

ARTICLE V

PARKING AND LOADING REGULATIONS

SEC. 501 OFF-STREET PARKING.

In all districts, in connection with every building or part thereof hereafter created, off-street parking facilities shall be provided as prescribed by this section. Any use not specifically mentioned below shall meet the requirements for off-street parking for a use which is so mentioned, and to which said use is similar.

SEC. 502 MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED.

1. Auditorium, Stadium and Similar Uses - One (1) for each four (4) seats based on maximum seating capacity.
2. Business and Professional, Office and Banks - One (1) for each two hundred (200) square feet of floor area.
3. Bowling Alleys - Four (4) for each alley plus one (1) space for each two (2) employees.
4. Churches and School Auditoriums - One (1) for each four (4) seats in principal auditorium, based on maximum seating capacity.
5. Clubs, Lodges, and Fraternity Houses - One (1) per two hundred (200) square feet of floor area or one (1) per four (4) seating spaces in the assembly room, whichever is greater.
6. Dance Halls, Skating Rinks, Private Clubs and Other Assembly Halls without Fixed Seats - One (1) per one hundred (100) square feet of floor area.
7. Dwellings - Two (2) for each dwelling unit.
8. Funeral Homes, Mortuaries - Five (5) per chapel room or parlor or one (1) per one hundred (100) square feet of floor area of rooms used for services, whichever is greater.
9. Establishment for the Sale and Consumption on the Premises of Foods, Alcoholic Beverages or Refreshments - One (1) per two (2) seats of seating capacity.

10. Hospitals - One (1) parking space for each two (2) beds not counting bassinets, and one (1) for each two employees..
11. Hotels, Motels, Tourist Homes or Cabins - One (1) parking space for each one (1) sleeping room.
12. Libraries and Museums - One (1) for each five hundred (500) square feet of floor area.
13. Medical and Dental Offices and Clinics - Five (5) for each physician or dentist plus one (1) for each two (2) other employees.
14. Manufacturing and Industrial Establishments - Two (2) spaces per five (5) employees - the total number being the total number of employees on any two consecutive shifts having the largest number of employees.
15. Office Buildings - One (1) for each two hundred (200) square feet of office floor area.
16. Rooming Houses, Lodging Houses, Boarding Houses - One (1) for each three (3) guest rooms but not less than two (2) in any case.
17. Restaurants - One (1) per two (2) seats of seating capacity, and one (1) for each two (2) employees.
18. Retail Stores, Super Markets, etc. - One (1) for each one hundred (100) square feet of floor area.
19. Rehabilitation Centers, Convalescent Homes, and similar uses providing medium and long term care - One (1) for each six (6) beds, and one (1) for each two (2) employees .
20. Theaters - One (1) for each four (4) seats.
21. Wholesale Establishments - One (1) for each three (3) employees.

SEC. 503 GENERAL REGULATIONS FOR OFF-STREET PARKING REQUIREMENTS.

1. Floor Area - For the purposes of this section, “floor area” in offices, merchandising and service types of uses shall mean the area used for service to the public and exclude areas used principally for nonpublic purposes such

as storage, incidental repair, processing, show windows, rest rooms and dressing rooms. In measurement for parking space fractions of required floor area over one-half shall require one (1) parking space.

2. Parking Space - Off-street accessory parking areas shall provide parking spaces, each of which shall be not less than two hundred (200) square feet in area exclusive of access drives or aisles.
3. Parking Area Design - Such parking areas shall be of usable shape, improved with bituminous, concrete or equivalent surfacing, and so graded and drained as to dispose of all surface water accumulation within the area. All lighting used to illuminate such parking areas shall be so arranged as to direct the light away from adjoining properties or streets and no open light sources such as the stringing of light bulbs shall be permitted. Wheel guards, including bumper guards as may be necessary, shall be provided in connection with any off-street parking area of five (5) cars or more, and shall be constructed so as to confine the storm water surface drainage to the premises, to contain the cars on sloping surfaces, and to prevent bumper over-hang.
4. Entrances and Exits - Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersection corners. There shall not be more than one (1) accessway abutting on any one street. Such accessways shall be not less than twenty-four (24) feet in width at the right-of-way line nor more than thirty-four (34) feet at the curb cut line of street. Residential uses may have accessways of not less than ten (10) feet in width and shall not be less than fourteen (14) feet in width at the street.
5. Yard Restrictions - Off-street parking facilities shall not occupy any part of any required yard in any Residential District. Parking may be included as part of any required open space for any front, rear or side yard in C-1, C-2, I-1 and I-2 Districts subject to the Landscaping and Screening requirements of Article VII.
6. Locating - The parking spaces required for dwelling units shall be located on the lot and parking spaces required for other uses shall be located on the lot or within five hundred (500) feet of the use measured along lines of public access to the property but shall not be allowed in residential districts except as provided in subsection "8" below.
7. Joint Use - Institutions and places of public assembly may make arrangements with business establishments which normally have different

hours of operation for sharing up to, but not more than, fifty (50%) of their parking requirement.

Any such joint use of parking spaces shall require the approval of the Township Board of Zoning Appeals together with a long term written legal agreement, approved as to form by the County Prosecutor, establishing the terms and conditions of the joint use of off-site parking.

8. Parking Lots in Residential Districts - The Board of Zoning Appeals may issue a conditional zoning certificate for parking lots in residential districts subject to Article IX, and the following conditions:
 - a. The parking lot shall be accessory to and for the use in connection with one or more permitted or conditionally permitted uses.
 - b. Such parking lot shall contain not less than five thousand (5,000) square feet, which shall abut at least fifty (50) feet, either directly or across an alley or street, of the district in which the use for which the parking is provided, permitted or conditionally permitted.
 - c. Such parking lot shall be used solely for the parking of passenger vehicles and no commercial repair work or service of any kind shall be conducted on such parking lot.
 - d. No sign of any kind, other than those designating entrances, exits and conditions of use shall be maintained on such parking lot and no charge shall be made for parking.
 - e. Entrances and exits shall be at least twenty (20) feet in distance from any adjacent property located in any Residential District.
 - f. Such parking lot shall be effectively screened on each side by a fence of acceptable design, wall or compact hedge. Such fence, wall or hedge shall be not less than four (4) feet in height and no solid portion shall be more than six (6) feet in height and shall be maintained in good condition. The planting strip for hedges shall be no less than three (3) feet in width. At least one (1) water outlet shall be provided not more than fifty (50) feet from the lot for maintenance of plant

materials. The space between such fence, wall or hedge and the side lot line of adjoining premises in any Residential District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.

- g. The Board of Zoning Appeals may modify the foregoing requirements in specific cases where desirable or warranted, owing to unusual topography, physical conditions, and the use and character of adjacent properties.

SEC. 504 OFF-STREET LOADING.

On the same lot with every building structure or part thereof, erected hereafter to be used for other than exclusive dwelling purposes, there shall be provided on the lot, adequate space for standing, loading and unloading of motor vehicles in order to avoid undue interference with the public use of streets or alleys. Such space, unless otherwise adequately and specifically provided for, shall include a twelve by seventy-five (12 x 75) foot loading space, with fifteen (15) foot height clearance for each five thousand (5,000) square feet of gross floor area. One additional truck space of these dimensions shall be provided for every additional twenty thousand (20,000) square feet or fraction thereof, of gross floor area in the building. Loading space shall be provided as area additional to off-street parking spaces and shall not be considered as supplying off-street parking space.