

ARTICLE XXIV  
**Off-Street Parking**

**§ 150-244. Applicability.**

All uses, except single-family dwellings on individual lots, shall be required to provide off-street parking facilities in compliance with this article.

**§ 150-245. Purpose.**

It is the express purpose of this article to implement the following objectives:

- A. To minimize the impact of vehicular traffic, entering or exiting any parking lot, upon the public streets by controlling the number and location of access driveways.
- B. To facilitate and encourage safe and convenient pedestrian movements in appropriate areas of a parking lot and elsewhere.
- C. To enhance the amenity, safety and appearance of uses via landscaping, screening, sidewalks and other similar requirements.
- D. To maximize the safety and convenience of vehicular circulation, both within the subject property, and on the Township's road network.
- E. To enhance compatibility between land uses.

**§ 150-246. Site plan approval required.**

- A. Each application for a building or use and occupancy permit for a use for which parking spaces are required shall include a drawing (site plan) showing the proposed layout of the lot. The drawing shall clearly indicate all of the design elements required below.
- B. No building or use and occupancy permit shall be issued for any use for which parking spaces are required unless the site plan has been approved or necessary variances and/or modifications have been obtained.

**§ 150-247. Surfacing.**

All parking lots shall be constructed and maintained with a paved surface of concrete or bituminous materials or another dust-free surface if approved by the Board of Supervisors.

**§ 150-248. Location.**

Except as restricted elsewhere in this chapter, a ground level parking lot may be permitted in any yard.

**§ 150-249. Separation from streets and sidewalks.**

Parking spaces shall be guarded by curbs or other protective devices which are arranged so that parked cars cannot project into streets, sidewalks or walkways. A curb cut shall be provided for wheelchair access, in accordance with § 150-259F.

**§ 150-250. Drainage.**

All parking lots shall be drained so as to prevent damage to other properties or public streets. Furthermore, all parking lots shall prevent the collection of standing water on any portion of the parking lot surface, particularly next to access driveways.

**§ 150-251. Minimum space sizes.**

The following chart lists required minimum space sizes in feet:

Type of Space	Minimum Space Size (feet)
Standard car spaces:	
Parallel	22 by 8
Nonparallel	20 by 10
Compact car spaces:	
Parallel	20 by 8
Nonparallel	16 1/2 by 8
Spaces for physically handicapped:	
Parallel	22 by 12
Nonparallel	20 by 12

**§ 150-252. Compact car parking spaces.**

- A. Up to one-third (1/3) of the required number of parking spaces in any parking lot may be compact car spaces. Any parking spaces provided in any lot, in excess of the number required, may also be compact car spaces.
- B. All compact car spaces shall be clearly marked as such.

**§ 150-253. Interior driveway widths.**

- A. Driveways between rows of parking spaces shall have the minimum widths indicated in the following table:

<b>Angle of Parking (degrees)</b>	<b>Width of Driveway: One-Way Traffic (feet)</b>	<b>Width of Driveway: Two-Way Traffic (feet)</b>
<b>90</b>	<b>22</b>	<b>22</b>
<b>60</b>	<b>18</b>	<b>22</b>
<b>45</b>	<b>13</b>	<b>22</b>
<b>30</b>	<b>12</b>	<b>22</b>
<b>Parallel</b>	<b>11</b>	<b>22</b>

- B. Interior driveways in areas where there is no parking permitted shall be at least ten (10) feet wide for each lane of traffic.
- C. Any travel lane between a building and a parking area shall be designated a fire lane, and parking shall be prohibited. [Added 3-24-1988 by Ord. No.88-02]

**§ 150-254. Marking of spaces and travel lanes.**

- A. Each parking space shall be clearly marked by a permanent, durable, contrasting material.
- B. Signs or arrows shall indicate the directions of traffic movement.

**§ 150-255. Lighting.**

Adequate lighting shall be provided if the parking lot is to be used at night. The lighting shall be arranged so as not to reflect or glare on land used for residential purposes or adjoining lots or streets.

**§ 150-256. Access drives. [Amended 3-14-1996 by Ord. No. 96-08]**

Access drives shall conform to the specifications set forth in the West Manchester Township Access Drive Ordinance, Ordinance No.96-01, Chapter 42 of the Code of the Township of West Manchester.

**§ 150-257. Landscaping and screening.**

The following landscaping and screening requirements shall apply to all parking lots:

A. Landscaped strip:

- (1) When a parking lot is located in a yard which abuts a street, a landscaped strip shall be provided on the property along the entire street line. If there is no building or other structure on the property, the parking lot shall still be separated from the street by the landscaped strip. This strip shall be measured from the street line. The strip may be located within any other landscaped strip required to be located along a street.
- (2) The following lists required widths of landscape strips:

<b>Number of Spaces in Parking Lot, Including Joint Facilities</b>	<b>Landscape Strip Width Measured From Street Right-of-Way Line (feet)</b>
Fewer than 50	10
50 to 100	15
101 to 250	20
Over 250	25

- (3) Unless otherwise indicated, all parking lots constructed in side or rear yards, as defined herein, shall comply with the accessory use setbacks imposed by yard within each district. In those districts where no accessory use setbacks are listed, all parking lots shall be set back a minimum of ten (10) feet from any side or rear lot line. Such setbacks shall be used for landscape strips.

B. Interior landscaping.

- (1) In any parking lot containing ten (10) or more parking spaces, except a parking garage, ten percent (10%) of the total area of the lot shall be devoted to interior landscaping. Such interior landscaping shall be used at the end of parking space rows and to break up rows of parking spaces at least every ten (10) parking spaces. Landscaped areas situated outside of the parking lot, such as peripheral areas and areas surrounding buildings, shall not constitute interior landscaping. For the purpose of computing the total area of any parking lot, all areas within the perimeter of the parking lot shall be counted, including all parking spaces and access drives, aisles, islands and curbed areas. Ground cover alone is not sufficient to meet this requirement. Trees, shrubs or other approved material shall be provided. At least one (1) shade

tree shall be provided for each three hundred (300) square feet (or fraction) of required interior landscaping area. These trees shall have a clear trunk at least five (5) feet above finished grade level.

- (2) Parked vehicles may not overhang interior landscaped areas more than two and one-half (2 1/2) feet. Where necessary, wheel stops or curbing shall be provided to ensure no greater overhang.
  - (3) If a parking lot of under ten (10) spaces is built without interior landscaping and later additional spaces are added so that the total is ten (10) or more, the interior landscaping shall be provided for the entire parking lot.
- C. Screening. When a parking lot is located on property which adjoins land in a residential zone, the lot shall be screened from the adjoining residential property.

**§ 150-258. Speed bumps.**

- A. Speed bumps, constructed as part of access drives or parking lots, shall be marked with permanent, yellow diagonal stripes.
- B. The speed bumps shall be in the form of mounds or depressions in the pavement and shall be designed to restrain motor vehicle speed.
- C. There shall be a warning sign posted at each entrance to parking area having speed bumps.

**§ 150-259. Parking facilities for the physically handicapped.**

- A. Location. Parking spaces for the physically handicapped shall be located as close as possible to ramps, walkways, entrances and elevators. Where feasible, these parking spaces shall be located so that the physically handicapped are not forced to wheel or walk across main traffic lanes or behind parked cars to reach the ramps and other facilities. The spaces shall be situated in those areas of the parking lots located nearest to each primary building entrance.
- B. Size: see §150-251.

C. Required number of spaces. The following number of parking spaces shall be reserved for the physically handicapped:

<b>Total Parking Spaces in Lot</b>	<b>Required Minimum Number</b>
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 1,000	20, plus 1 for each 100 over 1,000

D. Identification. Parking spaces for the physically handicapped shall be identified by signs, generally located eight (8) feet above grade. The signs shall state that the space is reserved by law for the physically handicapped. Where these signs are placed flush against buildings or structures or in other locations not accessible to vehicular or pedestrian traffic, the height may be reduced to six (6) feet.

E. Curbs.

- (1) Where a curb exists between a parking lot and a sidewalk, a horizontally scored ramp or curb cut shall be provided for wheelchair access.
- (2) The curb shall not be less than four (4) feet wide and shall have a grade of not more than one (1) foot in twelve (12) feet.
- (3) Curb cuts shall be provided within thirty (30) feet of each accessible entrance to the structure, at all pedestrian walk intersections and elsewhere to provide reasonable direct circulation within each development.
- (4) The curb cuts shall not be more than one hundred fifty (150) feet apart.

F. Sidewalks.

- (1) Sidewalks shall be scored or textured to indicate the location of doors to blind persons.
- (2) Exterior sidewalks shall not be obstructed.

- (3) Exterior sidewalks shall have a side slope not greater than one (1) inch in four (4) feet. They shall be at least four (4) feet wide and have a grade of not more than one (1) foot in twenty (20) feet.
  - (4) Wherever sidewalks cross access drives, parking lots or other sidewalks, they shall blend to a common level.
- G. Storm drains. Storm drain gates and similar devices shall not be located within the required access for the physically handicapped.
- H. Grade. The grade of parking spaces for the physically handicapped shall not be more than one (1) foot in twenty (20) feet.

**§ 150-260. Joint parking lots.**

- A. Required parking spaces, open or closed, may be provided in spaces designated to jointly serve two (2) or more establishments or uses, whether or not located on the same premises, provided that the number of required spaces in such joint facility shall not be less than the total required separately for all such establishments or uses. Where it can be conclusively demonstrated that one (1) or more such uses will be generating a demand for parking spaces primarily during periods when the other use(s) is (are) not in operation, the Board of Supervisors may reduce the total number of parking spaces required for the use with the least requirement.
- B. In commercial shopping centers over two (2) acres in size, joint parking lots may be permitted. These joint facilities can reduce the total number of parking spaces required by a maximum of twenty percent (20%). Therefore, the resulting joint parking lot will be required to provide at least eighty percent (80%) of the total number of spaces required by the sum of all of the shopping center's tenants. Such reduced parking spaces must still be appropriately distributed upon the lot to provide convenient walking distance between vehicles and each of the shopping center's stores.

**§ 150-261. (Reserved)<sup>1</sup>**

**§ 150-262. Prohibited uses; temporary uses.**

Automobile parking lots are for the sole purpose of accommodating the passenger vehicles of persons associated with the use which requires them. Parking lots shall not be used for the following and/or loading purposes:

- A. The sale, display or storage of automobiles or other merchandise, except those activities typical to an automobile filling station.

<sup>1</sup>Editors Note: Former § 150-261, Modification of requirements, was repealed 7-22-2004 by Ord. No. 04-09.

- B. Parking vehicles accessory to the use.
- C. Performing services, including services to vehicles.
- D. Any other purpose except as permitted as follows:
  - (1) Carnivals, circuses, fairs, exhibitions or other similar events, so long as they do not continue longer than seven (7) days.
  - (2) Sales and display of seasonal decorations (Christmas, etc.) so long as the use would be permitted by right within the underlying zone, the use will not continue longer than forty-five (45) days in one (1) calendar year, adequate measures have been taken to address the purposes of this Article, and a temporary use permit has been obtained. [Amended 6-28-2001 by Ord. No. 01-03]
  - (3) Temporary placement of a mobile home during times of emergency as declared by the Township Board of Supervisors, and/or the Township Emergency Management Coordinator.
  - (4) The placement of donation or recycling collection facilities, provided that such collection facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, and the total size of the facility is less than two hundred (200) square feet.
  - (5) At no time shall temporary uses consume more than ten percent (10%) of the total parking lot area.

**§ 150-263. Schedule of required parking spaces.**

The following chart lists required numbers of parking spaces by use type. Any use involving a combination of several uses shall provide the total number of spaces required for each individual use.

**Commercial Uses and Business Uses**  
[Amended 6-28-2001 by Ord. No. 01-03]

Type of Use	Minimum of 1 Parking Space for Each
Automobile repair, filling and washing facilities	400 square feet of gross floor area and ground area devoted to repair and service facilities in addition to areas normally devoted to automobile storage, and 1 per employee on major shift.
Automobile, boat and trailer sales	500 square feet of gross floor area
Banks and similar financial institutions	300 square feet of gross floor area

<b>[Added 6-28-2001 by Ord. No. 01-03]</b>	
Carpeting, drapery, floor covering and wall covering sales	500 square feet of gross floor area
Drive-in or fast-food eating places	2 seats, and 1 per each 2 employees
Eating places	4 seats, and 1 per each employee on 2 largest shifts
Food markets, grocery stores and convenience stores	100 square feet of floor area for public use, and 1 per each employee on 2 largest shifts
Funeral homes	100 square feet of gross floor area, 1 per each employee, and 1 per each piece of mobile equipment, such as hearses and ambulances
Furniture sales	500 square feet of gross floor area
Hotels, motels and tourist homes	Guest sleeping room, and 1 per each employee on 2 largest shifts. (Restaurants and other accessory uses shall be viewed separately.)
Office buildings	300 square feet of gross floor area
Professional offices of veterinarians, physicians, dentists, etc.	6 spaces per each physician or dentist, etc.
Retail stores or shops (except those listed above)	200 square feet of gross floor area of display area or sale area, and 1 per each employee on 2 largest shifts
Shopping centers or malls	182 square feet of gross leasable floor area
Taverns, bars, nightclubs and other similar uses	2 seats, but not less than 1 space per 100 square feet of gross floor area, and 1 per each employee on 2 largest shifts
Other commercial buildings	400 square feet of gross floor area

### Industrial Uses

Type of Use	Minimum of 1 Parking Space for Each
Industrial and heavy commercial establishments	2 employees on the 2 major shifts, but at least 1 space per each 1,000 square feet of gross floor area
Warehousing	Employee on the 2 largest shifts

### Recreation Uses

<b>Type of Use</b>	<b>Minimum of 1 Parking Space for Each</b>
Amusement arcades	80 square feet of gross floor area
Athletic fields	4 sets of spectator seating; however, if no spectator seating is provided, a temporary parking area shall be provided on the site. Such area must provide sufficient numbers of spaces to serve all users of the site and include a fence delineating such parking area.
Bowling alleys and billiard room	$\frac{1}{4}$ lane/table, and 1 per each 2 employees
Campgrounds	Campsite, plus 1 per employee, plus 50% of the spaces normally required for accessory uses
Golf courses	$\frac{1}{8}$ hole, plus 1 per employee, plus 50% of the spaces normally required for accessory uses
Golf driving ranges	Tee, and 1 per employee
Miniature golf courses	$\frac{1}{2}$ hole, and 1 per employee
Riding schools or horse stables	2 stalls, plus 1 per every 4 seats of spectator seating
Picnic areas	Table
Skating rinks	4 persons of legal occupancy
Swimming pools (other than one accessory to a residential development).	4 persons of legal occupancy
Tennis or racquetball clubs	$\frac{1}{4}$ court, plus 1 per employee, plus 50% of the spaces normally required for accessory uses

### Residential Uses

<b>Type of Use</b>	<b>Minimum of 1 Parking Space for Each</b>
Residential dwellings	$\frac{1}{2}$ dwelling unit (i.e., 2 per dwelling unit)
Rooming houses, group homes and bed-and-breakfasts	Bedroom

### Social and Institutional Uses

<b>Type of Use</b>	<b>Minimum of 1 Parking Space for Each</b>
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Auditoriums, churches, theaters, and other such places of public assembly	200 square feet, but not less than 1 space per each 4 seats
Clubs, lodges and other similar places	2 seats, but not less than 1 per 100 square feet of gross floor area, and 1 per each employee on 2 largest shifts
Hospitals and sanatoriums	Spaces shall be provided for visitors at the rate of at least 1 per each 1.5 accommodations (beds). Such spaces shall be in addition to those necessary for doctors and other personnel.
Museums, art galleries, cultural centers and libraries	400 square feet of gross floor area
Nursing, Rest and Retirement Homes [Amended 6-28-2001 by Ord. No. 01-03]	3 accommodations (beds), in addition to those needed for doctors and support staff
Rehabilitation centers	1 per each employee, and per each 3 people (without overnight anticipated accommodations) to be handled through the facility
Schools below grade 10, including commercial day care and kindergarten	6 students enrolled
Schools, 10th grade and above, including colleges	3 students enrolled
Schools, commercial	Depending upon the nature of the facility, the Zoning Officer shall determine the number of parking spaces required using those ratios prescribed for other schools and educational facilities.
Vocational training and adult education facilities	1.5 students enrolled