

ARTICLE XXV
Off-Street loading

§ 150-264. Purpose.

It is the expressed purpose of this Article to implement the following objectives:

- A. To remove all service vehicles that are parked for the purposes of loading and unloading from public streets and thereby protect motorist safety and convenience.
- B. To assure that vehicular and pedestrian traffic is not obstructed by service vehicles.
- C. To enhance the appearance and compatibility of uses by concealing off-street loading areas.

§ 150-265. Site plan approval required.

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

§ 150-266. Surfacing.

All off-street loading facilities, including access drives, shall be constructed and maintained with a paved surface of concrete or bituminous materials, as approved by the Board of Supervisors.

§ 150-267. Location.

Except as provided elsewhere, a ground-level loading area may be located in any side or rear yard. No exterior portion of an off-street loading facility, including access drives, shall be located within seventy-five (75) feet of any land within a residential zone. Where possible, off-street loading facilities shall be located on the face of a building not facing any adjoining land in a residential zone.

§ 150-268. 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.

§ 150-269. Separation from streets, sidewalks and parking lots.

Off-street loading spaces shall be designed so that there will be no need for service vehicles to back over streets or sidewalks. Furthermore, off-street loading spaces shall not interfere with off-street parking lots.

§ 150-270. Drainage.

Off-street loading facilities, including access drives, shall be drained to prevent damage to other properties or public streets. Furthermore, all off-street loading facilities shall be designed to prevent the collection of standing water on any portion of the loading facility surface, particularly next to access drives. (See the West Manchester Township Stormwater Management Ordinance. ¹¹)

§ 150-271. Minimum loading space sizes.

The following chart lists required minimum loading space sizes, in feet, excluding access drives, entrances, and exits:

Type of Use	Length (feet)	Width (feet)	Height (If Covered Or Obstructed (feet)
Industrial wholesale and storage uses	63	12	15
All other use	33	12	15

§ 150-272. Lighting.

Adequate lighting shall be provided if the loading facility is to be used at night. The lighting shall be arranged so as not to be directed or reflected or cause glare off of the site.

§ 150-273. Landscaping and screening.

Unless otherwise indicated, all off-street loading facilities shall be surrounded by a ten-foot-wide landscape strip. All off-street loading facilities shall also be screened from adjoining residentially zoned properties and/or adjoining public streets.

¹¹ Editor's Note: See Ch. 113, Stormwater Management.

§ 150-274. Schedule of required off-street loading spaces.

The schedule of off-street loading spaces required shall be as follows:

Type of Use	Number of Spaces	Unit of Measurement
Hospital or other institution	None	First 10,000 square feet
	1.0	10,001 to 100,000 square feet
	+1.0	Each additional 100,000 square feet (or fraction)
Hotel	None	First 10,000 square feet
	1.0	10,001 to 100,000 square feet
	+1.0	Each additional 100,000 square feet (or fraction)
Industry or manufacturing	None	First 2,000 square feet
	1.0	2,001 to 25,000 square feet
	+1.0	Each additional 40,000 square feet (or fraction)
Multifamily dwelling	None	Fewer than 100 dwelling units
	1.0	100 to 300 dwelling units
	+1.0	Each additional 200 dwelling units (or fraction)
Office building, including banks	None	First 10,000 square feet
	1.0	10,001 to 100,000 square feet
	+1.0	Each additional 100,000 square feet (or fraction)
Retail sales and services, per store	None	First 2,000 square feet
	1.0	2,001 to 10,000 square feet
	2.0	10,001 to 40,000 square feet
	1.0	Each additional 100,000 square feet (or fraction)
Shopping centers (integrated shopping centers, malls and plazas) having at least 25,000 square feet of gross leasable floor area	3.0	First 100,000 square feet of gross leasable floor area

Type of Use	Number of Spaces	Unit of Measurement
Theater, auditorium, bowling alley or other recreational establishment	None	First 10,000 square feet
	1.0	10,001 to 100,000 square feet
	+1.0	Each additional 100,000 square feet (or fraction)
Undertaking establishment or funeral parlor	None	First 3,000 square feet
	1.0	3,001 to 5,000 square feet
	+1.0	Each additional 10,000 square feet (or fraction)
Wholesale or warehousing, except miniwarehousing	None	First 1,500 square feet
	1.0	1,501 to 10,000 square feet
	+1.0	Each additional 40,000 square feet (or fraction)

§ 150-275. Modification of requirements.

The provisions of §150-271 and § 150-274 may be subject to modification by the Board of Supervisors after considering the following criteria:

- A. The location and nature of the proposed use or expansion of the existing use.
- B. The existing and foreseeable level of traffic in the site's vicinity.
- C. The expected number of truck trips generated by the use.
- D. Any future reuse of the buildings located on the site.
- E. The potential for joint off-street loading facilities on adjoining properties.
- F. The purposes listed in this Article.