

Article 18 Off-Street Parking, Loading, and Unloading Requirements

Section 18.01 - Purpose

It is the purpose of this Article to improve and maintain the safety of the roads and highways in the Township by requiring off-street parking, loading, and unloading spaces for all uses permitted by this Ordinance in order to provide for the proper function and safety in the use of roads and highways as trafficways which are intended to be limited to moving automotive vehicles.

Section 18.02 - Off-Street Parking Requirements

In all Districts, except AR there shall be provided at the time any building or structure is erected, or uses established, enlarged, or increased in capacity, off-street parking spaces for automotive and motorized vehicles with the requirements specified as follows:

- A. Plans and specifications showing required off-street parking spaces shall be submitted to the Zoning Administrator for review at the time of application for a Zoning Permit. Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within 300 feet thereof, except that this distance shall not exceed 150 feet for single family and two-family dwellings.
- B. Outdoor parking of motor vehicles, in all Residential Districts, except in the AR District, shall be limited to passenger vehicles, one (1) nonresidential type recreational vehicle per dwelling unit, and not more than one (1) commercial vehicle of the light delivery type, not to exceed one (1) ton single front and single rear axle, shall be permitted per dwelling unit. The outdoor parking of any other type of commercial vehicle, or bus, except for those parked on school or church property, is prohibited in all Residential Districts, except the AR District. Parking space requirements for all types of vehicles may be provided either in garages, covered, or outdoor parking areas conforming with the provisions of this Ordinance.
- C. Each off-street parking space for automobiles shall not be less than 200 square feet in area, exclusive of access drives or parking space access aisles, and shall be a usable shape and condition. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius is necessary, it will be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking space access aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum width of such aisles shall be:
 1. For 90 degree or perpendicular parking the aisle shall not be less than twenty-two (22) feet in width.
 2. For 60 degree parking the aisle shall not be less than eighteen (18) feet in width.
 3. For 45 degree parking the aisle shall not be less than thirteen (13) feet in width.
- D. Required off-street parking facilities for churches located in nonresidential districts may be reduced by an equivalent number of off-street parking spaces located within 300 feet, if they are directly accessible and usable, as off-street parking spaces. Off-street parking facilities for trucks at restaurants, service stations, and other similar and related uses shall be of sufficient size to adequately serve trucks and not interfere with other

vehicles that use the same facilities. Such truck spaces shall not be less than ten (10) feet in width and eighty (80) feet in length.

- E. Every parcel of land hereafter used as a public or private off-street parking area shall be developed and maintained in accordance with the following requirements:
1. All off-street parking spaces shall not be closer than ten (10) feet to any property line.
 2. All off-street parking areas shall be drained so as to prevent any increase in drainage to abutting properties and shall be constructed of graded aggregate materials which will have a dust-free surface resistant to erosion by wind and water.
 3. Any lighting fixtures used to illuminate any off-street parking area shall be so installed as to divert the light away from any adjoining premises and public roads, and no source of light shall be observable beyond the lot lines of the property upon which it is located.
 4. Any off-street parking area providing space for five (5) or more vehicles shall be located at least twenty (20) feet from and be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution by a wall, fence, or compact evergreen planting not less than four (4) feet in height. Planting shall be maintained in good condition and not encroach on adjoining property.
 5. All off-street parking areas that make it necessary for vehicles to back out directly onto a public road are prohibited, except for single family and duplex residential driveways.
 6. Combined parking facilities are allowed when two (2) or more uses occur on one property or when a building on one property contains two (2) or more uses, provided that the permanent allocation of the required number of parking spaces shall be the sum of the requirements for all the uses computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.
- F. For the purpose of determining off-street parking requirements, the following units of measurement shall apply:
1. **Floor Area:** In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the total floor area, except that such floor area need not include any area used for incidental service, storage installations of mechanical equipment, penthouses, housing ventilators and heating systems, and similar uses.
 2. **Places of Assembly:** In stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities; each eighteen (18) inches of such seating facilities shall be counted as one (1) seat. In cases where a place of assembly has open assembly area, requirements shall be on the basis of one (1) seat being equal to three (3) square feet.

Section 18.03 - Use of Parking Areas

No commercial repair work, servicing, or selling of any kind shall be conducted on any parking area except that which is specifically permitted by this Ordinance. No items such as plastic animals, streamers, cloth signs, children's play areas, mechanical entertainment

devices, or any other similar device shall be permitted in the parking area or outside a building.

Section 18.04 - Off-Street Parking Space Requirements

The minimum required off-street parking spaces are set forth as follows:

1. **Use:** Automobile or Machinery Sales and Service Garages
Parking Space Requirements: One (1) space for each 200 square feet of showroom floor area, plus two (2) spaces for each service bay, plus one (1) space for each employee working during maximum employment hours.
2. **Use:** Banks, Business, and Professional Offices
Parking Space Requirements: Two (2) parking spaces for each 200 square feet of floor area, plus one (1) parking space for each employee during maximum employment hours.
3. **Use:** Barber Shops and Beauty Parlors
Parking Space Requirements: Two (2) spaces for each chair, plus one (1) space for each employee working during maximum employment hours.
4. **Use:** Boarding and Lodging Houses
Parking Space Requirements: One (1) parking space for each bed.
5. **Use:** Bowling Alleys
Parking Space Requirements: Five (5) parking spaces for each alley, plus one (1) space for each employee during maximum employment hours.
6. **Use:** Churches, Auditoriums, Stadiums, Sports Arenas, Theaters, Dance Halls, Assembly Hall other than schools
Parking Space Requirements: One (1) space for each three (3) seats, or for each three (3) persons permitted in such buildings as determined by the State Fire Marshal.
7. **Use:** Clinics
Parking Space Requirements: Four (4) spaces for each doctor, plus one (1) space for each employee working during maximum employment hours.
8. **Use:** Convalescent or Nursing Home, Orphanage or Similar Use
Parking Space Requirements: One (1) parking space for each two (2) beds, plus one (1) space for each employee, including nurses, working during maximum employment hours.
9. **Use:** Drive-in Banks, Cleaners, and similar Businesses
Parking Space Requirements: Five (5) parking spaces, plus one (1) parking space for each employee working during maximum employment hours.
10. **Use:** Drive-in Eating Establishments without inside seating.
Parking Space Requirements: Ten (10) parking spaces, plus one (1) parking space for each 20 square feet of floor area and one (1) parking space for each employee working during maximum employment hours.

11. **Use:** Dwellings (Single and Two-Family)

Parking Space Requirements: Two (2) parking spaces for each family dwelling unit.

12. **Use:** Dwelling (Multiple Family) and Mobile Home Parks

Parking Space Requirements: Two (2) parking spaces per dwelling unit, plus one (1) additional space for each four (4) dwelling units and one (1) space for each employee working during maximum employment hours.

13. **Use:** Funeral Homes and Mortuaries

Parking Space Requirements: Four (4) spaces for each slumber room or one (1) space for each 50 square feet of gross floor area, whichever is greater, plus one (1) space for each fleet vehicle and one (1) space for each employee working during maximum employment hours.

14. **Use:** Furniture, Appliance Stores, Household Equipment, and Furniture Repair Shops

Parking Space Requirements: One (1) space for each 400 square feet of floor area, plus one (1) parking space for each employee working during maximum employment hours.

15. **Use:** Gasoline Filling and Service Stations

Parking Space Requirements: One (1) parking space for each repair and service stall, plus one (1) space for each employee working during maximum employment hours.

16. **Use:** General Office Building

Parking Space Requirements: One (1) parking space for each 400 square feet of gross floor area, plus one (1) parking space for each employee working during maximum employment hours.

17. **Use:** Hospitals

Parking Space Requirements: One (1) space for each bed, plus one (1) space for each employee working during maximum employment hours.

18. **Use:** Hotels, Motels, Lodging houses, Tourist, and Boarding Homes

Parking Space Requirements: One (1) space for each living unit, plus one (1) space for each employee working during maximum employment hours.

19. **Use:** Libraries, Museums, Post Offices

Parking Space Requirements: One (1) parking space for each 800 square feet of floor area, plus one (1) parking space for each employee working during maximum employment hours.

20. **Use:** Livestock Auction

Parking Space Requirements: One (1) parking space for each 100 square feet of building, pens, and all enclosed areas on the premises of the auction facility.

21. **Use:** Manufacturing, Fabricating, Processing, and Bottling Plants Research and Testing Laboratories

Parking Space Requirements: One (1) space for each employee working during maximum employment hours.

22. **Use:** Restaurants, Beer Parlors, Taverns, Cocktail Lounges, Night Clubs, and Private Clubs

Parking Space Requirements: One (1) parking space for each four (4) customer seats, plus one (1) parking space for each employee working during maximum employment hours.

23. **Use:** Retail Stores

Parking Space Requirements: One (1) parking space for each 150 square feet of floor area, plus one (1) space for each employee working during maximum employment hours.

24. **Use:** Roadside Stands

Parking Space Requirements: Five (5) parking spaces, plus one (1) parking space for each 25 square feet of floor area.

25. **Use:** Schools; Private or Public Elementary and Junior High Schools

Parking Space Requirements: One (1) space for each employee working during maximum employment hours in the building and on the grounds, plus one (1) space for each thirty (30) students of maximum enrollment capacity.

26. **Use:** Senior High School and Institutions of Higher Learning, Private or Public

Parking Space Requirements: One (1) parking space for each employee plus one (1) for each 5 students, plus the parking requirements for an auditorium, a gymnasium, and an athletic field if they are included.

27. **Use:** Self-Service Laundry or Dry Cleaning Stores

Parking Space Requirements: One (1) space for each two (2) washing and dry-cleaning machines, plus one (1) space for each employee working during maximum employment hours.

28. **Use:** Supermarket, Self-Service Food, and Discount Stores

Parking Space Requirements: Two (2) spaces for each 200 square feet of floor area, plus one (1) space for each employee working during maximum employment hours.

29. **Use:** Wholesale Establishments and Warehouses

Parking Space Requirements: One (1) space for each 400 square feet of floor area, plus one (1) space for each employee working during maximum hours.

30. If a use is not specifically listed, the parking requirements of a similar or related use shall apply as determined by the Zoning Board of Appeals.

Section 18.05 - Off-Street Loading and Unloading Requirements

In connection with every use, except single family, two family, and multiple family dwelling unit structures, there shall be provided on the same lot with buildings, off-street loading and unloading spaces for permitted or special uses which customarily receive or distribute material or merchandise or provide services by vehicle as follows:

- A. Plans and specifications showing required loading and unloading spaces, including the means of ingress and egress and interior circulation, shall be submitted to the Zoning Administrator for review at the time of application for a Zoning Permit for the establishment or enlargement of a use of land, building, or structure.
- B. Each off-street loading-unloading space shall not be less than ten (10) feet in width, 80 feet in length, and, if a roofed space, be not less than fifteen (15) feet in height.
- C. A loading-unloading space may occupy all or any part of any required side or rear yard; except the side yard adjacent to a public road in the case of a corner lot. No part of a required front yard may be occupied by a loading space.
- D. A loading-unloading space shall not be located closer than 50 feet to any residential lot or parcel unless wholly within a completely enclosed building, or unless enclosed on all sides by a wall, fence, or compact planting not less than six (6) feet in height.
- E. When two or more uses are located on a lot or parcel, the total requirements for off-street loading-unloading facilities shall be the sum of all the uses computed separately.
- F. All off-street loading-unloading facilities that make it necessary to back out directly into a public road shall be prohibited.
- G. Off-street loading space and access drives shall be paved, drained, lighted, and shall have appropriate bumper or wheel guards where needed.
- H. All lights used for illumination shall be so arranged as to reflect the light away from the adjoining premises and roads, and no light source shall be visible beyond the property lines of lot or parcel upon which they are located.
- I. Off-street loading-unloading requirements for motels, hospitals, mortuaries, public assembly, offices, retail, wholesale, industrial, or other similarly involving the receipt or distribution by trucks, having over 5,000 square feet of gross floor area, shall be provided with at least one (1) off-street loading-unloading space, and for every additional 20,000 square feet of gross floor space or fraction thereof shall provide one (1) additional loading-unloading space.
- J. If a use is not specifically listed, the requirements or a similar or related use shall apply, as determined by the Zoning Board of Appeals.