

ARTICLE 8

PARKING REGULATIONS

800 Purposes

The purposes of this Article are to adequately provide for the parking needs of all uses in the Borough, to reduce traffic congestion on public streets by getting parking off streets and to allow faster emergency access. The secondary purposes include providing for special parking needs of handicapped drivers and providing flexibility in meeting the Borough's parking needs by methods such as common parking arrangements.

801 Applicability

1. Basic Requirements

Off-street parking shall be provided in accordance with the requirements in Section 802 below. All such off-street parking areas shall be provided on the same parcel of land as the use or building they serve, except as modified by Section 805.

2. Existing Structures and Uses

No building or use of land lawfully in existence prior to the effective date of this Ordinance shall be subject to the following requirements so long as the kind or extent of use is not changed so as to require additional parking.

3. Provision and Retention of Facilities

All required parking facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street parking facilities shall not be reduced in total extent except when such reduction is in conformity with this Article.

4. Change or Extension of Use

Whenever a structure is altered or a use is changed or extended which increases the parking requirements of Section 802, then the total additional parking required for the alteration, change or extension shall be provided in accordance with Section 802.

802

Required Parking Ratios

| <u>Use</u> | <u>Off-Street Parking Requirements</u> |
|--|--|
| 1. Residential Uses | |
| a. Single-family dwelling | Two (2) for every dwelling unit. |
| b. Townhouse | Two (2) for every dwelling unit. |
| c. Multi-family dwelling | Two (2) per dwelling unit, plus one (1) for every four (4) dwelling units for guests in developments/buildings of twelve (12) or more units. |
| d. Conversion | Two (2) per unit. |
| e. Major home occupation | One (1) for every three hundred (300) square feet of space devoted to office use or home occupation, plus residential requirement. |
| f. Community residence facility | One (1) for every two (2) bedrooms, plus one (1) for each employee. |
| 2. Public or Private Recreational Uses | |
| a. Private clubs | One (1) for every one hundred fifty (150) square feet of floor area devoted to member or patron use. |
| b. Bowling alley | Four (4) for each lane. |
| c. Gymnasium, stadium | One (1) for every four (4) seats. |

| <u>Use</u> | <u>Off-Street Parking Requirements</u> |
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| d. Outdoor commercial recreation | One (1) for every two thousand (2,000) square feet of area devoted to such use. |
| e. Indoor commercial recreation | One (1) for every one hundred fifty (150) square feet of gross floor area. |
| 3. Governmental, Institutional and Educational Uses | |
| a. Auditoriums, churches and other places of public assembly | One (1) for every five (5) seats, plus one (1) for every one hundred fifty (150) square feet of meeting room area. |
| b. Community center, municipal building, library or similar use | One (1) for every two hundred fifty (250) square feet of gross floor area. |
| c. Day care center | One (1) for every five hundred (500) square feet of gross floor area, plus one (1) for each adult attendant. This shall be in addition to the parking requirements of the primary use such as a school or church, if applicable. |
| d. Primary and secondary schools | One (1) for each faculty member or other full-time employee, plus two (2) for each classroom, plus one (1) for every twelve (12) students aged sixteen (16) years or older. |

| <u>Use</u> | <u>Off-Street Parking Requirements</u> |
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| e. Recycling facilities | |
| (1) Small collection facility | Two (2) for each facility. |
| (2) Standard collection facility | One (1) for every five hundred (500) square foot area occupied by the facility, but in no case fewer than four (4). |
| (3) Processing facility | One (1) for every seven hundred fifty (750) square feet of gross floor area, plus one (1) for every employee on the shift of greatest employment. |
| 4. Retail, Commercial and Other Business Uses | |
| a. Retail store or shop | One (1) for every two hundred (200) square feet of gross floor area. |
| b. Furniture or appliance store | One (1) for every three hundred (300) square feet of gross floor area. |
| c. Convenience store | One (1) for every one hundred twenty-five (125) square feet of gross floor area. |
| d. Supermarket | One (1) for every one hundred twenty-five (125) square feet of gross floor area. |

| <u>Use</u> | <u>Off-Street Parking Requirements</u> |
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| e. Personal service businesses such as barber shops, tailors, shoe repair, etc. | One (1) for every one hundred fifty (150) square feet of gross floor area. |
| f. Shopping center | One (1) for every two hundred fifty (250) square feet of gross leasable floor area. |
| g. Professional and other offices | One (1) for every two hundred (200) square feet of gross floor area. |
| h. Banks, credit unions, and savings and loans | One (1) for every two hundred (200) square feet of gross floor area. |
| i. Medical, dental or veterinary offices or clinics | One (1) for every one hundred (100) square feet of waiting room space, plus two (2) for each practitioner. |
| j. Restaurant | |
| (1) Sit-down | One (1) for every one hundred fifty (150) square feet of gross floor area, plus one (1) for every two (2) employees on the shift of greatest employment. |
| (2) Restaurant with drive-through service | One (1) for every seventy-five (75) square feet of gross floor area, plus one (1) for every two (2) employees on the shift of greatest employment. |

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| k. Movie theater or place of amusement | One (1) for every three (3) seats, plus one (1) for every employee on the shift of greatest employment. |
| l. Funeral home | One (1) for every seventy-five (75) square feet of floor area in viewing rooms or parlors, plus one (1) for each official funeral car, plus one (1) for every two (2) employees exclusive of the resident family members. |
| m. Hotel, motel or inn | One (1) for every guest room, plus one (1) for every two (2) full-time employees. |
| n. Car wash | |
| (1) Standard car wash | Ten (10) per bay for stacking, plus four (4) for standing between the exit of the facility and the street, plus one (1) for each employee on the greatest shift. |
| (2) Self-service car wash | Four (4) per bay for stacking, plus one (1) for standing between the exit of the facility and the street. |
| o. Laundromat, self-service | One (1) for every two (2) washing machines. |
| p. Automobile service and repair | Two (2) spaces, either within or outside the structure, for every two hundred (200) square feet of floor or ground |

| <u>Use</u> | <u>Off-Street Parking Requirements</u> |
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| q. Tradesman's shop, e.g. carpenter, plumber, electrician, etc. | area devoted to repair or service facilities and, in addition, such space as is necessary for vehicles purchasing gasoline or being stored. In no case shall the spaces for permitted motor vehicle storage in conjunction with a service station be fewer than five (5). One (1) for every four hundred (400) square feet of gross floor area. |
| r. Temporary uses such as sale of Christmas trees, flowers, produce and other goods | One (1) for every two hundred (200) square feet of sales space, but in no case fewer than three (3) spaces. |
| 5. Industrial and Other Related Uses | |
| a. Research, development, light manufacturing and assembly | One (1) for every seven hundred fifty (750) square feet of gross floor area, plus one (1) for every employee on the shift of greatest employment. |
| b. Storage, manufacturing, warehousing, distribution, wholesale | One (1) for every one thousand (1,000) square feet of gross floor area, plus one (1) for every employee on the shift of greatest employment. |

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General Regulations for Off-Street Parking

1. Where a use is not specifically listed in this Ordinance, the Zoning Hearing Board shall apply the standards of the most similar use listed to determine the number of parking spaces required.
2. If the computation of the parking ratios listed in Section 802 of this Ordinance results in a fraction, an additional parking space shall be required.
3. All parking areas, loading areas and driveways shall be graded and surfaced with asphalt or other suitable materials to prevent dust and erosion. Such areas shall also be drained in conformance with municipal standards to prevent excessive water flow onto streets or adjoining properties.
4. In off-street parking areas with five (5) or more spaces, each space shall be clearly line-striped and maintained.
5. Freestanding establishments located within shopping centers shall have adequate parking as required in Section 802 and will not rely on common parking to meet the aforementioned requirements, except where the conditions of Section 805.2 are met.
6. All parking areas with five (5) or more spaces shall be adequately lighted so as to assist in the safe maneuvering of motor vehicles and to provide security for users of the lot. All lighting shall be arranged to avoid glare on adjacent properties.
7. No commercial motor vehicle with more than a single rear wheel axle may be stored on a lot in a residential district, unless such vehicle is stored in a private garage.
8. Parking or storage of disabled, partially dismantled or junk cars, trucks, boats or other vehicles shall be permitted on a lot for a continuous period of not more than ten (10) days. Also see Sharon Hill Ordinance 1238.

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Design Regulations

1. The size of a standard parking space shall be nine (9) feet wide by eighteen (18) feet long, an area of one hundred sixty-two (162) square feet.

- 2. Parking spaces for the handicapped shall be twelve (12) feet wide by eighteen (18) feet long, an area of two hundred sixteen (216) square feet. Parking spaces for the handicapped must be located as close as possible to public entrances and ramps to buildings. Each space must be clearly marked with proper signage. Also see Sharon Hill Resolution 195 relating to on-street parking.
- 3. Handicapped spaces shall be provided in the amounts required below:

| <u>Total Parking Spaces</u> | <u>Number of Required Handicapped Spaces</u> |
|-----------------------------|--|
| 10- 25 | 1 |
| 26- 50 | 2 |
| 51- 75 | 3 |
| 76-100 | 4 |

- 4. All parking areas for five (5) or more vehicles shall be designed so that vehicles need not back directly into a public street but can enter and leave the parking area in a forward motion.
- 5. All parking shall be accessible from a street or driveway.
- 6. Every parking lot or area with ten (10) or more off-street spaces shall be separated from the street or highway by a raised curb, planting strip, wall or other suitable barrier against unchanneled motor vehicle entrance or exit, except for necessary accessways or exits.
- 7. Drive-through establishments such as fast order and pick-up, automatic bank teller and similar uses shall provide no fewer than five (5) waiting spaces for each drive-through lane. This is in addition to the space for the car being serviced.

Off-Site and Common Parking

- 1. Nothing in this Article shall be construed to prevent collective provision of off-site parking facilities for two (2) or more nonresidential buildings or uses, provided that the total of such off-site parking facilities provided collectively shall be not less than the sum of requirements for the various uses compiled separately and pro-

vided that such off-site parking is not farther than five hundred (500) feet from the use farthest from the parking area. Off-site facilities must be approved by Borough Council.

2. Two (2) or more nonresidential uses may provide for required parking in a common parking area, provided that such area is on or adjacent to such uses. The number of spaces required in such a common parking area may be reduced below the sum of the total requirements if it can be demonstrated to the Zoning Officer that the hours or days of peak parking demand for the uses are so different that a lower overall total of parking spaces will adequately provide for the uses to be served. In such case sufficient parking shall be provided to meet the minimum needs of the use which requires the greater parking area.

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Design of Off-Street Loading Facilities

1. The minimum size loading space shall be fifty (50) feet long by twelve (12) feet wide, with an overhead clearance of fourteen (14) feet, exclusive of drives and maneuvering space, and located entirely on the lot being served. Any overhead canopy should extend a minimum of four (4) feet beyond a loading dock.
2. All loading space shall have adequate access from a street or way which does not block or interfere with required parking as specified in Section 802. This required space will be provided in addition to established requirements for patron and employee parking.
3. Every building or use of land consisting of over five thousand (5,000) square feet of gross floor area designed or used for commercial or industrial uses shall be provided with a loading space as follows:

| <u>Total Gross Floor Area</u> | <u>Number of Loading Spaces Required</u> |
|---------------------------------|--|
| Up to 15,000 sq. ft. | 1 space |
| 15,000 to 50,000 sq. ft. | 2 spaces |
| 50,000 to 100,000 sq. ft. | 3 spaces |
| each additional 100,000 sq. ft. | 1 additional space |

4. In no case shall public rights-of-way be used for loading or unloading of materials. Furthermore, no loading dock or space shall be located or arranged in such a way that it is necessary to back any vehicle into or off any public right-of-way or require the use of any public right-of-way maneuvering space.
5. All accessory driveways and entrance ways shall be graded, paved and drained to Borough standards to the extent necessary to prevent nuisance of dust, erosion or excessive water flow across streets and adjoining properties.
6. All off-street loading berths shall be provided on either the side or rear of the lot. In no case shall off-street loading berths be provided in the front of the lot.
7. Such facilities shall be designed and used in such a manner so as to at no time constitute a nuisance, a hazard or an impediment to traffic.

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Screening and Landscaping Requirements

1. Screening between any parking area and the street line shall be effective at the time of occupancy, subject to the following provisions:
 - a. All off-street parking areas which provide more than five (5) parking spaces shall be screened from any abutting property in a more restrictive zoning classification.
 - b. Effective screening may be accomplished through the use of the following: plant materials, fencing or walls and/or mounding through the use of an earthen berm forming a continuous visual buffer.
 - c. The area for planting and fencing, walls or earthen berms shall not extend beyond the street line.
 - d. When planted visual screens are employed, the following shall apply:
 - (1) A buffer planting strip shall be provided. It shall be a minimum of five (5) feet in width unless specifically required otherwise in this Ordinance.

- (2) Planted visual screens shall be of sufficient height and density to constitute a continuous visual screen six (6) feet in height at the time of planting except as provided below.
 - e. Whenever fencing or walls are employed, the effective height of the continuous visual buffer shall be not less than five (5) or more than six (6) feet.
 - f. Whenever earthen berms are employed, the effective height of the continuous visual buffer shall be not less than five (5) feet.
2. Landscaping within any parking area which provides twenty (20) or more parking spaces shall be subject to the following provisions:
 - a. Off-street parking areas shall be landscaped to reduce wind and air turbulence, heat, noise and the glare of automobile lights; to reduce the level of carbon dioxide; to provide shade; to improve stormwater drainage problems; to replenish the groundwater table; and to provide for a more attractive setting.
 - b. The interior of each parking lot shall have at least one (1) three (3) inch caliper deciduous shade tree for every fifteen (15) parking spaces if there are no existing shade trees to satisfy this requirement. Shrubs and other plant materials are encouraged to be used to complement the trees but shall not be the sole contribution to the landscaping. These trees shall be in addition to those required as an effective screen. Trees selected for landscaping in parking areas shall be of a species proven to be salt and dust resistant.
 - c. Landscaped areas at least five (5) feet wide shall be provided around the periphery of parking areas. Such areas shall, at a minimum, extend the full length for necessary accessways, to prevent the encroachment of moving vehicles into parking areas.
 - d. Landscaped islands between every twenty (20) parking spaces or at the end of each parking row, whichever is less, shall be provided and shall be the length and width of the parking spaces.

- e. Existing plant material and trees with a caliper of six (6) inches or more shall be preserved wherever possible during construction. Such existing plants may be credited toward the amount of required plantings.