

Article 21

OFF-STREET PARKING, LOADING AND UNLOADING

Section 2101. PURPOSE.

East Pennsboro Township identifies off-street parking as an important consideration in land development. Off-street parking areas are necessary to accommodate the needs of commercial businesses and residential uses. It is the intent of this Article to promote public health, safety and welfare by providing reasonable standards for off-street parking that will: (1) minimize conflicts between pedestrians and motor vehicles; (2) insure the creation of visually attractive parking areas; (3) insure a sufficient number of spaces for the intended use of the property; (4) insure parking areas are adequately illuminated; (5) insure adequate parking lot drainage; (5) provide for efficient maneuverability and safe vehicle and pedestrian circulation; (7) protect the character and stability of residential, business, institutional and industrial areas; (8) conserve the value of land and buildings on surrounding properties and (9) lessen congestion on public streets.

Section 2102. GENERAL REGULATIONS.

The following regulations shall apply to all off-street parking for residential and non-residential land developments and uses. As used herein, the term "parking space" includes either covered garage space or uncovered parking space(s) located off the public right-of-way.

- A. The facilities required herein shall be available to patrons throughout the hours of operation of the particular business or use for which such facilities are provided.
- B. No parking lot or loading area shall be used for any use that interferes with the availability for the parking need it is required to serve.
- C. Outdoor paved parking space(s) shall not be deemed to be part of the open space of the lot upon which it is located.
- D. In residential zoning districts, no part of any minimum front yard setback area shall be used for parking purposes, except for the driveway area located within the front yard setback. The driveway shall have an improved surface sufficient for parking purposes.
- E. When determining the number of parking spaces required on a lot, each use on the property shall be considered separately and totaled.
- F. A garage or carport may be located wholly or partly inside the walls of the principal building, or attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements. The garage may be constructed under a yard or court. The space above an underground garage shall be deemed to be part of the open space of the lot on which it is located.
- G. Location of Parking Lots and Parking Spaces
 - 1. Off-street parking lots and spaces for single family and two family residential uses shall be provided on the same lot.

2. Parking lots and spaces for multi-family dwelling unit structures, and non-residential uses shall be readily accessible to the buildings served. Such parking spaces shall be in the same zoning district as the principal building or use and conform to the following requirements:
 - a. Required parking lots and parking spaces shall be located within one hundred (100) feet of the principal building or use when located on the same side of a street.
 - b. Required parking lots and parking spaces shall be located within three hundred (300) feet of the principal building or use when linked to a defined and constructed pedestrian walkway or sidewalk when located on the same side of a street.
 - c. Fifty (50) percent of the required parking spaces for a building or use may be located across a minor arterial, collector or local road with the following conditions:
 - (1) A crosswalk shall be constructed to ensure safe pedestrian access to and from the parking lot. The design of the cross walk shall consider the speed limit, sight distance, visibility, road conditions, and other safety factors. If the proposed crosswalk is deemed to be unsafe, the cross street parking lot shall not be permitted as required parking.
 - (2) Safety lighting shall be provided at the crosswalk to illuminate the cross area when the parking area is used in early morning or at night.
 - (3) A sign shall be provided on each side of the road at a distance of two hundred (200) feet from the crosswalk to warn oncoming vehicles.
 - d. The distances specified herein shall be measured from the nearest point of the parking lot to nearest point of the principal building or use for which the parking lot is to serve.

H. Parking Lot Ownership

All parking lots, whether on premises or approved off-premises shall be in the same ownership as the principal use to which they are accessory. The Zoning Officer may require the submission of legal documents for review by the Township Solicitor to insure this requirement is met prior to the issuance of any permit. Where a parking lot is on a different lot, the applicant and/or the property owner shall enter into an agreement with the Township Board of Commissioners assuring the perpetual use of such off-premise parking and binding the owner and heirs or assigns to maintain the required number of parking spaces on the lot throughout the life of the principal use as specified in the Zoning Ordinance. Any agreement will be duly recorded in the Office of the Recorder of Deeds in Cumberland County, prior to and as a condition of approval of any off-premise parking lot.

I. Design and Construction Standards

All off-street parking areas shall conform to the following standards:

1. Parking Spaces

In all districts parking spaces per vehicle shall be not less than nine (9) feet wide and eighteen (18) feet long and conform to requirements provided on Table 21-1 below.

2. Aisle Widths in Parking Lots

For angled parking spaces in parking lots, stall dimensions and parking lot aisle dimensions shall be not less than those listed in Table 21-1 below:

TABLE 21-1 - Park Space and Aisle Widths

Angle of Parking Spaces	Parking Space Stall Width (Feet)	Parking Space Stall Depth* (Feet)	Parking Lot Isle Width - One-Way Isle (Feet)	Parking Lot Isle Width Two-Way Isle (Feet)
90 Degrees	9	18	18	24
60 Degrees	9	18	18	20
45 Degrees	9	18	13.5	20
30 Degrees	9	18	12	20
Parallel	9	22	12	20
	Depth of parking space stalls is the measurement from the curb or edge of the parking space toward the interior portion of the space to be occupied by a parked vehicle and does not include any part of the aisle or driveway.			

3. Entrances, Circulation, Vehicle Movement

- a. Circulation control shall be designed for one way directional travel whenever possible. No parking shall be provided or permitted along the circulation roads or exit and entrance drives. Roads shall be uniform in width, smooth flowing, and provide for ninety (90) degree intersections wherever possible.
- b. Entrance and exit drives shall be a minimum of eighteen (18) feet wide for any one way use and a minimum of twenty-eight (28) feet wide for two way use. Fire lanes shall be provided where determined necessary by the Township Fire Marshall.
- c. All dead end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking area.
- d. Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
- e. Off-street parking areas for buildings with three (3) or more dwelling units shall have no more than one (1) ingress and/or one (1) egress from any public street per building.

4. Truck Parking Spaces

Where truck parking is required to be provided, the minimum width of a truck parking space shall be twelve (12) feet and the minimum depth shall be sixty (60) feet. Aisle widths in truck parking lots shall be seventy-five (75) feet.

5. Setbacks from Buildings, Lot Lines, Buffers and Street Right-of-Way

- a. All parking spaces and access drives shall be located at least ten (10) feet from any multiple dwelling building, office, commercial, institutional, industrial, and other similar non-residential buildings located on the lot. The ten (10) foot corridor thus established between the parking area and building shall be for the purpose of providing a pedestrian access walkway.
- b. All parking spaces and access drives shall be at least eight (8) feet from any exterior lot line, except where a buffer yard is required. In that situation, the parking lot shall be at least two (2) feet from the buffer yard.
- c. Except at designated entrance and exit drives, parking areas shall be physically separated from any public and/or private street right-of-way by a minimum six (6) feet vegetative planting strip. In no case shall parking areas be designed to require or encourage cars to back into a public or private street in order to leave the parking area.
- d. No off-street parking area shall be located within a public right-of-way.

6. Separation

- a. Unless deemed unnecessary by the Township, pedestrian crosswalks and landscaped refuge islands to separate the parking spaces from the exit, entrance, and circulatory drives shall be provided for and approved by the Township Engineer.
- b. A structure or planting material shall be provided of sufficient height and density to screen off-street parking lots from the public street and from the ground level of adjoining residential districts.

7. Handicapped Parking

Handicapped parking spaces shall be provided for all uses, with the exception of single and two-family residential uses, and shall comply with the location, size, marking, and ingress and egress requirements set forth herein. Each reserved

parking space for the physically handicapped person shall be not less than eight (8) feet wide and shall include a five (5) foot wide aisle to allow for wheelchair access. The number of accessible parking spaces required are provided on Table 21-2 below:

TABLE 21-2 Handicapped Accessible Parking Space

Total Number of Parking Spaces In Parking Lot	Required Number of Handicapped Accessible Parking Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 % of Total Parking Spaces
Over 1000	20 spaces plus 1 for every 100 parking spaces over 1000
In all cases, minimum standards for handicapped parking shall comply with current American National Standards Institute (ANSI) criteria.	

In addition to the number of accessible parking spaces required in Table 21-2 above, spaces shall be provided to accommodate vans. Parking for vans shall be at the rate of one (1) in every six (6) handicapped accessible parking spaces required in Table 21-2. Each reserved van parking space shall be not less than eleven (11) feet wide and shall include a five (5) foot wide aisle to allow for wheelchair access.

8. Parking Lot Lighting

- a. All public parking areas shall be adequately lighted during after dark operating hours.
- b. Any lighting used to illuminate any off-street parking areas, in addition to also conforming with the requirements of section 1921 C above, shall be so arranged as to reflect the light away from adjoining premises and public right-of-way. Light standards shall be protected from vehicular traffic by curbing, concrete barriers or guide rail.

9. Curb Radii

Where curbs are provided in parking lots for light standards and islands, a minimum five (5) foot radius curvature shall be required for all curb lines.

10. Parking Lot Surfacing

All off-street parking areas shall be surfaced so as to provide a durable and dustless surface. All driveways which provide ingress and egress to off-street parking areas which enter or exit onto an improved street shall be paved in accordance with PennDOT 408 specifications, as amended.

11. Drainage

All drainage shall be controlled so as not to create any undesirable conditions. Parking areas with less than fifty (50) spaces may control drainage by grading and discharging runoff to curb gutter or natural drainage runs. Off-street parking areas exceeding fifty (50) spaces, or when determined necessary by the Township Engineer, shall have storm water drainage facilities piping the discharge to an existing and adequate storm drainage system or stream. Discharges to street gutters shall be controlled so as not to cross the crown of the street. All storm drainage facilities and plans are subject to approval by the Township Engineer.

12. Landscaping Strips

Parking areas with more than fifty (50) spaces shall have landscaping strips of a minimum width of ten (10) feet and depth equal to the parking stalls in order to separate the parking spaces from the entrance and exit drives and circulatory roads.

13. Service Traffic

Customer and service traffic shall be separated whenever possible. Loading and unloading areas shall be located as not to interfere with customer parking areas.

14. Parking Lot Isle Length

Parking isles shall not be longer than three hundred (300) feet without providing a circulatory road.

15. Traffic Control

Entrance and exit arrangements, acceleration and deceleration lanes, public access roads and traffic signals may be required depending on the size of the development complex, the anticipated traffic, and the condition of the public roads.

16. Parking Area Permitted

Large parking lots shall be divided into parking areas which should not exceed three hundred (300) feet long and a width of four (4) parking lanes or two hundred forty (240) feet. These areas shall have their entire perimeter defined by curbs, walks, landscaping strips, or other divides to control traffic to the parking lanes.

17. Marking

Parking spaces shall be defined by lines painted or so marked with a road surface tape with a minimum width of four (4) inches. Repainting the lines to insure their visibility, as adjudged by the Township Engineer, shall be the responsibility of the property owner.

Section 2103. OFF-STREET PARKING REQUIREMENTS.

Any of the following permitted buildings and uses hereafter erected or enlarged, and any building or use converted into one of the following buildings or uses, and open area hereafter used for commercial or industrial purposes shall be provided with not less than the minimum parking spaces as set forth below in Tables 21-3 and 21-4. Where the computation of required parking spaces results in a fractional number, any fraction equal to or exceeding one-half (1/2) space shall be counted as one; any fraction less than one-half (1/2) space may be dropped. Parking available in public rights-of-way shall not be considered in determining whether or not the off-street parking requirements of Article 21 have been met. The additional required off-street parking for Categories 7, 8 and 10 in Table 21-3 below are best provided by consolidating them into private parking lots.

A. Residential Uses

TABLE 21-3

Land Uses – Residential	Required Parking Spaces
1. Bed and Breakfast	1 parking space for each sleeping room, plus 2 parking spaces for the permanent residents.
2. Boarding House Lodging/Rooming House	1 parking space for each sleeping room, plus 2 parking spaces for the permanent residents.
3. Group Home	1 parking space for each sleeping room, plus 2 parking spaces for the permanent residents.
4. Congregate Care Residence	1.5 parking spaces for each congregate care unit, plus 1 parking space for each employee on the largest work shift.
5. Continuous Care Retirement Community	1.5 parking spaces for each dwelling care unit, plus 1 parking space for each sleeping room, plus 1 parking space for each employee on the largest work shift.
6. Nursing/Convalescence Home	1 parking space for every three (3) beds plus one (1) parking space for every 400 square feet of administration area.
7. Multi-family Dwelling/Apartments	2.0 spaces for each dwelling unit; plus, one (1) parking space for each on-site employee. 1 additional external parking space per dwelling unit must be provided.
8. Single Family Attached Dwelling	2 parking spaces for each dwelling unit. For the purposes of this Ordinance, in Residential Districts, when one or two parking spaces are required for dwellings, an attached or unattached garage or carport on the premises shall be considered as parking space. 1 additional external parking space per dwelling unit must be provided.
9. Single Family Detached Dwelling	2 parking spaces for each dwelling unit. For the purposes of this Ordinance, in Residential Districts, when one or two parking spaces are required for dwellings, an attached or unattached garage or carport on the premises shall be considered as parking space. 1 additional external parking space per dwelling unit must be provided.
10. Single Family Semi-Detached Dwelling	2 parking spaces for each dwelling unit. For the purposes of this Ordinance, in Residential Districts, when one or two parking spaces are required for dwellings, an attached or unattached garage or carport on the premises shall be considered as parking space. 1 additional external parking space per dwelling unit must be provided.

B. Non-residential Uses

TABLE 21-4

Land Uses - Non-residential		Required Parking Spaces
1.	Agriculture Services	1 parking space for every 400 square feet of gross floor area.
2.	Assembly Related Uses (theaters, stadiums, auditoriums, auction house, sports arena, etc.)	1 parking space for every three (3) fixed seats, or one (1) parking space for every 50 square feet of gross assembly area when there is no fixed seating.
3.	Automobile Garage, Automobile Service Station, Automobile Body Shop, Kiosk Fueling Station	2 parking spaces for each service bay or pump space, plus 1 space for each employee of the largest work shift. (Note: Service bays are not parking spaces.)
4.	Bar or Nightclub	1 parking space for every 100 square feet of gross floor area or 1 space for every two (2) persons allowed within the maximum occupancy load, which ever is greater.
5.	Child/Adult Day Care	1 parking space for each day care employee plus two (2) visitor parking spaces.
6.	Commercial Greenhouse	1 parking space for each employee plus one (1) parking space for every 300 square feet of retail sales area.
7.	Church	1 parking space for every 3 seats in the primary area of worship.
8.	Car Wash (Vehicle Wash)	2 stacking spaces for each washing module, plus 1 parking space for each washing module. (Note: A washing module is not a parking space)
9.	Commercial Bank	1 parking space for every 300 square feet of gross floor area.
10.	Kennels	1 parking space for each employee, plus one parking space for every 1000 square feet of gross floor area.
11.	Funeral Home	1 parking space for every four (4) parlor seats at capacity plus two (2) parking spaces for employees.
12.	Government Buildings and Uses (Community Center, Municipal Building, etc.)	1 parking space for every 400 square feet of office space plus 1 parking space for every 50 square feet of assembly area, meeting room, conference room, etc.
13.	Commercial Health Club	1 parking space for every 200 feet of gross floor area, or one (1) space for every two persons allowed within the maximum occupancy permitted, whichever is greater.
14.	Home Occupations	2 for the residents; 1 parking spaces for non-resident employees; 1 for patron use.
15.	Hospital	1 parking space for every three (3) hospital beds plus one (1) parking space for every 400 square feet of administration area.
16.	Hotels and Motels	1 parking space for each guest room plus 1 space for every 2 employees of the largest work shift.

Land Uses - Non-residential		Required Parking Spaces
17.	Industrial Uses	1 parking space for every 600 square feet of gross floor area used for industrial purposes (processing, assembly, treatment, storage, fabrication, etc.) or one (1) parking space for every two (2) employees on the two largest shifts, which ever is greater plus 1 parking space for every 400 square feet of office/administration area.
18.	Laundromat	1 parking space for every three (3) washing machines.
19.	Library, Museums, Galleries	1 parking space for every 400 square feet of gross floor area.
20.	Membership Organizations, Civic and Fraternal Organizations, Clubs	1 parking space for every 400 square feet of office area plus 1 space for every 50 square feet of assembly area.
21.	Medical Center (Clinic)	1 parking space for every 200 square feet of gross floor area.
22.	Office Building, Professional Office, Business	1 parking space for every 400 square feet of gross floor area.
23.	Personal Services (Barber Shop, Beauty Shop, etc.)	Minimum of 3 spaces. For barber shops and beauty shops, 2 parking spaces for each operator chair. (Note: Chair does not include dryer chairs, washing/rinsing chairs, or waiting area chairs.)
24.	Public Stable	1 parking space for every four (4) horse (animal) stalls.
26.	Public Utilities and Facilities	1 parking space for every 400 square feet of gross floor area plus 1 parking space for each stored vehicle.
27.	Recreation Areas	20 parking spaces for each field.
	a. Athletic Fields	5 parking spaces for each court
	b. Basketball Courts	3 parking spaces for each alley.
	c. Bowling Alley	1 dust free parking space for every campsite.
	d. Campground	6 parking spaces for each golf hole.
	e. Golf – Regulation, Golf- Driving Range, Golf-Miniature	2 parking spaces for each driving tee. 3 parking spaces for each golf hole.
	f. Park	2 parking spaces for each acre.
	g. Rifle or Archery Range	1 parking space for each target area.
	h. Skating Rink (Indoor or Outdoor)	1 parking space for every 100 square feet of skating area.
	i. Swimming Pool	1 parking space for every 20 square feet of swimming pool surface area plus 1 parking space for every 300 square feet of building area.
	j. Tennis and Racquetball Courts	2 parking spaces for each court, plus one (1) parking space for every 200 square feet of clubhouse and non-court floor area.

Land Uses - Non-residential	Required Parking Spaces
28. Restaurant, Tavern	1 space for every 100 square feet of gross floor area or 1 space for every two (2) persons allowed within the maximum occupancy, whichever is greater.
29. Restaurant - Fast Food, Carry-out, Deliveries	<p>Restaurant with Seating - 1 parking space for every 50 square feet of gross floor area or 1 parking space for every two (2) persons allowed within maximum occupancy, whichever is greater.</p> <p>Restaurant without Seating - 1 parking space for every 100 square feet of gross floor area with a minimum of ten (10) spaces.</p> <p>Restaurant with Drive Through - In addition to the spaces required above, eight (8) stacking spaces for the drive-in window with a minimum of five (5) of these for the ordering station. Such spaces shall be designed to not impede pedestrian or vehicle circulation on the site or abutting street.</p>
30. Retail, General a. Under 2,000 square feet b. 2,000 to 75,000 square feet c. Over 75,000 square feet	<p>1 parking space for every 250 square feet of gross floor area.</p> <p>1 parking space for every 275 square feet of gross floor area.</p> <p>1 parking space for every 300 square feet of gross floor area.</p>
31. Retail, Grocery and Convenience Store	1 parking space for every 200 square feet of gross floor area.
32. Schools a. Elementary, Secondary b. High School c. Trade, Technical d. Studios (Art, Dance, Karate, etc.)	<p>1 parking space for each classroom plus 1 space for every 400 square feet of administrative floor areas or 1 parking space for each six (6) seats in an auditorium or other places of assembly, whichever is greater.</p> <p>2.5 parking spaces for each classroom plus 1 parking space for every 400 square feet of administrative floor areas or 1 parking space for every six (6) seats in an auditorium or other places of assembly, whichever is greater.</p> <p>1 parking space for every two (2) students based on the design capacity of the building(s) plus 1 parking space for every 400 square feet of administrative floor area.</p> <p>1 parking space for every 300 square feet of gross floor area.</p>
33. Self-Service Storage Facility	1 parking space for each employee.
34. Veterinary Services/Hospital	1 parking space for every 500 square feet of gross floor area.
36. Warehousing, Trucking	one (1) parking space for each two (2) employees on the two largest shifts.

C. The Zoning Officer may increase or decrease the parking requirements to provide adequate and proper parking for a proposed use by considering and comparing criteria for other and similar uses as specified in this Article or by reviewing data gathered on existing similar uses. In the Village Overlay Zone, the Zoning Officer, subject to the approval of the Board of Commissioners, may consider alternate parking proposals for non-residential uses.

Section 2104. LOADING AND UNLOADING SPACE:

A. Required Loading Berths and Spaces

In addition to the off-street parking requirements set forth herein, any building erected, converted, or enlarged for commercial, office, manufacturing, institutional, hospital, or other similar uses requiring the delivery or pick up of products or materials shall provide adequate off-street areas for the loading and unloading of vehicles. Such areas shall be provided for as shown on Table 21-5 below.

B. All off-street loading and unloading areas shall be provided and maintained so long as the use exists which the facilities were designed to serve.

C. Design Standards

Off-street loading facilities shall be designed to conform to the following specifications.

1. Each required berth shall be not less than twelve (12) feet in width, forty-five (45) feet in length and fourteen (14) feet in height, exclusive of drives and maneuvering space, and located entirely on the lot being served.
2. There shall be appropriate means of access to a street or alley, as well as adequate maneuvering space. Maneuvering space for tractor trailer shall be a minimum of seventy-five (75) feet.
3. All accessory driveways and entrance ways shall be graded, surfaced and drained in accordance with applicable codes and ordinances of the Township.
4. The area of a loading berth or space and its driveways shall be graded, surfaced with an impervious surface (e.g. asphalt or concrete) or other stable material and drained in accordance with the Township Subdivision and Land Development Ordinance or other ordinances enacted by the Township.
5. Parking and Loading areas shall be kept clean and free from rubbish and debris.

TABLE 21-5

Land Use	Gross Floor Area	Required Loading Spaces
Commercial, wholesale, manufacturing, hospitals, institutional, similar uses	Under 8,000	1
	Over 8,000 to 40,000	2
	Over 40,000 to 100,000	3
	Over 100,000 to 250,000	4
	Each addition 200,000	1
Office Buildings or hotel/motels	Under 100,000	1
	Over 100,000 to 300,000	2
	Over 300,000	3

Section 2105. CHANGES IN REQUIREMENTS.

A. Existing Parking

Buildings and uses in existence on the effective date of this Ordinance shall not be subject to the requirements of this Article, except those required by ANSI, unless the use of the building is changed. Parking facilities now serving such buildings and uses shall not in the future be reduced.

B. Changes in Requirements

Whenever there is an alteration of a building or a change or extension of a use which requires additional parking spaces to conform to the requirements of the Ordinance, the total additional parking required for the alteration, change or extension shall be provided in accordance with the requirements of this Ordinance.

Section 2106. CONTINUING OBLIGATION

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 number of spaces or area after their provision, except upon the approval of the Zoning Officer and then only after proof that, by reason of a decrease in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, such reduction is in conformity with the requirements of this Article. Reasonable precautions are to be taken by the owner or sponsor of particular uses to assure the availability of required facilities for the employees or other persons whom the facilities are designed to serve. They shall at no time constitute a nuisance, hazard or unreasonable impediment to traffic.