

ARTICLE XVIII
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 traffic ways which are intended to be limited to moving automotive vehicles.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 18.02 OFF-STREET PARKING REQUIREMENTS.

In all Districts, except those AR District uses relating to Agriculture, but not including Agribusinesses, 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: (Ord. No. 171 eff. April 25, 2004)

- 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. Parking spaces may be provided for all types of vehicles in garages, other completely enclosed structures, covered structures or designated outdoor parking areas, provided all such off-street parking shall meet all requirements of this Ordinance, including Article XVIII ^AOff-Street Parking[@] and Section 14.33 "Outdoor Parking or Storage of Recreation Vehicles, Commercial Vehicles and Trucks on Residential Lots and Parcels."
- 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 of usable shape and condition. There shall be provided a minimum access drive of ten (10) feet in width for one-way traffic and eighteen (18) feet for two-way traffic, 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 22 feet in width.
 - 2) For 60 degree parking the aisle shall not be less than 18 feet in width.

- 3) For 45 degree parking the aisle shall not be less than 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.
- 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 the required front, side and rear yard setbacks in the zoning district in which they are located to any property line.
 - 2) All driveways accessing parking areas and all parking areas shall be hard surfaced and planting islands and walkways in parking areas shall be edged with curb and gutter.
 - 3) All off-street parking areas shall be drained so as to prevent any increase in drainage to abutting properties and shall be hard surfaced.
 - 4) 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. Refer to Section 14.29 for additional lighting requirements.
 - 5) All off-street parking areas providing more than five (5) parking spaces shall be lighted and landscaped in accordance with Section 28.02C and other appropriate Sections of Article XXVIII, Landscaping Requirements, and Section 14.35, Fences.
 - 6) 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.
 - 7) Combined parking facilities are allowed when two (2) or more uses occur on one property or when a building on one property contain 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 purposes 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 gross 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, sport 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 of the floor area of the place of assembly.

G. **Off-street parking space requirements.** The minimum required off-street parking spaces are set forth as follows:

Use	Parking Space Requirements
1) Automobile or Machinery Sales and Services Garages	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) Banks, Business, and Professional Offices	Two (2) parking spaces for each 200 square feet of floor are, plus one (1) parking space for each employee working during maximum employment hours.
3) Barber Shops and Beauty Parlors	Two (2) spaces for each chair, plus one (1) space for each employee working during maximum employment hours.
4) Boarding and Lodging Houses	One (1) parking space for each bed.
5) Bowling Alleys	Five (5) parking spaces for each alley, plus one (1) space for each employee working during maximum employment hours.
6) Churches, Auditoriums, Stadiums, Sports Arenas, Theaters, Dance Halls, Assembly Hall other than Schools	One (1) space for each three (3) seats, or for each three (3) persons permitted in such buildings as determined by the State Fire Marshall. Refer to Section 18.02D.
7) Clinic	Four (4) spaces for each doctor, plus one (1) space for each employee working during maximum employment hours.
8) Convalescent or Nursing Home, Orphanage, or Similar Use	One (1) parking space for each two (2) beds, plus one (1) space for each employee, including nurses, working during Maximum employment hours.
9) Drive-In Banks, Cleaners, and Similar Businesses	Five (5) parking spaces, plus one (1) parking space for each employee working during maximum employment hours.
10) Drive-In Eating Establishments	Ten (10) parking spaces, plus one (1) parking space for each twenty (20) square feet of floor area and one (1) parking space for each employee working during maximum employment hours.
11) Dwelling (Single and Two-Family)	Two (2) parking spaces for each family dwelling unit.

12) Dwelling (Multiple Family and Mobile Home Parks)	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) Funeral Homes and Mortuaries	Four (4) spaces for each slumber room or one (1) space for each fifty (50) square feet of gross floor area, whichever is greater, plus (1) space for each employee working during maximum employment hours.
14) Furniture, Appliance Stores, Household Equipment, and Furniture Repair Shops	One (1) space for each 400 square feet of floor area, plus one (1) space for each employees working during maximum employment hours.
15) Gasoline Filling and Service Stations	One (1) parking space for each repair and service stall, plus one (1) space for each employee working during maximum employment hours.
16) General Office Building	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) Hospitals	One (1) space for each bed, plus one (1) space for each employee working during maximum employment hours.
18) Hotels, Motels, Lodging Houses, Tourist and Boarding Homes	One (1) space for each living unit, plus one (1) space for each employee working during maximum employment hours.
19) Libraries, Museums, Post Offices	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) Livestock Auction	One (1) parking space for each 100 square feet of building, pens, and all enclosed areas on the premises of the auction facility.
21) Manufacturing, Fabricating, Processing and Bottling Plants, Research and Testing Laboratories, or other related, permitted Industrial Uses	One (1) space for each employee working during the largest working shift or one (1) space for every 550 square feet of total floor space, whichever is greater.
22) Restaurants, beer Parlors, Taverns, Cocktail Lounges, Night Clubs, and Private Clubs	One (1) parking space for each four (4) customer seats, plus one (1) parking space for each employee working during maximum employment hours.
23) Retail Stores	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) Roadside Stands	Five (5) parking spaces, plus one (1) for each twenty-five (25) square feet of floor area.
25) Schools; Private or Public, Elementary and Junior High Schools	One (1) space for each employee working during the minimum employment hours in the building and on the grounds, plus one (1) space for each thirty (30) students of maximum enrollment capacity.
26) Senior High School and Institutions of Higher Learning, Private or Public	One (1) parking space for each employee plus one (1) for each five (5) students, plus the parking requirements for an auditorium, gymnasium, and an athletic field if they are included.
27) Self-Service Laundry or Dry Cleaning Stores	One (1) space for each two (2) washing and drying machines, plus one (1) space for each employee working during maximum employment hours.
28) Supermarket, Self-Service Food and Discount Stores	Two (2) spaces for each 200 square feet of floor area, plus one (1) space for each employee working during maximum employment hours.
29) Warehouse and Distribution Centers	Five (5) spaces plus one (1) space for each employee in the largest working shift or one (1) space for every 1,500 square feet of total floor area plus five (5) spaces, whichever is greater.
30) Mini Warehouses	Five (5) parking spaces shall be provided adjacent to the office, in addition to any parking which may be required for other permitted uses on the same site.

If a use is not specifically listed, the parking requirements of a similar or related use shall apply as determined by the Planning Commission.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 39 eff. June 3, 1993; Ord. No. 61 eff. Oct. 8, 1997; Ord. No. 97 eff. Feb. 23, 2000, further amend by Ord. No. 107 eff. May 24, 2000, further amend by Ord. No. 124 eff. May 6, 2001, further amend by Ord. No. 171)

Section 18.03 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 such 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, fifty-five (55) 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 fifty (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 (2) 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 a 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 uses 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 of a similar or related use shall apply, as determined by the Planning Commission.

(Ord. No. 1 eff. Jan. 8, 1983)