

ARTICLE 10 OFF-STREET PARKING AND LOADING

Section 1000 Purpose and Applicability.

A. Purpose.

1. Provide adequate parking and loading facilities for all permitted structures and uses.
2. Reduce traffic congestion and promote the allocation of parking and loading spaces to increase public safety and convenience.

B. Applicability.

Each building, structure or use constructed, established, erected, enlarged, modified or altered in any District shall provide and satisfactorily maintain off-street parking spaces and loading facilities in accordance with the requirements of this Article, with the exception of more specific provisions established within Article 5, Village District that pertain specifically to that district. Throughout this Article the terms "parking lot" and "parking area" are synonymous. The following regulations shall apply to all uses unless otherwise specified.

Section 1001 Off-Street Parking.

A. General Standards.

1. Required off-street parking facilities as accessory to uses listed herein shall be solely for the parking of motor vehicles of residents, patrons, occupants, and/or employees. No motor vehicle repair work of any kind, except emergency service shall be permitted in parking lots.
2. In no case shall any portion of a public or private street be utilized in complying with the parking requirements of this Article, unless as specified in Article 5 of this Ordinance.
3. Uses not specifically listed in Section 1001.I shall comply with the requirements for the most similar use listed in Section 1001.I as determined by the Zoning Officer.
4. Where the computation of required parking spaces results in a fractional number, the fraction of one fourth (1/4) or more shall be counted as one (1).
5. Whenever a structure is altered or extended or a use is changed, added, or extended, either within an existing structure or on a lot, which increases the parking requirements of Section 1001.I, then the total additional parking required for the alteration, addition, change, or extension shall be provided in accordance with the requirements of Section 1001.I.
6. Where a proposed building or use contains or includes more than one (1) type of use, regardless of whether each use is listed in Section 1001 I or is unlisted, the number of parking spaces required shall be the sum of the parking requirements for each separate use. If a related or accessory use, such as a restaurant or auditorium is maintained or operated in connection with a principal use, the off-street parking requirements for the related use shall be in addition to those for the principal use.
7. No parking space shall be used for any use that interferes with its availability as a parking space, and in no event shall loading areas be placed or located within required parking spaces or parking isles which provide access to such spaces.

8. All required parking spaces and similar facilities shall be provided and maintained so long as the use exists which such parking spaces and facilities are designed to serve.

B. Off-Street Parking Location.

1. All accessory buildings or structures designed or intended to accommodate the parking of vehicles and all off-street parking spaces shall be erected, maintained, or permitted only on the lot on which the principal building and/or use is located. Where adjoining lots are held in the same ownership, and not in single and separate ownership, the owner of the lot on which the principal use is located may establish required off-street parking on the adjoining lot if:
 - a. No principal use exists on the adjoining lot.
 - b. The separate lots are consolidated by deed into a single lot under one metes and bounds description.
 - c. A final land development plan is approved consolidating the lots. Resubdivision shall be prohibited unless each proposed lot is capable of providing required parking without creating any non-conformity or the need for a variance.
2. Except for required spaces for single family detached, two-family and semi-detached dwellings, which may be located in the driveway of the lot on which the dwelling is constructed, parking spaces shall not be located within any front yard, except in the Planned Business-Office District (PBO) and Village of Berwyn District (VB), where parking in the front yard may be permitted as a conditional use.
3. No parking area, except for permitted access to the site, shall directly abut a public street. Each parking area shall be separated from any street by a curbed and planted strip in accordance with Section 99-44, Article 11, of the Natural Resources Protection Ordinance, No. 370.06.
4. All parking spaces, parking facilities, and access driveways shall be separated and set back from any lot line by a distance not less than ten (10) feet, except for common driveways when approved as a conditional use.
5. Any number of the required parking spaces may be provided within an enclosed structure or garage where permitted by this Ordinance, which shall meet all the area and bulk building requirements of the District in which it is located.
6. Nothing herein shall preclude the location of required off-street parking spaces for multi-family dwelling units (townhouses, apartments, and similar housing types) in common parking areas designed and constructed for this purpose. Parking spaces shall be within two hundred (200) feet of the dwelling they serve.
7. Nothing herein shall preclude the marking of a separate area for compact cars within a parking lot having more than fifty (50) spaces of one-tenth (1/10) of such parking area.
8. A garage may be located wholly or partly inside the walls of the principal building, or may be attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements.

C. Off-Street Parking Access.

1. Access to and from all off-street parking, loading, and vehicle service areas along any public right-of-way shall consist of well-defined separate or common entrances and exits.
2. Access drives or streets crossing the lot line along a public right-of-way shall be limited to two (2) in number along the frontage of each right-of-way, and their center lines shall be placed at least eighty feet (80) feet apart. On all corner properties, such accesses shall be spaced a minimum of sixty feet (60), measured at the curb line, between the center line of any such access and the right-of-way line parallel thereto. The separation distance shall not apply to single family detached, semi-detached, and two-family residential lots in a development.
3. The minimum width of an aisle providing access to parking spaces shall be as required by Section 1001.F.1, and shall be provided with adequate radius to accommodate anticipated vehicle types.
4. The required sight distance for access ways and streets which open upon any public right-of-way shall comply with the following:

<u>Posted or Regulated Speed (MPH)</u>	<u>Required Sight Distance In Feet</u>
20	210
25	290
30	360
35	470
40	570
45	700
50	840
55	980

5. Parking lots shall be designed so that each and every motor vehicle may proceed to and from a parking space without requiring any other motor vehicle to be moved.
6. Parking spaces shall not be designed, constructed, or maintained to permit parked vehicles to be backed into a public or private access way used or intended for traffic circulation in order to egress such space. In the case of multi-family dwelling developments exceeding one hundred (100) units, such off-street parking spaces shall be provided in paved parking compounds located within two hundred (200) feet of the dwellings they serve. Parking aisle widths shall be as required by Section 1001.F.1.
7. Parking shall not be permitted on any public or private streets or access ways, which serve as the parking access to buildings or parking spaces, areas or compounds serving such buildings.
8. Every development of whatever type shall provide adequate access to all buildings, units, and accessory facilities for fire fighting and other emergency equipment. No development access way shall constitute adequate access if by virtue of parking design or location, roadway design or width, limited access from public roads, or building layout the Supervisors determine that adequate access is lacking. Criteria to be considered shall be:
 - a. Fire lane easements shall have a minimum unobstructed right-of-way width of twenty-four (24) feet and a clear, unobstructed and defined paved Cartway surface with a minimum width of twenty (20) feet. The extension of fire lane easements shall begin from one (1) or more existing and improved public streets contiguous to the development.

- b. Fire lane easements, which curve, turn, or change directions shall have a minimum centerline radius of fifty-five (55) feet of pavement. Fire lane easements containing reverse curves shall have a minimum centerline tangent length of one hundred (100) feet between curves.
 - c. Dead-end fire lane easements shall be terminated with an unobstructed vehicular turnaround or cul-de-sac with a minimum right-of-way radius of sixty (60) feet and shall have a minimum surface radius of fifty (50) feet. Dead-end fire lane easements shall have a maximum length of four hundred (400) feet. The location of fire lane easements shall conform to plans for extension of street, sanitary sewers, water mains, storm sewers, and other drainage facilities and public utilities as required by this and other ordinances of the Township, and shall provide adequate access to buildings by firemen or other emergency services.
9. In the event development access as proposed by the landowner is inadequate for fire and other emergency equipment access in accordance with the criteria established in subsection 8, above, fire lanes shall be required in addition to the development streets and access ways proposed by the landowner.

D. Parking Space Size and Design Requirements.

The standards of this subsection shall apply to all uses served by off-street parking areas.

1. Parking spaces shall be reasonably level, sloping not more than five (5) percent in any direction. A rectangular block of the dimensions specified in subsection 2, below, shall be provided for all off-street parking spaces, regardless of pull-in angle, and shall not be occupied nor intruded upon by light standards or their foundations, landscape elements, pedestrian walkways, driveways, passageways, or any other feature which results in a reduced area available for occupation by a vehicle.
2. Except as otherwise provided perpendicular spaces shall have minimum dimensions of nine feet (9) wide by twenty (20) feet long. Parallel parking spaces shall have minimum dimensions of nine (9) feet wide by twenty-four (24) feet long.
 - a. Except as otherwise provided perpendicular spaces for compact cars shall have minimum dimensions of eight (8) feet wide by eighteen (18) feet long. Parallel parking spaces for compact cars shall have minimum dimensions of eight (8) feet wide by twenty-two (22) feet long.
3. All parking spaces shall be marked by durable painted lines at least four (4) inches wide and extending the length of the space or by curbs or other means to indicate individual spaces. Signs or markers located on the surface within a parking lot shall be used as necessary to ensure efficient and safe traffic operation of the lot.
4. Parking areas shall be constructed to comply with stormwater management requirements provided for in this Ordinance and Section 625 of the Easttown Subdivision and Land Development Ordinance. Concrete curbing shall be provided along the perimeter of all parking lots for any use except parking on a single family or two-family residential lots.
5. Parking areas shall be paved with an all-weather surface material, such as asphalt, bituminous concrete, concrete, brick or other similar unit paver, and shall be as approved by the Township Engineer.
6. A program of parking area maintenance, including regular sweeping operations, shall be conducted on all parking areas and facilities.

E. Handicapped Parking.

1. Accessible parking spaces and routes for use by handicapped drivers shall be provided in accordance with the requirements specified in Appendix I "Handicapped Parking and Access Route Regulations Mandated by the Americans with Disabilities Act of 1990)".
2. Parking spaces for use by handicapped drivers shall be located to minimize the distance between such spaces and the buildings or a wheelchair accessible entrance to the facility served. Curb ramps shall be provided to permit access from the parking lot to the sidewalk or building entrance.
3. Handicapped spaces shall be located so that users are not required to wheel or walk behind parked vehicles.

F. Traffic Lane and Driveway Dimensions.

1. Traffic aisles and other vehicular access ways designed for circulation of motor vehicles within parking lots shall have the following minimum widths:

Angle of Parking (degrees)	Access way (aisle)	Width
	One-Way (feet)	Two-Way (feet)
90	22	24
60	18	24
45	18	24
30	18	24

2. Access ways providing access to parking areas from a public or private street shall be of adequate length to accommodate off-street stacking of vehicles waiting to enter the parking area. The stacking area shall accommodate at least one (1) vehicle, plus one (1) vehicle for every twenty- five (25) spaces provided in the parking area, up to twenty (20) stacking spaces, and shall be designed and located so as not to block the free flow of vehicles in the parking area.
3. Traffic channelization shall be planned in such a way that a main driving aisle from which vehicles can flow into parking areas is remote from the primary building(s) to avoid traffic conflict in front of the primary building(s).
4. Parking areas shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one (1) location to another location within the parking area.

G. Minimum Number of Required Off-Street Parking Spaces Per Land Use.

All owners and developers shall provide for each land use, as a minimum, sufficient off-street parking spaces to conform with subsections H and I, below. Proposed parking areas, which are greatly in excess of those required hereunder, shall be discouraged.

H. Employee Off-Street Parking.

One (1) off-street parking space shall be provided for each employee. Employee includes principals, officers, executives, owners, staff members, and similar classifications. In the case of shifts, adequate allowance shall be made for overlapping of arrivals and departures.

I. Minimum Off-Street Parking Spaces.

In addition to employee parking, additional spaces shall be provided by the application of the appropriate formula for each use as listed in this subsection. If a related or accessory use, such as a

restaurant or auditorium, in connection with a principal use, is open to the public, the off-street parking requirement for the related use shall be in addition to that for the principal use.

Throughout this subsection "sq. ft." or "SF" shall mean "square feet" and "GUFA" shall mean "Gross Usable Floor Area".

1. Residential Uses.

Single-family detached, Single-family attached dwellings, semi-detached dwellings, mobile homes used as permanent residences,	2.0 spaces per dwelling unit
Multi-family dwelling (townhouses, multi-family building, multi-family development, apartments)	2.0 spaces per dwelling unit, plus 1.0 space per 5.0 units for visitor parking where 10.0 or more units are proposed
Continued Care Retirement Community	1.0 spaces per 3.0 beds, or 1.0 space per dwelling unit, plus 1 space per employee on the largest shift

2. Office and Professional Uses.

Office buildings and business services	4.0 spaces per 1,000 SF of office space
Research and development facilities and laboratories	3.0 spaces per 1,000 SF GUFA

3. Commercial Uses and Services.

Automobile sales (in addition to service requirements, if applicable)	1.0 space for each 400 SF GUFA. Outdoor display areas for auto sales shall not be included in required parking spaces
Bank or other financial institution	4.0 spaces per 1,000 SF GUFA
Bed and breakfast	1.0 space per guest room plus 1.0 space per employee, plus 2.0 spaces for the resident owner(s)
Car wash	3.0 stacking spaces per bay plus 2.0 drying spaces per bay
Convenience store	5.0 spaces per 1,000 SF GUFA
Personal services (e.g. dry cleaners, beauty shop, shoe repair, photo shop, copy center)	4.0 spaces per 1,000 SF GUFA

Funeral home	20.0 spaces per 1,000 SF occupied by viewing rooms or 1.0 space per 4.0 seats, whichever is greater
Gas station (in addition to service station requirement and convenience store requirements, where applicable)	1.0 space per pump, plus 2.0 stacking spaces for each pump island
Home occupation, major	Minimum number required for residence, plus no more than 5.0 spaces for employees or visitors as specified in Section 915
Hotel, motel	1.0 space per rental unit, plus 6.0 spaces per 50 units, plus spaces for each accessory use
Laundromat	10.0 spaces per 1,000 SF GUFA
Lumberyard	3.0 spaces per 1,000 SF GUFA in sales or display area, plus 1.0 space per 1,000 SF GUFA of warehouse
Medical or Veterinary clinic	4.0 spaces per doctor
Commercial nursery	1.0 space per 200 SF of sales area
Restaurant or Tavern	a) 1.0 space per 3 seats provided for patrons, customers, or guests b) where establishments have benches 3 linear feet of bench shall equal 1 seat c) in areas within establishments that have no fixed seats 150 square feet of gross floor area shall equal 1 seat
Retail use, perishable items	3.0 spaces per 1000 SF of sales area
Retail use, non-perishable items	4.0 space per 1000 SF of sales area
Service station, repair facility, auto body repair service (in addition to gas station requirements, if applicable)	3.0 spaces per garage bay
Supermarket / Grocery store	1.0 space per 150 SF of sales area

4. Industrial Uses.

Manufacturing / Industrial uses: less than 100,000 SF GUFA	2.5 spaces per 1,000 SF GUFA
Equal to or greater than 100,000 SF GUFA	2.5 spaces per 1,000 SF GUFA for first 100,000 SF GUFA and 2.0 spaces per each additional 1,000 SF GUFA above 100,000
Quarrying, mining	1.0 space per employee
Warehouse, Wholesale sales, Freight terminal	1.0 space per 1,000 SF GUFA

5. Institutional and Public Uses.

Community college or any college without on-campus housing	10.0 spaces per 1,000 SF GUFA in classroom buildings
College or university with on-campus housing	1.0 space per on-campus residential unit plus 2.0 spaces per 1,000 SF GUFA in classroom buildings
Commercial, trade, professional, music or dance school	1.0 space per instructor or employee plus 1.0 space per student at capacity
Community center, conference center	12.0 spaces per 1,000 SF GUFA in main assembly hall
Day care center	3.0 spaces per 1,000 SF GUFA plus 1.0 unloading space per 10 children or persons the center is licensed to accommodate
Elementary school and middle school	1.0 space per employee whether full or part-time, plus 1.0 space per 20 students
High school	1.0 space per classroom, plus 1.0 space per 10 students in grades 11 and 12, plus 1.0 space per 10.0 fixed seats in the auditorium
Hospital	1.0 space per bed
Library	3.0 spaces per 1,000 SF GUFA
Place of worship	1.0 space per every 3 seats
Public service/utility facility	2.0 spaces per facility
Public transit station	Varies based on facility and service area; required spaces to be determined by the Board of Supervisors.

6. Recreational Uses.

Bowling alley	4.0 spaces per lane
Theater	1.0 space per 3 seats
Country club / Golf club	5.0 spaces per tee plus requirements for ancillary uses, if applicable
Health club / Spa	5.0 spaces per 1,000 SF GUFA
Indoor amusement arcade	5.0 spaces per 1,000 SF GUFA
Public park	1.0 spaces per 4 visitors estimated peak service
Stadium, Outdoor theater, Gymnasium	1.0 space per 3.0 seats
Swim club, Public pool	10.0 spaces per 1,000 SF of swimming pool floor

J. **Village of Berwyn Off-Street Parking Regulations and Design Standards.**

See Section 503 in Article 5 of this Ordinance.

Section 1002 Off-Street Loading.

A. General Regulations for Non-Residential Uses.

Each building, structure or use constructed, established, erected, enlarged, modified or altered in any district shall provide and satisfactorily maintain off-street loading spaces in accordance with the requirements of this Section.

1. Location.

- a. All required loading areas shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into any traffic lane. No loading area for vehicles of more than two-ton capacity shall be located less than one hundred (100) feet from any residential use or district, unless expressly permitted by the Supervisors for a commercial use in the VB District. No permitted or required loading area shall be located within the accessory structure setback.
- b. Loading areas shall not occupy parking spaces, traffic aisles within a parking lot, driveways, access ways, or any public or private cartway.
- c. Loading areas shall be located in rear or side yard areas. No loading facilities shall be constructed between the building setback line and a street right-of-way line, or within any required yard setback areas.

2. Access. Each required off-street loading area shall be designed with appropriate means of vehicular access to an interior drive in a manner, which will least, interfere with traffic movements, and shall be subject to the approval of the Township Engineer.

3. Repair and Service. No storage of any kind, nor motor vehicle repair work of any kind, except emergency work, shall be permitted within any required loading area.

- 4. Landscaping. Loading areas shall have perimeter landscaping in accordance with Section 99-44, Article 11, of the Natural Resources Protection Ordinance, No. 370.06.
- 5. Interior Circulation. Interior access ways shall be designed so as to prevent blockage of vehicles entering or leaving the site. Areas designed for loading and unloading, refuse collection, fuel delivery, and other service vehicles shall be so arranged as to prevent blocking or interfering with access ways, the use of vehicular parking facilities or pedestrian ways and to prevent backing out into a street.
- 6. Paving. All loading areas and access to loading areas shall have a dust-free surface over the entire area customarily used by delivery vehicles for parking and maneuvering. The surface may be asphalt, concrete, non-polluting oil-sealed gravel, compacted gravel, or any other dust-free surfacing material, which meets the approval of the Board of Supervisors.

B. Required Minimum Number and Dimensions of Off-Street Loading Berths.

Requirements of this subsection shall apply to all business, personal service, industrial and commercial uses and to all uses that include business, personal service, industrial and commercial uses, and other non-residential uses as herein specified and to all expansions of such existing uses resulting in a gross floor area gain of ten (10) percent or more.

- 1. Size: Loading berths shall be sized according to the type of facility served, as indicated below.
 - a. Large Loading Berth
 - 1) Required for factories, warehouses, distribution centers, shopping centers, supermarkets, retail stores offering large products (e.g.: major home appliances, furniture), automobile and farm implement dealers.
 - 2) Minimum of fourteen (14) feet by sixty (60) feet with fifteen (15) feet overhead clearance.
 - b. Small Loading Berth
 - 1) Required for all uses not specified in subsection B.1.a.1, above.
 - 2) Minimum of twelve (12) feet by thirty (30) feet with fifteen (15) feet of overhead clearance.
- 2. Loading berths calculated on gross floor area shall be provided as follows:

Aggregate Gross Floor Area Devoted to Each Use (square feet)	Minimum Required Number of Berths
6,000 to 19,000	1
20,000 to 39,999	2
40,000 to 79,999	3
80,000 to 139,999	4
for each additional 80,000	1 additional berth

C. General Regulations for Residential Uses.

The requirements of this subsection shall apply to all residential uses of more than five (5) units except single family detached, two-family, and semi-detached dwellings.

1. Each building, structure, or use constructed, established, erected, enlarged, modified, or altered in any district shall provide and satisfactorily maintain off-street space for loading and unloading.
2. The minimum size of a loading space shall be fifty (50) feet in length and twelve (12) feet in width, with an overhead clearance of fifteen (15) feet, exclusive of drives and maneuvering space, and shall be located entirely on the lot being served.
3. For each twenty-four (24) dwelling units or fraction thereof one loading space shall be provided, which shall be located not more than one hundred feet (100) from the building or unit being served.
4. No loading space shall be located within a street, whether public or private, or in an access way, driveway, or in any required parking aisle or spaces. All loading spaces shall be line-stripped with white or yellow paint and clearly marked and maintained with the words "Loading/Unloading Only".
5. All loading spaces shall be served by streets, public or private, or access ways of the same specifications applicable to parking spaces.

Section 1003 General Regulations for Landscaping, Screening and Buffering.

Landscaping standards are located in Article 11 of the Natural Resource Protection Ordinance. Screening and Buffering standards for this Ordinance shall be in compliance with the standards set forth in Ordinance 370.06, Natural Resource Protection Ordinance, as incorporated by reference in Section 804 of this Ordinance.