requirement.

Table I

<u>Angle of Parking</u>	<u>Parking</u>		<u>Aisle</u>	
	<u>Stall Width* (feet)</u>	<u>Stall Depth (feet)</u>	<u>One-Way (feet)</u>	<u>Two-Way (feet)</u>
90	9.0	18	20	24
60	9.0	19	18	21
45	9.0	18	15	20
Parallel	9.0	22	12	20

* For handicapped-accessible parking spaces, the minimum width shall be not less than 13.5 feet.

Table II

<u>Total Parking in Lot</u>	<u>Required Accessible Spaces</u>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000

5.612 Number of Parking Spaces Required. The number of off-street parking spaces required shall be as set forth in Table III following in accordance with the definition of "floor area" as set forth in Article 11 hereof, provided further that in any R-District, on any lot having an area of one (1) acre or less, private garage space may be provided for not more than four (4) motor vehicles. Space for one (1) additional motor vehicle may be provided for each one-fifth (1/5) acre by which the area of the lot exceeds one (1) acre.

In any case of a building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is so mentioned and to which said use is similar, in the opinion of the Zoning Hearing Board, shall apply.

5.613 Off-Site Facilities. All permitted and required accessory off-street parking spaces, open or enclosed, shall be located on the same zone lot as the use to which such spaces are accessory, except that such spaces may be provided elsewhere but shall be provided with a radius of no greater distance than 400 feet from the zone lot, and provided further, that required spaces are provided off the site in accordance with the provisions set forth herein and that such spaces shall be in the same ownership as the use to which they are accessory and shall be subject to deed restrictions filed in an office of record, binding the owner and his heirs and/or assigns to maintain the required number of spaces available throughout the life of such use, and such spaces shall conform to all regulations of the district in which they are located.

TABLE III

	USES	MINIMUM REQUIRED PARKING SPACES
1.	Churches and Schools	1 for each 3.5 seats in an auditorium or for each 17 classroom seats, whichever is greater.
2.	Business and Professional Offices and Banks, except Medical and Dental Offices	1 for each 200 square feet of floor area.
3.	Community Buildings, and Social Halls	1 for each 100 square feet of floor area. ***
4.	Country Clubs, Golf Courses	1 for each 200 square feet of floor area occupied by all principal and accessory structures, except those used for parking purposes. **/ ***
5.	Single-family Dwellings	3 for each family or dwelling unit.
6.	Motels, Hotels, Rooming Houses and Bed & Breakfasts	1 for each rental unit. ***
7.	Apartments, Townhouses and Garden Apartments *	1.5 for each dwelling unit.
8.	Mortuaries	3 for each 100 square feet of parlor area.
9.	Hospitals, Nursing and Convalescing Homes	1 for each 3 beds plus 1 for each employee in the maximum working shift.
10.	Manufacturing and Industrial	1 space each for every 2 employees on largest shift, plus 1 for each company vehicle based at plant
11.	Medical or Dental Clinics, or Offices	5 spaces for each Doctor and 3 spaces for each Dentist plus 1 space for each employee in the maximum working shift.
12.	Restaurants and Night Clubs	1 for each 2.5 seats plus 1 for each employee in the maximum working shift
13.	Bars and Beer Parlors	1 for each 25 square feet of liquor service area plus 1 for each employee in a maximum working shift.
14.	Retail Stores, Store Groups, Shops, and Personal Services	In all C-Districts, where required, 1 space shall be provided for each 100 square feet of floor area.
15.	Wholesale Establishments, or Warehouses	1 for each 1 employee in maximum working shift, but not less than 25% of building floor area.
16.	Outdoor Recreational Facilities	An adequate number of spaces should be provided so that all vehicles located at the facility can be accommodated in existing parking lots and not on the Borough's roads.
17.	Auctions, Galleries	5 for each 500 square feet of floor area.
18.	Bowling Alleys	5 for each alley plus 1 for each employee in the maximum working shift. ***
19.	Movie Theaters, Auditoriums and Sport Stadiums	1 for each 2.5 seats.
20.	Nursery School, Child Day Care Center and Group Day Care Home	Minimum of 1 off-street parking space for each employee
21.	Laundromats	1 for every 2 machines.
22.	Car Washes	Queuing capacity for 10 vehicles for each wash stall.
23.	Auto, Gas/Service/Repair	1 for each employee, plus 3 per service bay, plus 1 space for each 300 sq. ft. of retail sales area

TABLE III (Continued)

	USES	MINIMUM REQUIRED PARKING SPACES
4.	Auto/Truck, Recreational Vehicle or Boat Sales	1 for each employee, plus 1 for each 10 vehicles on display
25.	Furniture or Appliance	1 for each employee, plus 1 for each 300 sq.ft. of sales floor area
26.	Private or Membership Clubs or Lodges	1 for each employee, plus 1 for each 6 members or 6 persons of total capacity
27.	Driving Ranges, Miniature Golf	1 for each employee, plus 1 per tee

- * Except Elderly housing where 1 parking space for each 3 dwelling units shall be provided.
- ** there shall be not less than 20 off-street parking spaces for each use.
- *** Facilities which provide food and/or beverages are also required to meet the additional regulations for Restaurants and Bars.

5.620 Off-Street Loading

In any district, in connection with every building, or building group or part thereof hereafter erected and having a gross floor area of five thousand (5,000) square feet or more, which is to be occupied by manufacturing, or commercial uses, or distribution of material or merchandise by vehicles, there shall be provided and maintained, on the same zone lot with such building, off-street loading berths in accordance with the requirement of Table IV following.

5.621 Size and Location. Each loading space shall be of sufficient size to accommodate vehicles that are likely to utilize the berth, but not less than 10 feet in width, 25 feet in length and 14 feet in height, and may occupy all or any part of any required yard, except where located adjacent to any R-District where they shall be set back a minimum of 6 feet from any such property line.

TABLE IV

<u>USES</u>	<u>SQUARE FEET OF FLOOR AREA</u>	<u>REQUIRED OFF-STREET LOADING BERTHS</u>
1. Schools	15,000 or more	1
2. Hospitals (in addition to space for ambulance)	From 10,000 - 30,000 For each additional 30,000 or major fraction thereof.	1 1 additional
3. Undertakers and Funeral Homes	5,000 For each additional 5,000 or major fraction thereof.	1 1 additional
4. Hotels & Offices	10,000 or more	1
5. Retail, Commercial, Wholesale, Manufacturing, Storage & Miscellaneous	From 10,000 - 25,000 From 25,000 - 40,000 From 40,000 - 60,000 From 60,000 - 100,000 For each additional 50,000 or major fraction thereof.	1 2 3 4 1 additional

5.630 Joint Facilities for Parking or Loading

Off-street parking and loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use and provided that all regulations governing the location of accessory spaces in relation to the use served are adhered to. Further, no accessory space or portion thereof shall serve as a required space for more than one use unless otherwise approved by the Zoning Hearing Board in accordance with the purposes and procedures set forth herein.

5.640 Development and Maintenance of Parking and Loading Areas

Every parcel of land hereafter used as a public or private parking area or loading area including a commercial parking lot shall be developed and maintained in accordance with the following requirements:

- 5.641 Screening and Landscaping. Off-street parking areas for more than five (5) vehicles and off-street loading areas shall be effectively screened on each side which adjoins or faces premises situated in any R-District, or institutional premises, by a solid fence or hedge. Such fence or hedge shall be not less than four (4) feet nor more than six (6) feet in height and shall be maintained in good condition without any advertising thereon. Any space between such fence or hedge and the side lot line adjoining premises, or the front lot line facing premises, in any R-District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.
- 5.642 Minimum Distances and Setbacks. No off-street parking or loading area or part thereof for more than five (5) vehicles shall be closer than twenty (20) feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot. If not in an R-District but adjoining such district, the parking area shall be set back not less than ten (10) feet from the established street right-of-way line within fifty (50) feet of any R-District.
- 5.643 Surfacing. Any off-street parking or loading area shall be surfaced with an asphaltic or cement binder pavement or similar durable and dustless surface which shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for the orderly and safe loading, parking and storage of self-propelled vehicles.
- 5.644 Lighting. Any lighting used to illuminate any off-street parking or loading areas shall be so arranged as to reflect the light away from any adjoining R-District, including any residential property within 100 feet of the light source.

5.650 Service Stations and Parking Lots

5.651 Location of Establishments and Access Thereto. Vehicular Service Stations, commercial parking lots for five (5) or more motor vehicles, automobile repair shops, or any vehicular access thereto are regulated as follows:

- a. Shall not be located within 100 feet of any boundary line of any R-District; provided, however, that where the rear lot line of the property shall be less than 100 feet distant from an R-District there shall be established along such rear lot line a buffer zone which shall be landscaped in accordance with the provisions of Section 4.700 hereof; and, no part of any parking space shall be less than 20 feet from any residential property line.
- b. Shall not be located within two hundred (200) feet of property dedicated to or intended for schools, playgrounds, churches, hospitals, public libraries and institutions for dependents or for children, when located along the same street or road and in the same block as said properties.
- c. Vehicular access to the above automotive uses shall be well defined driveways and shall not be closer to the intersection of any two (2) street lines than fifty (50) feet.
- d. A site development plan shall accompany all applications and shall show building and fuel pump placement and dimensions, parking, landscaping, internal circulation, and the size and location of signage.
- e. All vehicular servicing activities except for those normally performed at fuel pumps shall be performed within completely enclosed buildings.
- f. Fuel pumps shall not interfere with parking spaces or internal circulation and shall be located at least thirty (30) feet from all parking areas.
- g. A minimum width of two hundred and fifty (250) feet at the building setback line is required.
- h. No vehicular service station or parking garage shall be permitted where any gasoline or oil pump, or oil draining pit or visible appliance for any such purpose is located within twenty-five (25) feet of any street right-of-way line.

5.660 Commercial or Recreational Vehicle Parking

5.661 Prohibited in R-Zones.

- a. Off-Street parking of Tractor-Trailers shall be prohibited in all residential zones; provided, however that this exclusion shall not apply to the cab.

- b. Commercial machinery and equipment
- c. Buses

5.662 Truck/Trailer Parking in Commercial Zones

- a. Trucks/trailers, accessory to a principal use, awaiting loading or unloading, may be stored on the same zone lot as the principal use to which they are accessory if waiting to be loaded or unloaded; provided, however, that such trucks/trailers may not be stored on such sites for a period of more than seven (7) consecutive days. Such trucks, if they require a wait of more than 24 hours may only be stored for such periods beyond 24 hours if they are stored in designated C-3 zones in areas not less than 200 feet distant from any public right-of-way.
- b. The use of trucks/trailers, containers and similar facilities as a warehouse, for future display and/or future sale shall be permitted only in manufacturing zones or in enclosed structures in a C-3 zone as set forth in Section 4.810 hereof.
- c. The materials that are permitted to be stored in such containers shall be subject to the same limitations as specified for self-storage buildings in Section 5.950 hereof.

5.663 Truck/Tractor-Trailer Storage Areas

- a. Any tractor trailer which shall be parked for more than 24 continuous hours on any parcel in a C-3 Zone, shall be set back from any right-of-way line a distance of not less than 200 feet.
- b. The materials that are permitted to be stored shall be subject to the same limitations as specified for self-storage buildings in Section 5.922.