

ARTICLE 14.0

OFF-STREET PARKING AND LOADING

Section 14.01 Purpose and Scope.

The purpose of this Article is to protect water quality and the capacity of drainage and stormwater management systems; to limit the number of off-street parking spaces and amount of impervious surfaces that may be permitted on a parcel of land or accessory to a use or building; to establish flexible minimum and maximum standards for off-street parking and loading; and to promote the use and development of shared parking facilities and cross-access between sites. The regulations of this Article shall be met in all districts whenever any uses are established; any structure is erected, enlarged, or increased in capacity; a new land use is established; an existing use is replaced by a new use (change of use); or an existing use is expanded or increased in intensity. Such spaces shall be provided in accordance with the provisions of this Article, subject to approval per Article 17.0 (Site Plan Review).

Section 14.02 Use Of Parking Facilities.

Any area designated as required off-street parking, stacking, and loading spaces shall not be changed to any other use, unless adequate spaces meeting the standards of this Article have first been provided at another location acceptable to the Planning Commission.

1. No commercial activity, storage of materials or merchandise, or selling of any kind shall be conducted within such areas, except as part of a permitted temporary use.
2. Parking of an operable motor vehicle shall not exceed a continuous period of more than 48 hours. Repairs, servicing or display of vehicles for sale shall be prohibited. Such areas shall not be used for parking of unlicensed or inoperable motor vehicles.
3. Required parking facilities may also be provided within a garage, carport or other accessory structure that conforms to the requirements of this Ordinance.

Section 14.03 Residential Parking Standards.

The following standards shall apply to parking accessory to all residential dwellings and other RESIDENTIAL USES in the Township.

1. Required off-street parking facilities for all residential land uses shall be limited to any combination of an accessory garage or carport, private driveway, off-street parking pad, or space within an off-street parking lot meeting the requirements of this Ordinance. Parking elsewhere on a residential lot shall be prohibited [see also Section 8.10 (Single-Family and Two-Family Dwellings)].
 - a. Required parking shall be located within 100 feet of the residential building served by the facility.
 - b. The required number of off-street parking spaces for a dwelling unit shall be maintained and kept available for parking of motor vehicles.
 - c. Such parking shall not block or impede the use of sidewalks, pedestrian pathways, fire lanes or emergency access.

2. Required off-street parking facilities for single-family and two-family dwellings shall be located outside of the road right-of-way and on the same lot as the dwelling the facilities are intended to serve.
3. Required off-street parking facilities for multiple-family dwellings shall be located outside of the required front yard setback area, and shall conform to a site plan approved in accordance with Article 17.0 (Site Plan Review).
4. Parking accessory to each dwelling unit in a two-family or multiple-family building shall not exceed a maximum of four (4) parking spaces. Where an approved site plan depicts a lesser number of spaces for the unit, the site plan shall govern.
5. Parking in the R-3 (Single-Family Residential) and RM (Multiple-Family Residential) zoning districts accessory to multiple-family dwellings, two-family dwellings, and single-family dwellings on lots with less than 10,400 square-feet of lot area shall be subject to the following additional requirements:
 - a. A maximum of four (4) parking spaces shall be permitted per dwelling.
 - b. Stacking of a row of more than two (2) vehicles in a driveway outside of a garage or other accessory structure shall be prohibited.
 - c. Such parking shall be limited to passenger vehicles and a maximum of one (1) commercial or recreational vehicle per dwelling, with a maximum gross vehicle weight or equivalent rating of 12,000 pounds.

Section 14.04 Shared Facilities.

The development and use of a parking or loading facility shared between two (2) or more contiguous uses shall be permitted, subject to the following:

1. Prior to approval, the Planning Commission shall determine that peak activity for each use will occur at different periods of the day or week.
2. Where shared parking facilities are provided, the number of parking spaces shall not be less than seventy percent (70%) nor more than one hundred fifty percent (150%) of the sum of the minimum requirements for the individual uses as specified in Section 14.07 (Schedule Of Required Parking by Use):
$$\text{Minimum Shared Parking} = (\text{sum of minimum requirements for individual uses}) \times 70\%$$
$$\text{Maximum Shared Parking} = (\text{sum of minimum requirements for individual uses}) \times 150\%$$
3. Shared facilities and the permitted reduction in required parking shall be subject to a shared facility agreement between the property owners. A copy of the signed and notarized agreement shall be filed with the Township Clerk.

Section 14.05 Schedule Of Required Parking by Use.

The minimum number of required off-street parking spaces for an individual use shall be determined in accordance with the following:

A. Parking Calculations.

The following standards shall apply to calculations of required parking:

1. Where calculation of the number of required parking spaces result in a fractional space, any fraction up to and including one-half (1/2) shall be disregarded, and any fraction over one-half (1/2) shall be rounded-up to the next highest whole number.
2. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift or busiest period of the workday.
3. For requirements stated in terms of capacity or maximum occupancy, the calculation shall be based upon the largest occupancy rating by the State Construction Code, or applicable local, county or state fire or health codes.
4. Where a use is not specifically mentioned in this Section, the Planning Commission shall apply the standards for a similar listed use. The following uses shall be exempt from the required parking standards of this Section:
 - a. RURAL USES not specifically listed in this Section.
 - b. Child Foster family home or family group home.
 - c. Home occupations listed in Section 8.07 (Home Occupations).
 - d. Cemetery, other than any office uses.
 - e. Public utility and essential service uses.
 - f. Aircraft landing strips and helipads, other than any office uses.

B. Minimum and Maximum Parking Requirements.

The following minimum and maximum parking space standards shall apply:

1. **Minimum required spaces.** Off-street parking, stacking, and loading spaces shall be provided in accordance with the minimum requirements of Section 14.05C (Schedule Of Required Parking by Use). The Planning Commission may require any use to provide parking spaces above the required minimum, up to the maximum permitted by this Section.
2. **Maximum permitted parking spaces.** The maximum off-street parking permitted for any particular land use, except residential dwellings, shall not exceed one hundred fifty percent (150%) of the minimum requirements of this Section. This requirement shall not apply to:
 - a. Residential dwellings, which shall be subject to the requirements of Section 14.03 (Residential Parking Standards).
 - b. Spaces reserved for off-site uses as part of an off-site parking facility agreement per Section 14.08A (Off-Site Parking Facilities).

C. Schedule Of Required Parking by Use.

Use	Minimum Required Parking
RURAL USES	
Farm-Based Tourism or Entertainment Activities	One (1) per four (4) seats or eight (8) feet of benches, based upon the maximum seating capacity of the primary assembly space; or one (1) per four (4) persons allowed within the maximum capacity of the facility.
Farm Market, Bulk Feed and Fertilizer Supply, and Farm Implement Sales or Repair	One (1) per 400 square feet of usable floor area, plus one (1) per on-duty employee.
Veterinary Clinic, Animal Hospital, or Kennel	One (1) per 500 square feet of usable floor area, plus one (1) per on-duty employee.
RESIDENTIAL USES	
Accessory Dwelling	One (1) per dwelling unit, plus any required spaces for the dwelling.
Adult Foster Care Small or Large Group Home, State Licensed Residential Facilities, and Other Managed Residential Facilities	One (1) per resident sleeping room, plus one (1) per on-duty employee.
Bed and Breakfast Inn	One (1) per guest sleeping room, plus any required spaces for the dwelling.
Elderly and Senior Housing – Independent	One (1) per dwelling unit, plus one (1) per on-duty employee.
Elderly Housing – Assisted Living Facilities; or Dependent, Nursing or Convalescent Care	One (1) per two (2) dwelling units or per four (4) beds, plus one (1) per on-duty employee.
Family and Group Child Day Care Home, or Adult Foster Care Family Home	One (1) per on-duty employee, plus any required spaces for the dwelling.
Manufactured Housing Parks	Two (2) per dwelling.
Multiple-Family Housing, Town-houses, and Stacked Flats	One and one-half (1.5) per dwelling unit with up to two bedrooms, and two (2) per three-bedroom or larger dwelling unit.
Two-Family (Duplex) Dwellings	
Single Family Dwellings, Detached	Two (2) per dwelling.
OFFICE, SERVICE, AND COMMUNITY USES	
Ambulance, Fire, and Police Stations	One (1) per on-duty employee, plus any required spaces for storage of vehicles.
Barber Shop, Beauty Salon or Nail Care	One (1) per service chair or station, plus one (1) per on-duty employee.
Day Care Center – Child or Adult	One and one-half (1.5) per six (6) children of state licensed or authorized capacity, plus one (1) per on-duty employee.
Funeral Parlor or Mortuary	One (1) per four (4) persons allowed within the maximum building occupancy.
Health Club or Fitness Center	One (1) per four (4) persons allowed within the maximum building occupancy, or one (1) per 300 square feet of usable floor area.
Hospital or Urgent Care Center	One (1) per four (4) beds, plus one (1) per on-duty employee.

C. Schedule Of Required Parking by Use.

Use	Minimum Required Parking
Institutional Uses	One (1) per four (4) seats or eight (8) feet of benches, based upon the maximum seating capacity of the primary assembly space; or One (1) per on-duty employee, plus one (1) per four (4) persons allowed within the maximum building occupancy.
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist, or Physical Therapy Facility	One (1) per on-duty employee, plus one (1) per examination or treatment room.
Offices for Professional, Service or Administrative Uses	One (1) per 300 square feet of usable floor area.
Government Offices	
Recreation Facilities, Indoor	One (1) per four (4) persons allowed within the maximum building occupancy, or one (1) per 300 square feet of usable floor area.
Recreation Facilities, Outdoor	One (1) per 7,500 square feet of gross land area.
Workshop or Studio	One (1) per 400 square feet of usable floor area.
COMMERCIAL USES	
Bank, Credit Union or Similar Financial Institution	One (1) per 300 square feet of usable floor area.
Big Box Commercial Uses	One (1) per 200 square feet of usable floor area.
Car Wash	Two (2), plus one (1) per on-duty employee, plus six (6) stacking spaces per service lane and two (2) for post-wash detailing.
Dealership Showroom for Sale or Rental of Recreational Vehicles, Motor Vehicles, Construction Machinery or Similar Durable Goods	One (1) per 500 square feet of usable floor area of the sales room, plus one (1) per on-duty employee.
Drive-in or Drive-through Facilities	Two (2) per service window, booth, cubicle or stall, plus six (6) stacking spaces per service lane.
Hotel or Inn	One (1) per occupancy unit, plus one (1) per on-duty employee.
Laundromat or Dry Cleaners	One (1) per six (6) washing or drying machines, or one (1) per 300 square feet of usable floor area.
Manufactured Housing Sales	One (1) per 4,000 square feet of outdoor sales or display area, plus one (1) per on-duty employee.
Motor Vehicle Fueling Station	One (1) per on-duty employee, plus one (1) per fueling location, plus one (1) stacking space per two (2) fueling locations.
Motor Vehicle Service Center or Repair Stations	One (1) per on-duty employee, plus one (1) per service bay, plus one (1) stacking space per service bay.
Open Air Business, Outdoor Display Area, Garden Center, or Dealership Sales Lot	One (1) per 1,000 square feet of outdoor sales or display area.
Restaurants and Food Service Establishments, Carry-Out Only	One (1) per 200 square feet of usable floor area, plus one (1) per on-duty employee.
Restaurants and Food Service Establishments, with Dine-In Seating	One (1) per four (4) seats, based upon the maximum seating capacity, plus one (1) per on-duty employee.

C. Schedule Of Required Parking by Use.

Use	Minimum Required Parking
Outdoor Café or Eating Area	
Retail Stores and COMMERCIAL USES not otherwise listed in this table, with less than 10,000 square feet of total gross floor area	One (1) per 275 square feet of usable floor area.
Retail Stores and COMMERCIAL USES not otherwise listed in this table, with 10,000 to 50,000 square feet of total gross floor area	One (1) per 250 square feet of usable floor area.
Retail Stores and COMMERCIAL USES not otherwise listed in this table, with more than 50,000 square-feet of total gross floor area	One (1) per 200 square feet of usable floor area.
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club	One (1) per three (3) persons allowed, based upon the maximum seating capacity of the primary assembly space, plus one (1) per on-duty employee.
INDUSTRIAL, RESEARCH, AND LABORATORY USES	
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established for a known user.	Five (5), plus one (1) per on-duty employee, plus required parking for any accessory office or other uses.
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established on speculation, or where the end user or number of anticipated employees is not known.	Five (5), plus one (1) per 2,000 square feet of usable floor area for the proposed principal use(s), plus required parking for any accessory office or other uses.
Outdoor Storage, General	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Junkyards	
Self-Storage Warehouses	Two (2) for the caretaker’s dwelling, plus one (1) per 300 square feet of usable floor area in the principal building.
Outdoor Storage of Recreational Vehicles or Similar Items	
OTHER USES	
Adult Regulated Uses and Sexually-Oriented Businesses, and other Controlled Uses	One (1) per 200 square feet of usable floor area.
Composting Centers	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.
Extraction Operations	
Public Works and Road Maintenance Yards	One (1) per on-duty employee, plus required parking for any accessory office or other uses.
Racetracks	One (1) per three (3) seats or six (6) feet of benches, based upon the maximum seating capacity of the primary assembly space; or One (1) per on-duty employee, plus one (1) per three (3) persons allowed within the maximum building occupancy.
Recycling Collection Facility	One and one-half (1.5) per on-duty employee, plus required parking for any accessory office or other uses.

Section 14.06 Design Requirements.

Off-street parking facilities, other than parking for residential dwellings subject to Section 14.03 (Residential Parking Standards), shall be designed, constructed, and maintained in accordance with the following:

A. Barrier-Free Parking Requirements.

Barrier-free parking spaces, signed and striped shall be provided at conveniently accessible locations within each parking lot built to accommodate five (5) or more vehicles. Such parking shall be in accordance with minimum standards of the State Construction Code, or other equivalent standard accepted by the Township.

B. Landscaping and Screening.

All loading facilities and any off-street parking area providing space for five (5) or more vehicles shall be effectively screened from all lot boundaries and road rights-of-way in accordance with Section 16.10E (Parking Lot Landscaping and Perimeter Screening). Not more than 15 parking spaces shall be permitted in a continuous row without interruption by a landscaped parking lot island or cross-access aisle.

C. Setback.

Distance measurements for driveway setbacks shall be made along the edge of the road right-of-way from the points where the edges of the driveway pavement intersect the right-of-way. All other measurements shall be made from the pavement edge to the nearest point along the lot boundary or right-of-way. Off-street parking spaces and all driveways and maneuvering lanes shall conform to the following setback requirements:

1. Driveways shall be set back a minimum of 25 feet distant from any property lines.
2. Off-street parking spaces shall not be closer than ten (10) feet to any property line.
3. Off-street parking facilities shall not be located in any required front yard.
4. No parking spaces shall be located within a transition strip required by Section 5.203D (Transition Buffer). Driveways shall be permitted to cut through a required transition strip only to the minimum extent necessary to provide access to the site.

D. Exterior Lighting.

Where provided, all exterior lighting shall comply with Section 16.09 (Exterior Lighting).

E. Ingress/Egress.

Adequate means of ingress and egress of vehicles and pedestrians shall be provided for all parking and loading facilities by means of clearly limited and defined drives, defined pedestrian pathways, curb cuts, and maneuvering lanes.

1. Off-street parking spaces shall be located within 300 feet of a primary building entrance, and a dedicated pedestrian path shall be provided from the road to each primary building entrance.
2. Backing directly onto a road or using a road for maneuvering between parking rows shall be prohibited.

3. Adequate ingress and egress to any parking lot shall be provided for all vehicles by means of clearly defined driveways, which shall be limited to the minimum necessary to provide reasonable ingress and egress.
4. Lanes for entering and exiting traffic shall be clearly marked on the pavement. Exit lanes shall include an on-site stacking area for traffic waiting to exit the site. The driveway shall intersect the abutting road at a 90-degree angle.

F. Pavement and Striping.

Off-street parking facilities, driveways, and pedestrian paths to building entrances shall be paved with concrete, plant-mixed bituminous asphalt or similar materials acceptable to the Township. Parking spaces shall be marked with pavement striping. The paving plan and materials shall be subject to design and materials approval by the Township Engineer. The Planning Commission may approve alternative paving or surfacing as part of site plan approval, subject to the provisions of Section 14.08 (Modification of Standards).

G. Stacking Spaces.

Where required by this Ordinance, stacking spaces for drive-through facilities shall be ten (10) feet wide by 20 feet long. Stacking spaces shall not intrude into any road right-of-way or maneuvering lane for an off-street parking lot.

H. Grading and Drainage.

Driveways and parking areas shall be graded and provided with adequate drainage to dispose of surface waters in accordance with applicable construction and design standards established by the Township, the County Road Commission, and the County Water Resources Commissioner. Surface water shall not drain on to adjoining lots or across a public road, except in accordance with an approved drainage plan.

I. Off-Street Parking Layout.

The layout of off-street parking shall be in accordance with the following minimum requirements (see illustration):

Parking Pattern (degrees)	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Width of Maneuvering Lane Plus Two Rows
0° (parallel)	12 feet (one-way)	8.5 feet	22 feet	29 feet (one way) 32 feet (two way)
30° to 53°	14 feet (one-way)	10 feet	20 feet	53 feet (one way)
54° to 74°	18 feet (one-way)	10 feet	20 feet	60 feet (one way)
75° to 90°	22 feet (two-way)	10 feet	20 feet	62 feet (two way)

Section 14.07 Off-Street Loading.

Adequate space shall be provided for loading and unloading activities associated with any use involving the receipt or distribution of vehicles, materials or merchandise, subject to the following:

A. General Standards.

The following shall apply to loading and unloading areas in all zoning districts:

1. Loading spaces shall be set back a minimum of 50 feet from any residential district or use, except where enclosed within a building or screened by walls, landscaping or a combination thereof to the satisfaction of the Planning Commission, per Section 16.10D (Methods of Screening).
2. Loading spaces shall be paved with a surface providing the equivalent load strength of nine (9) inches of concrete.
3. Each loading space shall be at least ten (10) feet wide and 25 feet long, and shall be sized to accommodate the anticipated delivery vehicle type.
4. Loading areas shall be located only in side or rear yards, and shall be arranged to minimize conflicts with pedestrian and vehicular circulation. All maneuvering of trucks and other vehicles shall take place on the site and not within a public road right-of-way.

B. Use Standards.

The minimum size or number of required loading spaces shall be based on the gross floor area of a building or addition. COMMERCIAL USES and INDUSTRIAL, RESEARCH, AND LABORATORY USES shall be required to provide a minimum number of loading spaces as follows:

1. Buildings up to and including 20,000 square feet of gross floor area shall provide at least one (1) space.
2. Buildings with more than 20,000 square feet in gross floor area, but less than 50,000 square feet shall provide a minimum of two (2) spaces.
3. Buildings 50,000 square feet and greater in gross floor area shall provide three (3) spaces plus one (1) space for each additional 50,000 square feet or fraction thereof.

Section 14.08 Modification of Standards.

Limited modifications to the standards of this Article shall be permitted, subject to the following:

A. Off-Site Parking Facilities.

The Planning Commission may approve the location of all or part of any required parking facilities accessory to non-residential uses in any zoning district on a separate zoning lot from the use served by the parking, subject to the following:

1. Approved off-site parking spaces shall be located within 500 feet of a primary building entrance for the use.
2. A written agreement shall be drawn to the satisfaction of the Township Attorney and executed by all parties concerned assuring the continued availability of the off-site parking facilities for the use they are intended to serve. A copy of the signed and notarized agreement shall be filed with the Township Clerk.

B. Deferment of Parking or Loading Spaces.

Where an applicant demonstrates to the satisfaction of the Planning Commission that the minimum required number of parking spaces is excessive, or that adequate loading space is available to serve the building or use, the Planning Commission may approve the

construction of a lesser number of spaces, provided that the deferred parking or loading spaces are shown on the site plan and set aside as open space.

Deferred parking or loading spaces shall be constructed in accordance with the approved site plan upon written request by the Township after the Zoning Administrator has documented three (3) incidents of problem parking or loading on the site.

C. Modification of Paving Requirements.

The Planning Commission may approve an off-street parking facility surfaced with graded and compacted gravel, crushed limestone or similar materials that provide a durable, smooth and dustless surface, subject to Planning Commission determination that the anticipated frequency, duration, and general nature of vehicular traffic do not warrant concrete or asphalt paving; and that the proposed surfacing will have minimal impact on adjacent parcels with regard to dust.

No waivers of paving requirements shall be permitted for barrier free parking spaces, access aisles, and pedestrian paths to building entrances.

D. Modification of Parking Space Dimensions.

The Planning Commission may approve an off-street parking facility that includes one (1) or more rows of parking spaces of reduced width and/or length for compact and similar small automobiles, provided that appropriate "Small Car Parking" signage shall be provided.

E. Alternative Parking Standard.

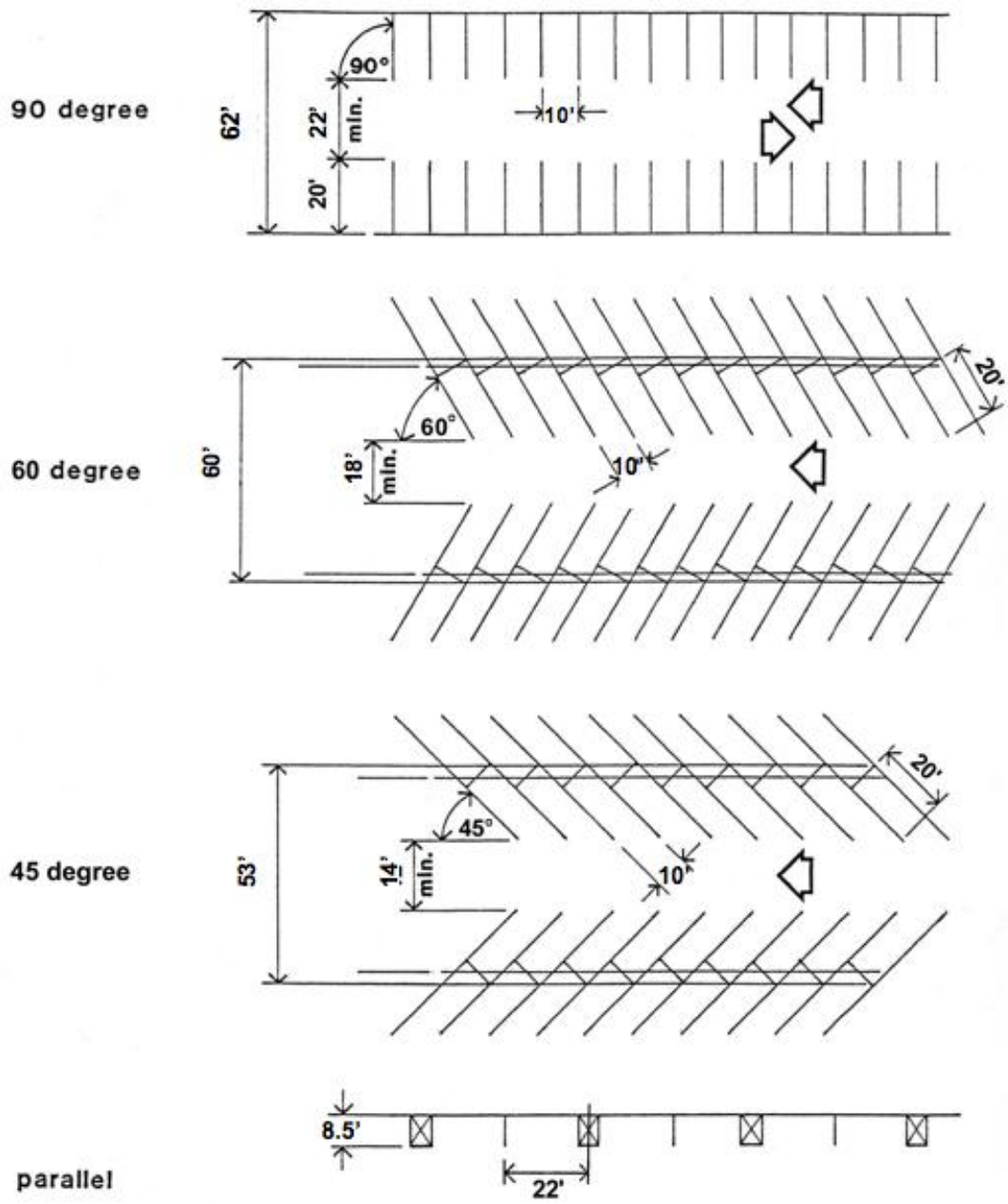
The Planning Commission may approve an alternative off-street parking standard for a proposed land use as part of site plan approval, upon determination that sufficient written evidence has been provided on the site plan to demonstrate that the alternative standard would be more appropriate for the type, scale or intensity of the proposed use, or that additional parking above the maximum permitted is necessary to accommodate the use on a typical day of operation.

Section 14.09 Construction and Maintenance.

The applicant shall provide to the Township copies of all construction permits and other outside agency written approvals for the facility. In the event that required paving cannot be completed because of cold or inclement weather, the Township may require a performance guarantee to ensure completion per Section 2.07C (Performance Guarantees).

All parking areas, perimeter landscaped areas, and required screening shall be kept free from tall grass, weeds, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related improvements shall be kept in good repair. Alterations to an approved parking or loading facility not in accordance with an approved site plan shall be considered a violation of this Ordinance.

ILLUSTRATIONS



Parking Layout

Effective Date: January 1, 2014

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