

ARTICLE 21

OFF-STREET PARKING AND LOADING

Section 21.01: PURPOSE

It is the purpose of this Ordinance that parking spaces shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles for the use of occupants, employees and patrons of each building and premise constructed, altered or enlarged under the provisions of this Ordinance. In order to prevent undue interference with public use of streets and alleys, every facility customarily receiving or distributing goods by motor vehicle shall provide space for such receiving or distributing.

Section 21.02: GENERAL REQUIREMENTS

- A. Fractional Space:** When units of measurement determining the number of required parking spaces result in a fractional space, any fraction to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
- B. Requirements for a Use Not Mentioned:** In the case of a use not specifically mentioned, the requirements of off-street parking for a use which is mentioned and which is most similar to the use not listed shall apply. The Planning Commission shall make this determination and a record of the rationale applied documented in a file established for that purpose. An appeal may be taken to the Zoning Board of Appeals.
- C. Use of Parking Areas:** No commercial repair work, servicing or selling of any kind shall be conducted in any parking area or parking garage. Parking space shall be used only for the parking of vehicles used to service the establishment to which it is accessory and by its patrons.
 - 1.** No sign shall be erected in parking areas other than not more than one directional sign at each point of ingress or egress, such sign may also bear the name of the enterprise the lot is intended to serve. Such signs shall not exceed three (3) feet in height and six (6) square feet in area and shall not project beyond the property line of the premises.
- D. Building Additions or Other Increases in Floor Area:** Whenever a use requiring off-street parking is increased in floor area, or when interior building modifications result in an increase in capacity for any premise use, additional parking shall be provided and maintained in the proper ratio to the increased floor area or capacity.
- E. Location and Joint Use of Parking Areas:** All off-street parking areas shall be located on the same lot, or on the adjacent premises in the same district as the use they are intended to serve. The joint use of parking facilities by two or more uses may be granted by the Planning Commission whenever such use is practical and satisfactory to each of the uses intended to be served, and when all site development requirements of Section 21.04 are met.
 - 1. Computing Capacities:** In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced below the sum total of the individual space requirements.
 - 2. Record of Agreement:** A copy of an agreement between joint users shall be filed with the application for a zoning permit and a copy shall be recorded with the Register of Deeds of the County upon approval of the application. The agreement shall include a guarantee for continued use of the parking facility by each party.
- F. Queued Vehicles:** There must be a minimum of fifty (50) linear feet of on-site storage to accommodate queued vehicles waiting to park or exit the site without using any portion of the public street right-of-way or in any other way interfering with street traffic. The Planning Commission may increase this length to no more than one hundred fifty (150) feet where the Planning Commission feels the minimum required fifty (50) foot distance will not adequately address public safety issues due to anticipated traffic patterns and/or types of vehicles.
- G. Decrease in Parking Areas:** No off-street parking area or parking space which exists at the time this Ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance unless additional parking area or space is provided sufficient to meet the requirements of this Article and Section 6.07.

H. Permitted Vehicles in Residential Areas:

1. No more than one (1) commercial vehicle may be parked or stored outdoors on a lot in a Agricultural or Residential district and such commercial vehicle shall not have a gross vehicle weight rating in excess of ten thousand (10,000) pounds unless the lot or parcel is currently under construction and such construction requires the use of such vehicles. Under no conditions are semi-tractors or trailers, or such earth moving equipment as sand and gravel hauling trucks, bulldozers, backhoes, and graders permitted to be parked or stored outdoors in a Agricultural or Residential District unless upon a lot or parcel currently under construction and such construction requires the use of such vehicles. The provisions of this subsection shall not prohibit the parking or storing of agricultural or commercial vehicles and machinery on a lot or parcel devoted to commercial agriculture for which the agricultural or commercial vehicles and/or machinery is used, nor shall these provisions prohibit the storing of buses for school or church use on parcels on which such facility is located provided such storage does not occur within any required yard setback area or in a front yard.
2. No more than two vehicles prohibited under subsection (H)(1) above may be parked or stored on a lot or parcel in an Agricultural or Residential District provided such parking or storage is within a completely enclosed building located on the parcel or lot of the registered owner of such vehicles(s), and such vehicle(s) is not for sale or hire. The provisions of this subsection shall not prohibit the parking or storing of agricultural or commercial vehicles and machinery on a lot or parcel devoted to commercial agriculture for which the agricultural or commercial vehicles and/or machinery is used, nor shall these provisions prohibit the storing of buses for school or church use on parcels on which such facility is located provided such storage does not occur within any required yard setback area or in a front yard.
3. The outdoor storage of motor homes, travel trailers, pick-up campers, or recreational vehicles for more than thirty (30) days in a period of twelve months is prohibited except in the Agricultural District and Rural Residential Districts, provided the lot or parcel is a minimum of one (1) acre in size, such storage does not occur within any required yard setback area or in a front yard, and the vehicle is registered to a person residing on the lot or parcel.
4. The outdoor storage of motor homes, travel trailers, pick-up campers, or recreational vehicles is permitted in the Lakes Residential District provided such storage does not exceed thirty (30) days in a period of twelve months and such storage does not occur within any required yard setback area or in a front yard, and the vehicle is registered to a person residing on the lot or parcel.

Section 21.03: PARKING SPACE REQUIREMENTS

The following identifies the number of required off-street parking spaces in all districts, by land use type. Such parking spaces shall be located on the lot or parcel upon which the land use is located unless joint use of parking areas is permitted according to Section 21.02(E). In addition to the parking spaces required below, an additional one (1) parking space shall be provided for each employee of the largest work shift.

A. Residential Uses:

1. **One and Two Family Dwellings:** Two (2) spaces for each single family dwelling unit, except that dwellings in the Lakes Residential District shall have one (1) space for each bedroom.
2. **Multiple Dwellings:** Two (2) spaces for each multiple family dwelling unit plus one space per five (5) units for guest parking.
3. **Mobile Home Park:** Two (2) spaces for each mobile home site plus one (1) space per three (3) units for guest parking.
4. **Group Homes (adult foster care):** One (1) space for every three (3) residents of the home.

B. Commercial Uses:

1. **Automobile Service and Repair Stations:** Two (2) spaces for each repair and service stall (a service stall is not considered a parking space).
2. **Barber Shops and Beauty Parlors:** Two (2) spaces for each beauty and/or barber chair.
3. **Bowling Alleys:** Two (2) spaces for each alley.
4. **Clinics:** Two (2) spaces for each examination or treatment room.
5. **Clothing, Furniture, Appliance, Hardware, Automobile, Machinery Sales, Shoe Repair, Personal Services (other than beauty and barber shops):** One (1) space per four hundred (400) feet of gross floor area.
6. **Commercial and Institutional Recreational Facilities:** One (1) space per two (2) patrons based on the maximum capacity of the facility as determined by the Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
7. **Convalescent Homes, Convents or Similar Uses:** One (1) space for each six (6) beds.
8. **Dance Halls, Pool and Billiard Rooms:** Dance Halls, Pool and Billiard Rooms: One (1) space for every two (2) persons allowed based on the maximum capacity of the facility as determined by the Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
9. **Drive-In Banks, Cleaners, Car Laundries, and Similar Businesses:** Stacking space for five (5) cars between the drive-through stand or window and any abutting public right-of-way or sidewalk.

10. **Drive-in Restaurants or Fast-Food Restaurants:** One (1) space for every four (4) seats, plus sufficient area for eight (8) stacking spaces for drive-in windows.
 11. **Funeral Homes and Mortuaries:** One (1) space for every twenty-five (25) square feet of floor area of chapels and assembly rooms.
 12. **Kennels:** One (1) space for each five (5) animals of the facility's capacity.
 13. **Laundromat:** One (1) space for every three (3) washing or drying machines.
 14. **Miniature or Par 3 Golf Courses:** Three (3) spaces for each hole.
 15. **Motels, Auto Courts, Tourist Homes:** One (1) space for each sleeping unit.
 16. **Private Recreational Facilities:** Private Recreational Facilities: One (1) space for every six (6) potential members based on the capacity of the facility as determined by the Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
 17. **Retail Stores, (except as otherwise specified herein):** One (1) space for every three hundred (300) square feet of gross floor area.
 18. **Standard Restaurants, Cafeterias, Taverns, Bars:** Standard Restaurants, Cafeterias, Taverns, Bars: One (1) space for every two (2) seats up to the capacity of the facility as determined by the Building Inspector. If the number of parking spaces cannot accommodate the maximum capacity of the facility as determined by the Building Inspector, the Planning Commission or Zoning Administrator shall lower the allowable capacity accordingly.
 19. **Shooting Ranges:** One (1) space for each unit station.
 20. **Stables (commercial):** One (1) space for each five (5) animals of the facility's capacity.
 21. **Supermarket, Self-Service Food Store:** One (1) space for every one-hundred (100) square feet of gross floor area.
- C. **Office Uses:**
1. **General Offices:** One (1) space for every two hundred (200) square feet of gross floor area.
 2. **Professional Offices and Banks:** One (1) space for every three hundred (300) square feet of gross floor area.
- D. **Institutional Uses:**
1. **Auditoriums (incidental to schools), Churches, Stadiums, Gyms, Theaters, and Buildings of Similar Use with Fixed Seats:** One (1) space for each four (4) seats.
 2. **Boarding and Lodging Houses, Fraternities:** One (1) space for each bedroom or each two (2) occupants of the structure, whichever is greater, plus one (1) additional space for the owner or operator.
 3. **Day care facilities (day care center and group day care home, but not a family home day care):** One (1) space for each employee, plus a paved, unobstructed stacking space for pick-up and drop-off, plus one (1) space per four (4) persons of licensed capacity.
 4. **Elementary and Middle Schools:** One (1) space for every four (4) seats where the school contains an auditorium and/or stadium or gym.
 5. **Public Golf Courses:** Four (4) spaces for each green, plus fifty (50) percent of the spaces otherwise required for any accessory uses (e.g., restaurant, proshop, etc.).
 6. **High Schools and Colleges:** One (1) space for each five (5) students (based on the capacity of the facility as determined by the Fire Marshall), plus one (1) space for every four (4) seats where the school contains an auditorium and/or stadium or gym.
 7. **Hospitals, Sanitariums:** One (1) space for each three (3) patient beds, plus one (1) space for each visiting doctor.
 8. **Libraries, Museums, Post Offices:** One (1) space for every eight hundred (800) square feet of floor area.

Section 21.04: SITE DEVELOPMENT REQUIREMENTS

All off-street parking areas, except for single family and two family dwellings, shall be designed, constructed and maintained in accordance with the following standards and requirements.

- A. **Marking and Designation:** Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles.
- B. **Driveways:** Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided.
1. Except for parking space provided for single-family and two-family residential lots, drives for ingress and egress to the parking area shall be not less than twenty-four (24) feet wide and not more than thirty-six (36) feet wide as determined by the Planning Commission and so located as to secure the most appropriate development of the individual property. Based on the recommendation of the Township Engineer, the Planning Commission may grant exceptions to the width requirements under the following circumstances:
 - a. The Planning Commission may require or allow a larger driveway width if, due to the turning radius and/or anticipated traffic volume, a larger width is necessary for the safe movement of vehicles.
 - b. The Planning Commission may allow a narrower driveway width of not less than twenty-two (22) feet if, due to the turning radius and/or anticipated traffic volume, a narrower width will not impede the safe movement of vehicles.
 2. Each entrance to and exit from an off-street parking area shall be at least twenty-five (25) feet from any adjacent lot within a residential district.

- C. **Site Maneuverability:** Each parking space, within an off-street parking area, shall be provided with adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. The minimum width of required maneuvering lanes may vary depending upon the proposed parking pattern, as follows:
 1. For ninety (90) degree right angle parking patterns, the maneuvering lane width shall be a minimum of twenty four (24) feet.
 2. For sixty (60) degree parking patterns, the maneuvering lane width shall be a minimum of eighteen (18) feet.
 3. For forty-five (45) degree parking patterns, the maneuvering lane width shall be a minimum of eighteen (18) feet.
 4. For parallel parking patterns, the maneuvering lane width shall be a minimum of eighteen (18) feet.
 5. All maneuvering lane widths shall permit one-way traffic movement only, except for ninety (90) degree and parallel parking patterns which may provide for two-way traffic movement.
 6. All parking spaces shall be at least nine (9) feet wide, measured perpendicular to the parking lines, at least eighteen (18) feet in length.
- D. **Surface:** Parking areas with a capacity of four (4) or more vehicles shall be surfaced with a material that shall provide a durable smooth and dustless surface and shall be graded and provided with adequate drainage. No parking area shall alter the off-site drainage patterns existing before construction of the parking lot was initiated.
- E. **Setback:** Unless otherwise permitted within this Ordinance, no off-street parking area shall be located closer to a front, side or rear yard lot line than the setback standard required by the respective district for principal buildings, as specified in the Section 9.10 Schedule of Regulations, except for a driveway which may cross such setback area in a generally perpendicular manner.
- F. Shared Parking Setback:** The Planning Commission may approve reduced setbacks for shared parking through site plan review after making a written findings that specifically identifies the following:
 1. Characteristics of the site or site vicinity would make the required setbacks unnecessary, inappropriate, or ineffective;
and
 2. The reduced setbacks are more consistent with the intent of providing shared parking.
- FG. Lighting:** All parking lot lighting shall comply with all applicable provisions of Article 24.

Section 21.05: LOADING and UNLOADING SPACE REQUIREMENTS

- A. **Additional Parking Space:** Loading space required under this Section shall be provided as area additional to off-street parking space as required under Section 21.03 and shall not be considered as supplying off-street parking space.
- B. **Space Requirements:** There shall be provided an adequate space for standing, loading, and unloading service adjacent to the building opening for loading and unloading of not less than twelve (12) feet in width, seventy-five (75) feet in length, and fifteen (15) feet in height, open or enclosed, and shall be provided according to the following table:

Usable Floor Area (square feet)	Spaces Required
Commercial uses, such as retail stores, personal services, amusement, automotive service.	First 2,000 sq. ft.; none. Next 20,000 sq. ft., or fraction thereof; one (1) space. Each additional 20,000 sq. ft. or fraction thereof; one (1) space.
Hotels, Offices, Clinics	First 2,000 sq. ft.; none. Next 50,000 sq. ft. or fraction thereof; one (1) space. Each additional 100,000 sq. ft. or fraction thereof; one (1)space.
Wholesale and storage, contractor's yards.	First 20,000 sq. ft., including building; one (1) space,. Each additional 20,000 sq. ft. or fraction thereof; one space.
Manufacturing uses	First 20,000 sq. ft. or fraction thereof; one (1) space. Each additional 20,000 sq. ft. or fraction thereof; one (1)space.
Funeral Homes and Mortuaries	First 5,000 sq. ft. or fraction thereof; one space. Each additional 10,000 sq. ft. or fraction thereof; one (1) space.
Hospitals	First 20,000 sq. ft.; one (1) space. Next 100,000 sq. ft. or fraction thereof; one (1) space. Each additional 200,000 sq. ft. or fraction thereof; one (1) space.
Schools, Churches, Clubs, Public Assembly Buildings, Auditoriums, Boarding Houses, Convalescent Homes.	For each building, one (1) space.

- C. **Access:** Access to a truck standing, loading, and unloading space shall be provided directly from a public street or alley and such space shall be so arranged to provide sufficient off-street maneuvering space as well as adequate ingress and egress to and from a street or alley.
- D. **Screening:** All loading and unloading areas and outside storage areas, including areas for the storage of trash which abut another District or residential property or which face or are visible from residential properties or public thoroughfares, shall be screened according to Section 23.04.
- E. **Location:** A loading-unloading area shall not be located within any front yard nor within any required side or rear yard setback.

End of Article 21