

## CHAPTER 14

### OFFSTREET PARKING AND LOADING

#### Section 14.01 - REQUIREMENTS FOR PARKING AREAS

- A. Each off street parking space per vehicle shall have an area of not less than two hundred (200) square feet, exclusive of access drives or aisles, and shall be a minimum of ten (10) feet in width.
- B. All driveways and parking areas shall have surfaces consisting of gravel, asphalt or portland cement binder and so graded and drained to dispose of all surface water accumulated within the area.
- C. If the parking area adjoins a residential zone, a greenbelt shall be provided and maintained between the parking area and the adjoining residential zone. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

#### Section 14.02 - PARKING AREA DEFINED

Parking areas shall include access drives within the actual parking area and shall be located on the same tract of land with the building.

#### Section 14.03 - RESIDENTIAL OFF-STREET PARKING

- A. Single-family and two-family dwellings. Two (2) parking spaces located behind the building setback line shall be provided for each dwelling unit.
- B. Multiple-family dwellings. Two (2) off street parking spaces shall be provided for each dwelling unit.

#### Section 14.04 - NON-RESIDENTIAL PARKING

- A. For all uses permitted in the Commercial or Manufacturing Zones, off street parking shall be provided as shown in Section 14.06.
- B. All places of public assembly including but not limited to theaters and churches shall provide a minimum of one (1) parking space for each four (4) seats.
- C. In the case of mixed uses occupying the same building or structure, the total requirements for off street parking areas shall be the sum of the requirements of the various uses when occurring at simultaneous periods of usage.

Section 14.05 - REQUIRED OFF-STREET LOADING AND UNLOADING SPACE

In all zones, unless otherwise provided as a condition to the granting of a variance or special exception, every building or part thereof occupied for a use requiring the receipt or distribution of vehicles, materials, or merchandise, shall provide and maintain on the same premises with such building off street loading space as follows: One (1) space for each twenty thousand (20,000) square feet of floor area of building, provided that, each loading space shall be at least ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height. No off street loading space shall be located closer than fifty (50) feet to any lot of any residential area unless wholly within a completely enclosed building or enclosed on all sides by a solid wall not less than six (6) feet in height. All such off street loading space shall be located to the side or rear of any building.

Section 14.06 - NON-RESIDENT PARKING CHART

TYPE OF USE	PARKING TO GROSS FLOOR AREA RATIO		ONE SPACE PER		
	3:1	2:1	1:1	Emp.	OTHER
Auto Repair Shop				X	
Banks & Business Offices		X			
Bar, Cocktail Lounge, Restaurant X					
Barber and Beauty Shop	X				
Bowling Alley					7 spaces per alley
Exhibition Hall w/o fixed seats	X				
Manufacturer		X			
Motel				X	1 per unit
Nursing Homes				X	1 per bed
Offices, General		X			
Offices, Medical	X				
Retail, General		X			
Retail, Special(1)		X			
Shopping Center Neighborhood	X				
Shopping Center Regional		X			2:1 gross leasable
Schools, Elementary/Junior High				X	
Schools, High School				X	Plus 1 per each 6 students
Swimming Pool					1 per 30 square feet of water

Furniture and appliance sales and service, showrooms for plumbing, electrical, repair services, cleaning and laundry, motor vehicle sales.

Section 14.07 - PARKING WAIVER

The Planning Commission may allow for an approved use to commence with a minimum of 75% of the parking required by this ordinance being provided. The Planning Commission shall require that an area sufficient to provide for 100% of the required parking be designated on the approved site plan. The Planning Commission may require a bond, cash deposit or allow for another method of guaranteeing the additional parking spaces shall be constructed should the Commission determine at a later date to provide adequate parking for the use occurring on the property.

The Planning Commission may require sidewalks, walkways, and bicycle paths to be installed at the property owner's expense to provide for means of accessing the uses occurring on the particular parcel of property from neighboring properties and other locations within the township.