

Part 6
OFF-STREET PARKING AND LOADING

§27-601 Required Number of Parking Spaces.

1. Overall Requirements.

- A. Number of Spaces. Each use that is newly developed, enlarged, significantly changed in type or increased in number of establishments shall provide and maintain off-street parking spaces in accordance with Table 6.1 and the regulations of this Part.
- B. Uses Not Listed. Uses not specifically listed in Table 6.1 shall comply with the requirements for the most similar use listed in Table 6.1, unless the applicant proves to the satisfaction of the Zoning Officer that an alternative standard should be used for that use.
- C. Multiple Uses. Where a proposed lot contains or includes more than one type of use, the number of parking spaces required shall be the sum of the parking requirements for each separate use, except as may be allowed under §27-601, Subsection 2.
- D. Calculation. Where the calculation of required parking spaces does not result in a whole number, the calculation shall be rounded to the closest whole number.

2. Reduction of Parking Requirements by Conditional Use.

- A. Purposes: to minimize impervious surfaces, while ensuring adequate parking; to recognize unique circumstances may justify a reduction in parking.
- B. The Board of Commissioners may permit a reduction, through the conditional use process of §27-119, of the number of parking spaces required to be developed if the applicant proves to the satisfaction of the Board that fewer parking spaces are needed.
 - 1) Proof. To prove that fewer parking spaces are needed, the applicant shall provide existing and projected employment, customer, resident or other relevant data. Such data may include a study of parking at similar developments during peak periods of use.

- 2) Shared Parking. Under this section, an applicant may seek to prove that parking permanently shared with another use or another lot with shared internal access will reduce the total amount of parking needed because the uses have different peak times of parking need or overlapping customers.

- 3) Reservation of Future Parking Areas. If a reduction is permitted under this section, the Board of Commissioners may require as a condition of the conditional use that the lot include the reservation, permanently or for a specified number of years, of areas for use if needed in the future for additional parking.
 - a) Such reservation shall be provided in a legal form acceptable to the Board of Commissioners' Solicitor. A legally binding deed restriction is recommended.

 - b) In such case, the applicant shall be required to submit site plans to the Zoning Officer showing where and how the additional parking could be accomplished. Such future parking areas shall be designed to meet all Township requirements, including stormwater runoff. Such future parking areas shall not be covered by buildings and shall be attractively landscaped unless needed for parking.

 - c) Such additional parking shall be required to be provided within one year by the owner of the lot at that time after the Zoning Officer may determine in writing to such owner that such parking has become needed to meet actual use. Such determination shall be based upon the Zoning Officer's on-site review on at least three different days.

Table 6.1		
Off-Street Parking Requirements		
(See definition of "employee" in Part 2)		
Use	Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
A.	Agricultural Uses:	

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
1.	Crop farming or raising of livestock		Employee
2.	Kennel (min. of 4)	1 per employee	15 animals of capacity
3.	Plant nursery	1 per employee	250 square feet of indoor sales floor area and 10,000 square feet of outdoor sales area
4.	Stable, nonhousehold (min. of 2)	1 per employee	8 animals of capacity
5.	Seasonal sale of agricultural products (min. of 5)	1 per employee	250 square feet of sales floor area
B.	Residential Uses:		
1.	Dwelling unit	2 per dwelling unit, except 1 per 1-bedroom/efficiency conversion apartment	An additional 0.5 per dwelling unit for a development of

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
			10 or more dwelling units that does not abut a street with space for on-street parking on at least 1 side in addition to 2 travel lanes (this parking may be in overflow lots)
	2. Home occupation, general	The closest use to be determined by the Zoning Officer	Nonresident employee
	3. Home occupation, light	None additional required	Nonresident employee
	4. Apartment building Housing permanently restricted to persons 55 62 years and older and/or the physically handicapped	0.75 per dwelling/rental unit, except 0.4 per dwelling/rental unit if evidence is presented that the non-physically-handicapped persons will clearly primarily be over 70 years old	Nonresident employee
	5. Boardinghouse	1 per rental unit or bed, whichever is	Nonresident

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
		greater, except for a college fraternity or sorority: 1 per 2 beds plus 1 per 10 nonresident members	employee
	6. Group home	See § 27-402	
C.	Institutional Uses:		
	1. Place of worship or church	1 per 4 seats in room of largest capacity	Employee
	2. Care and treatment facilities for youth	1 per staff doctor, plus 1 per 3 employees on the maximum shift, plus 1 per 1,000 square feet of total habitable floor area for visitor and resident parking	Plus such additional spaces required by this table for any supplementary activities that generate additional parking needs
	3. Hospital	2.5 per bed	
	4. Nursing home	1 per 4 beds	
	5. Personal care home	1 per 3 beds	

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
6.	Day-care home, family	1 space designed for safe and convenient dropoff and pickup	Nonresident employee
7.	Day-care center, child or group day-care home	1 per 10 children, with spaces designed for safe and convenient dropoff and pickup	Nonresident employee
8.	School, primary or secondary	1 per 4 students aged 16 or older	Employee
9.	Utility facility	2 vehicles routinely needed to service facility	
10.	Dormitory	1 per 2 residents	Nonresident employee
11.	College, university or trade school	1 per 1.5 students not living on campus who attend class at peak times (plus required spaces for on-campus housing)	Nonresident employee
12.	Library, community center or cultural center or museum	1 per 4 seats (or 1 per 250 square feet of floor area accessible to patrons and/or users if seats are not typically provided)	Employee

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
13.	Treatment center, regular or outpatient	1 per 2 residents aged 16 years or older, plus 1 per nonresident intended to be treated on site at peak times	Nonresident employee
14.	Swimming pool, nonhousehold	1 per 40 square feet of water surface, other than wading pools	Employee
D.	Commercial Uses:		
1.	Auditorium, commercial	1 per 4 seats	Employee
2.	Auto service station or repair garage	5 per repair/service bay and 1/4 per fuel nozzle, with such spaces separated from accessways to pumps	Employee
3.	Auto, boat, recreational vehicle or manufactured home sales	1 per 15 vehicles, boats, RVs or homes displayed	Employee
4.	Automatic transaction machine	3 per machine, conveniently located	

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
5.	Adult use (including adult store, adult live entertainment use or massage parlor) (min. of 10)	1 per 30 square feet of total floor area	Employee
6.	Bed-and-breakfast use	1 per rental unit, plus the 2 per dwelling unit	Nonresident employee
7.	Betting use	1 per 3 persons of maximum capacity of buildings, as rated by fire regulations	1.1 employees
8.	Bowling alley	2 per lane, plus 2 per pool table	1.2 employees
9.	Bus station, intercity	5 per loading/unloading stall for buses	Employee
10.	Car wash	2 per washing lane or stall, which may be located in drying or vacuuming areas	1.2 employees
11.	Financial institution (includes bank)	1 per 200 square feet of floor area accessible to customers, plus 3 convenient spaces for each automatic banking transaction	Employee

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
		machine	
12.	Funeral home	1 per 5 seats in rooms intended to be in use at one time for visitors	Employee
13.	Golf driving range	1 per tee	1.2 employees
14.	Miniature golf	2 per hole	1.2 employees
15.	Golf course	3 per hole (plus spaces required for any membership club building or restaurant)	2 employees
16.	Ice skating/roller skating	200 square feet of floor area accessible to users	1.2 employees
17.	Haircutting/hairstyling	2 per customer seat used for haircutting, hair styling, hair washing, manicuring or similar work	1.1 employees
18.	Hotel or motel	1 per rental unit, plus 1 per 4 seats in any meeting room (plus any required by any restaurant)	1.2 employees

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
19.	Kennel or dog day care	1 per 15 animals kept on site at peak times	Employee
20.	Laundromat	1 per 3 washing machines	On-site employee
21.	Offices or clinic, medical/dental	1 per 250 square feet of net leasable floor area	
22.	Office building primarily intended to include medical/dental offices	1 per 300 square feet of net leasable floor area	
23.	Offices, other than No. 22 above (min. of 3 per establishment)	1 per 350 square feet of net leasable floor area	
24.	Personal service use, other than hair-cutting/hairstyling (min. of 2 per establishment)	1 per 150 square feet of floor area accessible to customers	Employee
25.	Indoor recreation (other than bowling alley),	1 per 200 square feet of floor area other than racquetball courts	Employee

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
	membership club or exercise club	accessible to customers/members, plus parking required by any additional use (such as restaurant), plus 2 spaces per racquetball court	
26.	Outdoor recreation (other than uses specifically listed in this table)	1 per 3 persons of capacity (50% may be on grass overflow areas with major driveways in gravel)	1.2 employees
27.	Restaurant, standard	1 per 3 seats	2 employees
28.	Retail sales (other than types separately listed) or shopping center (min. of 5 per establishment, except 10 per video rental store)	1 per 175 square feet of floor area accessible to customers, except 1 per 225 square feet of total leasable floor area if such is greater than 20,000 square feet	
29.	Retail sales of only furniture, lumber, carpeting, bedding or floor covering	1 per 400 square feet of floor area accessible to customers	
30.	Tavern or nightclub	1 per 30 square feet of total floor area	

Table 6.1

Off-Street Parking Requirements

(See definition of "employee" in Part 2)

Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
31.	Restaurant, fast-food (minimum of 20 minutes)	1 per 3 seats	2 employees
32.	Theater or auditorium	1 per 4 seats, 1/2 of which may be met by convenient parking shared with other business uses on the same lot that are typically not routinely open beyond 9:30 p.m.	1.2 employees
33.	Veterinarian office	5 per veterinarian	Employee
E.	Industrial Uses:	All commercial uses, as applicable, shall provide additional parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time. These additional spaces are not required to meet the stall size and parking aisle width requirements of this chapter.	Employee
1.	All industrial uses (including warehousing, distribution and	1 per employee working on site per shift	1 visitor space for every manager on the site

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Off-Street Parking Requirements

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Use		Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each
	manufacturing)		
2.	Self-storage development	1 per 15 storage units	Employee

§27-602 General Regulations for Off-Street Parking.

1. General. Parking spaces and accessways shall be laid out to result in safe and orderly use and to fully take into account all of the following: vehicular access onto and off the site, vehicular movement within the site, loading areas, pedestrian patterns and any drive-through facilities. No parking area shall cause a safety hazard or impediment to traffic off the lot.
2. Existing Parking. Structures and uses in existence at the effective date of this chapter shall not be required to add additional parking spaces to meet the requirements of this Part unless: (A) the general type of use is significantly changed; or (B) the use is expanded a total aggregate over time of more than 5% or 2,000 square feet in floor area, whichever is more restrictive. Any parking spaces serving such preexisting structures or uses at the time of adoption of this chapter shall not in the future be reduced in number below the number required by this chapter.
3. Change in Use or Expansion. If a building or use: (A) significantly changes in type of principal use or expands by a measure used in this Part to determine parking need (such as floor area, maximum number of employees, number of dwellings units or seating capacity); and (B) if such expansion or change would increase the number of required parking spaces by at least 10% or 20 spaces, whichever is less, then the use shall provide the total number of parking spaces that would be required if the entire existing and proposed uses would be

newly developed under this Part, instead of only being required to provide the additional spaces for the change or expansion.

4. Continuing Obligation of Parking and Loading Spaces. All required numbers of parking spaces and off-street loading spaces shall be available as long as the use or building which the spaces serve still exists, and such spaces shall not be reduced in number below the minimum required by this chapter. No required parking area or off-street loading spaces shall be used for any other use (such as storage or display of materials) that interferes with the area's availability for parking to serve a use.
5. Location of Parking. Required off-street parking spaces shall be on the same lot or abutting lot with the principal use served, unless the applicant proves to the satisfaction of the Zoning Officer that a permanent method of providing the spaces is available using area of a lot within 250 feet of the entrance of the principal use being served.
6. Bicycle Rack. If a lot is required to provide 15 or more parking spaces, and if the owner provides a suitable bicycle rack that can be used to secure three or more bicycles, then one fewer off-street parking space shall be required. The bicycle rack shall be located where it will be visible to and convenient for customers or employees but where it will not interfere with access for pedestrians or persons with disabilities or emergency access.

§27-603 Design Standards for Off-Street Parking.

1. General Requirements.
 - A. No parking area shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except for a single-family or two-family dwelling with its access onto a local street or parking court.
 - B. Every required parking space 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 vehicle. This shall not apply to the storage of sales or repair vehicles to be parked in a designated area away from customer and employee parking-
 - C. Parking areas shall not be within any of the following: a required buffer yard, a future or existing street right-of-way or a required paved area setback.

D. Defined Trafficways. All parking areas shall include clearly defined and marked traffic patterns. In any lot with more than 30 off-street parking spaces, raised curbs and landscaped areas shall be used to direct traffic within the lot. Major vehicular routes shall be separated as much as is reasonable from major pedestrian routes within the lot.

E. Separation from Street. All areas for off-street parking, off-street loading and unloading and the storage or movement of motor vehicles shall be physically separated from the street by a raised curb, planting strip, wall or other suitable barrier against unchanneled motor vehicle entrance or exit, except for necessary and approved vehicle entrances and exits to the lot. All commercial and industrial parking areas approved after the adoption of this chapter shall be separated from the street by a grass or landscaped strip of land. See §27-603, Subsection 7.

~~F. Subdivision Ordinance Requirements. Any new or expanded parking lot that is 5,000-square feet or greater in area shall be required to meet the landscaping, stormwater management and illumination requirements of the Subdivision and Land Development Ordinance (Chapter 22), as a condition of this chapter.~~

2. Size and Marking of Parking Spaces. Each parking space shall be a rectangle with a minimum width of nine feet and a minimum length of 18 feet, except:

A. The minimum length shall be 22 feet for parallel parking.

~~B. If a lot includes more than 100 parking spaces, a maximum of 15% of the required spaces may be a rectangle with a minimum width of eight feet and a minimum length of 16 feet; provided that those spaces are marked as "compact cars only," and provided that those spaces are distributed in different portions of the lot and do not include the most-desirable spaces in the lot.~~

~~C.B.~~ All spaces shall be marked to indicate their location, except those of a single-family or two-family dwelling.

~~D.C.~~ If a parking area is permitted to not be paved, then a minimum width of 10 feet per space shall be used.

3. Aisles.

A. Each aisle providing access to stalls for one-way traffic only shall be at least the minimum aisle width specified as follows:

Angle of Parking	Minimum Aisle Width (feet)
Parallel or 30°	12
45°	14
60°	18
90°	20

B. Each aisle providing access to parking stalls for two-way traffic shall be at least 24 feet in width, except a width of 20 feet may be allowed for: (1) areas of parking that are clearly primarily for employees; or (2) parking areas with spaces that are parallel or involve an angle of parking of 45° or less. Aisles that only provide access to vehicles offered for sale are not regulated by this section.

4. ~~Access Drives and~~ Driveways and Accessways.

A. Width of ~~d~~Driveways and ~~/A~~Accessways at ~~e~~Entrance onto ~~p~~Public ~~S~~Street (at the edge of the cartway) for non-residential uses and driveways or accessways serving four or more dwelling units. [NOTE: Unless a different standard is required by PennDOT for an entrance to a state road]:

	1-Way Use (feet)	2-Way Use (feet)
Minimum	12	20
Maximum	35	50

~~B. Maximum Grades of Driveways. See §27-517.~~

- B. Width of driveways and accessways at entrance onto public street (at the edge of the cartway) serving up to three residential units. (NOTE: Unless a different standard is required by PennDOT for an entrance to a state road) shall be ten (10) feet.
- C. Drainage. Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or accessway ~~drive~~ entry.-
- ~~D. Separation Between Driveways. At least 80 feet shall be provided between the center lines of any two accessways or driveways along one street within one lot.~~
- ~~E. Separation from Intersection. Where a driveway or accessway enters onto a local road or collector street, the center line of the driveway or accessway shall be offset a minimum of 75 feet from the center line of any other driveway or accessway on either side of the road or street. Where a driveway or accessway enters onto an arterial road, the center line of the driveway or accessway shall be offset a minimum of 150 feet from the center line of any other driveway, accessway or public street located on either side of the street. If the above separation distances cannot be achieved on the property, the driveway shall be located the greatest possible distance from the intersecting roadway. In such cases, a right turn in/right turn out access/egress may be required based upon the recommendation of the Township Engineer.~~
- D. A driveway or accessway curbcut shall be setback the required distance in accordance from the Salisbury Township Code of Ordinances Subdivision and Land Development Ordinance (Chapter 22) §22-1011.4. For purposes of determining this location when the curb is located within right-of-way and not on private property, a straight line shall extend from the location of the driveway or accessway edge on the property, through the right-of-way, and to the edge of the cartway. When a curbcut is not required, the edge of the driveway finish shall meet this requirement.
- E. Driveways and Accessways on Corner Lots. Driveways and accessways on corner lots shall be located at least 40 feet from the point of intersection of the nearest public street right-of-way lines, unless the provisions of §27-603.4.D or §27-603.4.G impose a more-restrictive standard.
- F. State Permit. Where there will be new or intensified access to a state street or other work within the right-of-way of a state street, a state highway occupancy permit shall be obtained, as applicable. Proof of such permit shall be provided to the Zoning Officer prior to the issuance of a zoning permit.

G. Sight Distance for Driveways. See §27-803, ~~Subsection 1.B.~~

5. Paving, Grading and Drainage.

A. Parking and loading facilities, including driveways, shall be graded and adequately drained to prevent erosion or excessive water flow across streets or adjoining properties.

~~B. Except for landscaped areas, for uses developed after the adoption of this chapter, all~~ portions of parking, loading facilities and driveways shall be surfaced with asphalt, concrete or decorative paving block.

~~B.C. The following activities are exempt for all regulations in §27-603.5.B, except that portions or all of driveways or parking areas may be left in grass or stoned where the applicant proves to the full satisfaction of the Zoning Officer that:~~

- ~~1) A parking area, or driveway, or accessway which is clearly intended for use for a maximum of one year or for a maximum of 14 days in a calendar year;~~
- ~~2) The facilities serve a principal agricultural use;~~
- ~~3) A residential driveway and parking will have a length over 100 feet. A driveway and parking area serving only one dwelling unit may be stoned/gravel with the initial 6 feet from the street right-of-way line to be paved.~~

6. Lighting of Parking Areas. (See §27-510~~1~~, "Light, Glare and Heat Control.")

7. Paved Area Setbacks (including off-street parking setbacks).

A. Intent: to ensure that parked or moving vehicles within a lot do not obstruct sight distance or interfere with pedestrian traffic, to aid in stormwater management along streets, and to prevent vehicles from entering or exiting a lot other than at approved driveways.

B. Uses within the Paved Area Setback.

- 1) The paved area setback required by this section, together with any existing street right-of-way area that is not used as a cartway, street shoulder or on-street parking,

shall be maintained in natural ground cover (such as grass) and shall not be used for any of the following:

a) Paving, except for ~~approved driveway/access drive entrances and except~~ any concrete sidewalks, concrete curbing, or asphalt bike paths of eight feet wide or less;

~~b) Fences;~~

~~b)~~ _____ Parking, storage or display of vehicles or items for sale or rent.

2) A paved area setback may include the following:

a) _____ Permitted freestanding signs;

~~a)~~ _____ Fencing;

~~b)~~ _____ Stormwater facilities that are not impervious;

~~e)~~ _____ Concrete ~~sidewalks~~ sidewalks, concrete curbing, or asphalt bike paths of eight feet wide or less; or

~~d)~~ _____ Approved driveway crossings.

C. Any commercial, industrial, institutional, ~~townhouse or garden apartment~~ multi-family residential (four or more dwelling units) use shall provide a paved area setback, measured from the ~~required (ultimate) right-of-way front and second front property~~ lines, as follows, unless another restriction within this Chapter is greater:

1) If a ~~property~~ _____ area abuts an expressway or expressway ramp or arterial street or collector street, a ten-foot-wide paved area setback shall be required.

2) If a ~~paved area~~ _____ property abuts a local street, a five-foot-wide paved area setback shall be required.

D. Any commercial, industrial, institutional, or multi-family residential (four or more dwelling units) use shall provide a paved area setback, measured from the side and rear property line, of 6 feet (unless another restriction within this Chapter is greater).

E. Any single-family detached residential use shall provide a paved area setback, measured from all property lines, of 6 feet (unless another restriction within this Chapter is greater).

F. Any twin or townhouse residential use shall provide the following paved area setbacks (unless another restriction within this Chapter is greater):

1) Measured from the front, second front, and rear property lines – 6 feet.

2) Measured from the side property line on the detached side – 3 feet.

3) Measured from the side property line on the attached side – 0 feet.

G. Any duplex or triplex residential use shall provide a paved area setback, measured from all property lines, of 10 feet (unless another restriction within this Chapter is greater).

D.H. Buffer Areas between Uses. See §27-803.

E.I. Paved area setback from ~~c~~Commercial, ~~and~~ ~~I~~Industrial, and multi-family residential (four or more dwelling units) buildings. ~~Buildings.~~ All paved areas shall be set back a minimum of five feet from the exterior structural walls of any commercial, ~~or~~ industrial, or multi-family (four or more dwelling units) buildings. ~~building.~~ This setback shall not apply to the following:

- 1) Concrete sidewalks;
- 2) Paved walkways to reach doors;
- 3) Driveways entering a garage, interior parking, loading/unloading area, vehicle service bay or carport; or
- 4) Drive-through pickup windows.

~~Note: This setback is primarily intended to provide room for firefighting, foundation landscaping, and sidewalks and to minimize hazards of vehicles hitting buildings.~~

8. Paved Area Landscaping (Parking Lot Trees).

- A. ~~Intent. This section is intended to reduce the thermal pollution created by pavement surfaces and the thermal pollution of surface waters from surface parking lot runoff.~~ This section does not apply to multistory parking structures.
- B. Any new parking area that would include more than 25 parking spaces shall be required to provide landscaped areas within the paved parking area. This section shall also apply if the parking area is existing but the property is subject to a review by the Planning Commission and approval by the Board of Commissioners for Land Development. Paved parking area landscape areas shall meet the following requirements:
- 1) A maximum of 15 consecutive and contiguous parking spaces in a row shall be separated by a landscape area a minimum of nine feet wide and 18 feet long. Each island shall contain one parking lot tree (included in paved area landscaping requirements). Trees required for this option shall meet the standards noted in §27-603, ~~Subsection 8.D~~; or
 - 2) A maximum of 31 consecutive and contiguous parking spaces in a row shall be separated by a landscape area a minimum of 16 feet wide and 18 feet long. Each island shall contain one parking lot tree (included in paved area landscaping requirements). Trees required for this option shall meet the parking lot tree standards noted in §27-603, ~~Subsection 8.D~~, except that trees noted in §27-603, ~~Subsection 8.D(1)(b)~~ shall be required and the tree size shall be a minimum of three inches in diameter. Sidewalk or impervious walking paths may be included in the landscape area.
 - 3) A maximum parking area width of 180 feet shall be separated by a minimum twelve-foot-wide landscape area. Trees required for this option shall meet the standards noted in §27-603, Subsection 8D. Sidewalk or impervious walking paths may be included in the landscaped area.
 - 4) The maximum length of a parking lot aisle shall be 280 feet, measured from end of parking space to end of parking space. There shall be no length restriction in parking structures of two or more levels.
- C. One deciduous tree shall be required for every 3,000 square feet of paved area. This number of trees shall be in addition to any trees required by any other section of this chapter or by the Subdivision and Land Development Ordinance (Chapter 22).
- D. Trees required by this section shall meet the following standards:

1) Type of Trees Permitted. Required trees shall be chosen from the following list of approved street trees, unless the applicant provides adequate reference material or a signed letter from a registered landscape architect that proves to the satisfaction of the Township Shade Tree Official that another specific type of tree would shade paved areas, be resistant to disease, road salt and air pollution, and be attractive.

a) Trees recommended for planting strips at minimum spacing of 30 feet between trees. All trees should be of single-stemmed tree form:

Hedge maple — <i>Acer campestre</i>
Kwanzan cherry — <i>Prunus serrulata kwanzan</i>
Rancho columnar sargent cherry — <i>Prunus sargentii rancho</i>
Tschonoskii crabapple — <i>Malus tschonoskii</i>
Upright European hornbeam — <i>Carpinus betulus fastigiata</i>

b) Trees recommended for planting strips at a minimum spacing of 40 feet between trees:

American sycamore — <i>Platanus occidentalis</i>
European hornbeam — <i>Carpinus betulus</i>
Fraxinus Pennsylvania lanceolata
Ginkgo — <i>Ginkgo biloba fastigiata</i>
Green ash (Marshall's seedless type)
Green Mt. sugar maple — <i>Acer saccharum Green Mt.</i>
Greenspire linden — <i>Tilia cordata greenspire</i>

Hop hornbeam — <i>Ostrya Virginiana</i>
Katsura tree — <i>Cercidiphyllum Japonicum</i>
Korean mountain ash — <i>Sorbus alnifolia</i>
Littleleaf linden — <i>Tilia cordata</i>
Pin oak — <i>Quercus palustris</i>
Red maple — <i>Acer rubrum</i>
Red oak — <i>Quercus rubra</i>
Scarlet oak — <i>Quercus coccinea</i>
Shademaster thornless honeylocust — <i>Gleditsia triacanthos inermis</i> shademaster
Shingle oak — <i>Quercus imbricaria</i>
Skyline locust — <i>Gleditsia triacanthos inermis</i> skyline
Sour gum (black tupelo, black gum) — <i>Nussa sylvatica</i>
Sugar maple — <i>Acer saccharum</i>
White ash — <i>Fraxinus Americana</i>
Zelkova — <i>Zelkova serrata</i>

c) Prohibited Trees. In no case shall the following species be utilized as street trees:

Boxelder — <i>Acer negundo</i>
Norway maple — <i>Acer platanoides</i>
Silver maple — <i>Acer saccharum</i>
Horsechestnut — <i>Aesculus species</i>
Tree of heaven — <i>Tilanthus</i>
Silk Tree or mimosa — <i>Albizia julibrissin</i>
Catalpa speciosa
Ginko (female) — <i>Ginko biloba</i>
Horned honeylocust — <i>Gleditsia triacanthos</i>
Black walnut — <i>Juglans nigra</i>
Hopa, eley, almey and crabapple — <i>Malus hopa, eley, almey</i>
Mulberry
<i>Morus species</i>
Plane tree or sycamore — <i>Plantanus species</i>
Black locust — <i>Robinia pseudoacaia</i>
Willows — <i>Salix species</i>

Regent scholartree — <i>Sophora japonica</i>
European mountain ash — <i>Sorbus aucuparia</i>
American elm — <i>Ulmus Americana</i>
Birch — <i>Betula</i> species
Lussian olive — <i>Elaeagnus</i> species
Osage orange — <i>Macluna pomifera</i>
Apple — <i>Malus pumila</i>
Poplar, aspen — <i>Populus</i> species
Coniferous order — <i>Coniferates ord.</i>
Fruit trees
Dogwood
Thorned trees
Crimson cloud hawthorn — <i>Crataegus osyacantha crimson cloud</i>
Bradford callery pear — <i>Pyrus calleryana bradford</i>
Chinese elm
Sawtooth oak — <i>Quercus acutissima</i>

Note: This chapter only regulates the species of trees that are used to meet requirements of the Township. The species of trees that are not required by Township ordinances are not regulated, unless they are within the Township right-of-way.

- 2) Quality of Trees. Required trees shall be of symmetrical growth and free of insect pests and disease.
 - 3) Minimum Size. The trunk diameter (measured at a height of one foot above the finished grade level) shall be a minimum of two inches or greater.
 - 4) Planting and Maintenance. Required trees shall be:
 - a) Planted in conformance with good landscaping practices, with adequate unpaved surface around each for water and air.
 - b) Properly protected by raised curbs at islands. Where vegetative swales are proposed between parking rows within a parking area, vehicle tire stops in lieu of curbing or breaks in the curbing can be provided for drainage purposes.
 - c) Surrounded by a minimum of 96 square feet of pervious ground area, all trees should be planted with a minimum of two feet of suitable and mechanically uncompacted soil beneath and around the root ball.
 - d) Properly maintained.
 - 5) A required tree shall not be removed without being replaced by another tree that meets the requirements of this section. Trees which have died or have become diseased or pest-ridden within 18 months from the time of planting shall be replaced by the developer.
- E. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent cross-taxiing. Required trees are also encouraged to be planted in highly visible locations, especially at the edge of parking areas abutting arterial streets.

F. Existing Trees.

- 1) For every existing tree on the lot that is healthy and is protected, preserved and maintained and is located within 10 feet of the parking area after the completion of all construction and that would generally meet the requirements of this section:
 - a) One fewer deciduous tree shall be required to be planted for every such preserved tree with a minimum trunk diameter of between four and 18 inches (measured one foot above the natural ground level); and
 - b) Two fewer deciduous trees shall be required to be planted for every such preserved tree with a minimum trunk diameter of 18 inches or greater (measured one foot above the natural ground level).
- 2) Parking lot island trees required in §27-603, ~~Subsection 8.B~~, are in excess of the existing tree allowances and shall be provided in the parking lot islands.

9. Parking Lot Screening. To prevent vehicle headlights from shining directly into a dwelling located within 150 feet of a parking area of five or more spaces, such parking area shall be required, as needed, to use one or more of the following methods: wooden fencing, decorative masonry walls or evergreen screening. Such barriers shall have a minimum height of four feet, except that a barrier of up to eight feet shall be required by the Zoning Officer as needed because of the topography or because the parked vehicles would be trucks or buses.

10. ADA Parking.

A. Number of Spaces. Any lot including four or more off-street parking spaces shall include a minimum of one handicapped space. The following number of handicapped spaces shall be provided, unless a revised regulation is officially established under the Federal Americans with Disabilities Act (ADA):

Total No. of Parking Spaces on the Lot	Required Minimum No./Percent of ADA Accessible Parking Spaces
1 to 25	1
26 to 50	2

Total No. of Parking Spaces on the Lot	Required Minimum No./Percent of ADA Accessible Parking Spaces
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 1,000	2% of required number of spaces
1,001 or more	20, plus 1% of spaces over 1,000 spaces

- B. Location. Handicapped parking spaces shall be located where they would result in the shortest reasonable accessible distance to a handicapped-accessible building entrance. Curb cuts shall be provided as needed to provide access from the handicapped spaces.
- C. Minimum Size. See the requirements under the ADA. As of the adoption date of this chapter, federal regulations require that for every six required accessible parking spaces or fraction of six such spaces, one of the spaces shall meet the federal requirements for a van parking space.
- D. Marking. All required handicapped spaces shall be well-marked by clearly visible signs and/or pavement markings. Signs should state that a fine is possible for unauthorized use.

§27-604 Parking and Storage of Junk and Unregistered Vehicles.

1. Purpose: to prevent the character of residential areas from being harmed by nuisances, hazards and visual blight and to prevent the establishment of junkyards in residential districts.
2. Storage of Unregistered or Commercial or Junk Vehicles.
 - A. Within a residential district, no junk vehicle (as defined by §27-200 [Part 2], which includes unregistered vehicles) shall be parked or stored in any way except within an enclosed building.
 - B. In a nonresidential district, a maximum of one junk vehicle shall be parked or stored in such a way that the vehicles are visible from a public street. This section shall not apply to a permitted auto sales use, auto service station, junkyard or auto repair garage, provided that the regulations for that use are met.
 - C. Definitions. For the purposes of this section, the following terms shall have the following meanings:

COMMERCIAL TRAILER: A vehicle used for commercial purposes, that is not self-propelled, that is intended to haul materials, vehicles, goods, gases or liquids, and that is intended to be pulled by a tractor (as defined below) or other vehicle, and that is not a recreational vehicle. Registration of the vehicle is not required for the purposes of this definition. -

~~A vehicle used for commercial purposes with a length of 20 feet or more (not including the hitch), that is not self-propelled, that is intended to haul materials, vehicles, goods, gases or liquids, and that is intended to be pulled by a tractor (as defined above), and that is not a recreational vehicle.~~

COMMERCIAL VEHICLE: A vehicle that is primarily used for business purposes, including, but not limited to, making service calls, transporting equipment used in a business or in accomplishing physical work as part of a business (such as hauling material). This definition shall also include equipment used for digging, earth mowing, and towing vehicles. Registration of the motor vehicle is not required for the purposes of this definition.

~~A motor vehicle that is primarily used for business purposes, including, but not limited to, making service calls, transporting equipment used in a business or in accomplishing physical work as part of a business (such as hauling material), and which has a loading capacity of greater than one ton.~~

TRACTOR: A truck that is primarily intended to pull a trailer, as defined below, and not primarily to carry goods itself.-

~~A truck that is primarily intended to pull a trailer, as defined below, and not primarily to carry goods itself.~~

D. Exceptions. This section does not apply to the following, provided they are in an operational condition:

- 1) Municipally owned vehicles.
- 2) Ambulance, fire and rescue vehicles.
- 3) Buses used primarily for transporting public or private school children to and from school or transporting persons to or from a place of worship.
- 4) Recreational vehicles (see definition in [§27-200 \[Part 2\]](#) and regulations in §-27-403).
- 5) Vehicles operated by the United States Postal Service or a level of government or a municipal authority.
- 6) Vehicles actively engaged in the construction or repair of streets, curbs, sidewalks or utilities in the immediate area.
- 7) Vehicles actively engaged in making routine household deliveries or rendering routine household services to a property that is adjacent or on the same lot as the vehicle is parked.
- 8) Equipment and vehicles clearly primarily intended for agricultural use.
- 9) Parking of vehicles that are customarily accessory to a lawful nonconforming principal business use.

E. Storage of Commercial Vehicles in Residential District. The following shall apply within any residential district:

- 1) No commercial vehicle, commercial trailer, or tractor ~~(as defined above)~~ may be parked, stored, or maintained for more than eight hours in any forty-eight hour period on private property, except for the following:
 - a) A commercial vehicle, commercial trailer, or tractor actively engaged in a delivery to the property.
 - b) A commercial vehicle, commercial trailer, or tractor actively engaged in an approved construction project on the property.
 - c) A commercial vehicle, commercial trailer, or tractor actively engaged in a temporary accessory use for which a permit has been issued in accordance with §27-807.
 - d) A maximum of two commercial vehicles are permitted per lot, each with a maximum loading capacity of one ton, which are utilized by residents of the property as a means of transportation between their home and work. This provision shall only allow vehicles with a gross vehicle weight of less than 14,000 pounds.
- ~~a)~~
- 2) ~~The engine of a tractor intended to be part of a tractor-trailer truck shall not be idled for more than 10 minutes on the property between the hours of 10:00 p.m. and 7:00 a.m. or be repaired, except for clearly emergency repairs.~~
- 3) ~~No commercial trailer (as defined above) shall be parked, stored, maintained or kept outside of an enclosed building, except that a trailer of less than six feet in height above the ground and less than 30 feet in length (not including the hitch) may be kept outside if is buffered from view from any dwelling and public street by evergreen trees with a minimum height of five feet or a building wall.~~

§27-605 Off-Street Loading.

1. 1. General Requirements.

A. At the time of site plan or land development review, the Planning Commission shall advise the Zoning Officer on the required number and size of loading facilities for the proposed use.

B. If an application does not require review by the Planning Commission, the Director of Community Development shall advise the Zoning Officer on the required number and size of loading facilities for the proposed use.

A-C. For the purposes of this section, the words "loading" and "unloading" are used interchangeably.

~~A. Each use shall provide off-street loading facilities, which meet the requirements of this section, sufficient to accommodate the maximum demand generated by the use.~~

~~At the time of site plan or land development review, the applicant shall provide evidence to the Planning Commission, who may advise the Zoning Officer, on whether the use will have sufficient numbers and sizes of loading facilities. For the purposes of this section, the words "loading" and "unloading" are used interchangeably. -~~

2. Design and Layout of Loading Facilities. Off-street loading facilities shall meet the following requirements:

A. Each off-street loading space shall be at least (in feet):

Largest Type of Truck Intended	Minimum Width	Minimum Depth
Tractor-trailer	12 (except 11 if more than 10 such spaces on a lot)	50
Trucks other than tractor-trailers, pickups or vans	10	25
Pickup truck or van	9	18

- B. Each space shall have sufficient maneuvering room to avoid conflicts with parking and traffic movements within and outside of the lot. No facility shall be designed or used in such a manner that it threatens a safety hazard, public nuisance or a serious impediment to traffic off the lot.
 - C. Each space and the needed maneuvering room shall be located entirely on the lot being served and be located outside of required buffer areas, paved area setbacks and street rights-of-way.
 - D. An appropriate means of access to a street shall be provided.
 - E. Paving, Grading and Drainage. See §27-603, ~~Subsection 5~~.
 - F. All such facilities shall comply with the lighting requirements of Part 6, the landscaping requirements of the Subdivision and Land Development Ordinance (Chapter 22) and the noise limitations of Part 8.
3. Fire Lanes. Fire lanes shall be provided where required by state or federal regulations or other local ordinances. The specific locations of these lanes are subject to review by Township fire officials.