

parking stalls immediately adjacent to said building(s) or, in the absence of such immediately adjacent stalls, any further than 5 feet from the face of the exterior surfaces of said building(s) which face a public roadway; nor shall such display be located so as to constitute a public nuisance or a violation of the provisions of Chapter 15 of the Borough Code of Ordinances.

(Ord. 744 6/11/1990, 002)

- 11. Shopping Cart Storage.** Any establishment which furnishes carts or mobile baskets as an adjunct to shopping, shall provide definite areas within the required parking space areas for storage of said carts. Each designed storage area shall be clearly marked for storage of shopping carts.
- 12. Ljgh& gn . All** parking areas, pedestrian walks, driveways and loading areas shall be provided with a lighting system which shall furnish a minimum of 3 foot candles at any point during hours of operation, with lighting standards in parking areas being located not farther than 100 feet apart. All lighting shall be completely shielded from traffic on any public right-of-way and from any residential district

**§503. OFF-STREET PARKING AND LOADING REGULATIONS.**

**1. Off-Street Parking Regulations.**

**A. General Standards.**

- (1) Onsite, off-street parking space(s) with a proper and safe access shall be provided within a structure or in the open to serve adequately the *uses* on each lot within the district. For purposes of computing car space, including stalls and driveways, parking space for one vehide shall be at least 9 feet by 18 feet in size for any stall parking by using standard engineering references based on the 9 foot by 18 foot, 90 degree stall. Handicapped spaces shall measure at least 12 feet by 18 feet. Parking spaces shall be adequately marked and shall have an approved paved all-weather surface to provide safe and convenient access in all seasons.
- (2) The maximum permissible slope of any parking area shall be 5%.

**B. Single-Family and Two-Family Standards. For single-family and two-family structures, the required parking spaces shall be designed as an enclosed garage (*either* totally enclosed or a carport) and shall have a paved access from street or alley to the parking space. Off-street parking spaces for single-family and two-family uses may take the following forms and all such spaces shall be provided in either the side or rear yard of residential properties.**

- (1) Attached garages or carports to a dwelling.
- (2) Detached garage on property.

- (3) Attached garage (minimum two spaces) in joint ownership, i.e. party wall (also possible with driveways or accessways in joint ownership at the property lines).

**C. Multifamily Standards.** Off-street parking spaces for multifamily structures shall be provided. At least 50% of the required number of spaces shall be totally enclosed. No surface parking space shall be located in the required front yard areas; however, in the R-3 districts, parking may be permitted in required yards below grade to within 5 feet of any property.

**D. Requirements.** Required off-street parking space(s) for new construction, enlargement or change in use, shall conform to the following:

- (1) Such off-street parking spaces shall be arranged in an orderly fashion so as not to cause blockage of any means of ingress or egress and to insure that the traffic flow on public rights-of-way is not endangered in any way. A separate means of ingress shall be established and clearly marked as shall be a separate means of egress from the automobile laundry facility.
- (2) Should any traffic congestion occur in the public right-of-way, it shall be the responsibility of the owner to direct traffic away from the facility by posting a "temporarily dosed" sign or other means.

<b>REQUIRED OFF-STREET PARKING</b>	
Amusement Establishment, Club and Clubhouse, Health and Fitness Related Establishment, Indoor Entertainment	200 square feet of gross floor area
Animal Hospital, Medical Facility Medical and dental offices and	Two employees plus four spaces per Doctor.
Automobile laundry	Sufficient spaces to handle 45 min. of capacity of the maximum hourly operation of auto washing facility
Business and Professional Office, Contracting Business, Financial Institution, Office building Professional Office	500 sq. ft of gross floor area
Child day Care Center	One space for each employee plus one space for each four children
Church	200 sq. ft. of gross floor area or for each three fixed seats, whichever is greater.
Comparable Uses Not Specifically Listed and Other commercial uses	400 square feet of gross floor area
Contractor's Yard, Freight Terminals and Trucking <sup>1</sup> Terminals, Light Manufacturing, Manufacturing, Warehousing and Wholesaling	One (1) parking space for each employees on a peak working shift plus one (1) space for each 3,000 square feet of gross floor area

ZONING

Convenience Store, Specialty Food Store, Specialty 300 sq. ft. of gross floor area  
Retail Store, Retail Store

Each drive-through facility shall accommodate four vehicles from the first point of stopping in such  
Drive Through Facilities a manner as to not block any parking spaces, driving aisles or driveway

Indoor Self-Storage Facilities, Mini-Warehouse or One (1) designated  
parking space for each five (5)

Self Storage Facilities storage units

50 sq. ft. of floor area used for assembly in the  
building

Lodge, library, museum, meeting place, etc.

Separate sleeping unit in addition to five visitor  
parking spaces per 100 units or fraction thereof;  
and one space for each employee on the shift  
with the most employees. (If the motel (or  
hotel) also has related uses such as restaurant or  
public meeting facilities, additional parking  
shall be provided in accordance with the  
requirements for restaurants, meeting places,  
etc.)

Motel (or hotel)

Multifamily Dwelling, High Rise Residential 2.33 parking spaces per dwelling unit

structure, Garden Apartments, Townhouses

Personal Adult Bookstores, Adult Business,  
Adult Entertainment Center, Adult Live  
Theater, Adult Motion Picture theater,  
Public Spa or Public Hot Tub, Repair Shop,  
Private recreation facilities

100 sq. ft. of customer service area in addition  
to one for each employee

1.5 members

Repair Garage, Service Station, Automobile,  
Vehicle Rental sales and service

Three parking spaces for each service bay plus  
one space for each employee. Vehicles for sale  
or rent shall be organized in compliance with  
Section 503.3

Restaurant,

3 seats or one for each 200 sq. ft.  
of floor area, whichever is greater

Tavern School

Service Station with Convenience Store

15 students in elementary schools 10 classroom  
seats in other schools or for each 125 square feet  
of auditorium space provided, whichever is  
greater. One space for each 250 square feet of  
retail sales area plus one space for each employee  
on a shift 2 parking spaces per Dwelling unit  
one space for every two (2) full time staff  
plus 1 space for each three (3) residents

Single-family Dwelling, Two-family Dwelling  
ranstional Dwellings, group care facilities,  
rsonal care boarding home

E. Off-Street Design Standards For Commercial and Industrial Districts.

- (1) Parking spaces shall be clearly delineated by painted lines or markers and shall be maintained to keep parking space designations identifiable. In no case shall parking facilities be permitted to encroach on required landscape buffer strips.
- (2) Stalls shall be provided with bumper guards or wheel stops when necessary for safety or protection to adjacent structures or landscaped areas.
- (3) Surface drainage shall be connected to the existing or proposed drainage system. No surface runoff may be drained on to any public street surface or sidewalk.
- (4) All vehicular entrances and exits to parking areas shall be clearly designated for all conditions.
- (5) Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings.
- (6) If spaces are used during evening hours, appropriate lighting shall be provided.

2. Off-Street Loading Regulations.

A. Standards.

- (1) Off-street loading and unloading space(s) with proper and safe access from street or alley, shall be provided on each lot where it is deemed by the Borough Engineer that such facilities are necessary to adequately serve the uses within the district Each loading and unloading space:
  - (a) Shall be at least 14 feet wide, 60 feet long and shall have at least a 15 foot vertical clearance.
  - (b) Shall have a paved all-weather surface to provide safe and convenient access during all seasons.
  - (c) Shall not be constructed between the street right-of-way line and the building setback line.
- (2) Required off-street parking spaces (including aisles) shall not be used for loading and unloading purposes except during hours when business operations are suspended.
- (3) Loading and unloading facilities shall be designed so that a truck or any portion thereof need not park in nor effectively block in any manner, any public right-of-way.

## ZONING

(4) No truck shall be allowed to stand in: 1) a right-of-way; 2) automobile parking area (including aisles); or, 3) in any way block the effective flow of persons or vehicles.

B. Requirements. At least one off-street loading space shall be provided for all commercial or industrial concerns in excess of 3,500 square feet of gross floor area. The number of loading and unloading spaces shall be such that the standards of this Section shall be maintained and the number of proposed spaces approved by the Planning Commission.

### 3. Interior Circulation, Access and Traffic Control.

A. The interior circulation of traffic shall be designed so that no driveway or street providing parking spaces shall be used as a through street. If parking spaces are indicated by lines with angles other than 90 degrees, then traffic lanes shall be restricted to one-way permitting head-in parking. No driveway or street used for interior circulation shall have traffic *lanes* less than 10 feet in width.

B. Areas provided for loading and unloading of delivery trucks and other vehicles, and for the servicing of shops by refuse collection, fuel and other service vehicles, shall be adequate in size and shall be so arranged that they may be used without blockage, or interference with the use of access ways or automobile parking facilities.

C. All access ways to any public street or highway shall be located at least 75 feet from the intersection of any two street lines and shall be designed in a manner conducive to safe ingress and egress as determined by the Planning Commission and the Borough Council. Where practicable, exits shall be located on minor, rather than major, streets or highways.

D. No design shall be approved which is likely to create substantial traffic hazards endangering the public safety. Safety requirements which may be imposed in such a review shall include traffic control devices, acceleration or deceleration lanes, turning lanes, traffic and -lane markings and signs. The developer shall be responsible for the construction of any such traffic control devices.

4. Prior to installing or placing any permanent, exterior lighting or placing any permanent, exterior lighting on a lot, whether affixed to a structure or otherwise, a plan for such lighting shall be submitted to the Planning Commission for review and approval.

### 5. Parking and Storage of Vehicles in All Residential Districts.

A. In any residential district, the following restrictions shall apply: the parking of any vehicle including an automotive passenger vehicle or station wagon, in required front yards shall *be* prohibited except in designated driveway areas. Parking overnight of truck-type vehicles (pick-up trucks and panel body trucks) not exceeding 3/4 ton payload in a residential garage or in residential driveway shall be

permitted. Parking of any other type of truck, except for temporary loading or unloading, shall be prohibited. parking of recreational vehicles, "campers," boats, similar types of mobile vehicles may be temporarily permitted in residential districts provided: 1) that such vehicles may not be used for human occupancy while parked; 2) that such vehicles must be parked only behind the front building line and where possible, only in the rear of dwellings.

- B. Any movable structure, trailer, automobile, truck or parts of these items or any other items of similar nature, allowed to remain on the premises a longer time than that required to load, unload or otherwise discharge its normal functions, shall be considered subject to all regulations set forth in this Part for buildings and structures as defined herein.

**6. Parking and Storage of Vehicles) General.** Vehicles in all districts shall be parked or stored only in designated parking or driveway areas. In no event shall vehicles be parked on grassy or open areas not designed for parking or storage of such vehicles.

**7. Parking and Storage of Vehicles Commercial and Industrial District.** In commercial districts, the following regulations shall apply: Company vehicles operated daily in connection with a business may be parked on paved parking areas on the premises after business hours as long as such vehicles do not exceed 11,000 pounds of gross weight or combination weight, then the parking of such vehicles shall be governed by the provision regarding outdoor storage. This provision shall not be applicable to new and used car sales operations as a primary use of the subject premises.

**8. Shared Parking**

In order to accommodate the usage of the same parking spaces for two (2) or more different land uses that require different principal hours of operation, a lower number of parking spaces may be authorized. All uses proposing to share parking shall be located on the same lot under the same ownership.

If there are changes in land use after approval of a shared parking arrangement, a new occupancy permit shall be required and said permit shall not be issued unless proof is submitted that sufficient parking will be available for the new uses.

The parking requirement for shared parking shall be computed as follows:

1. Determine the minimum parking required for each land use as though it were a separate use.
2. Using the Table below, determine the number of spaces needed by each use for each of the four time periods by multiplying the minimum parking required for each use calculated in Step 1, above, by the corresponding percentage required for each time period.
3. Calculate the total number of spaces needed for all uses in each time period.