

## ARTICLE XVII

### OFF-STREET PARKING AND LOADING

#### 1701. REQUIRED NUMBER OF OFF-STREET PARKING SPACES.

##### A. Requirement.

1. Each use established, enlarged, or changed in any district shall provide and satisfactorily maintain off-street parking spaces in accordance with Table 17.1 and the regulations of this Article.
2. Uses not specifically listed in Table 17.1 shall comply with the requirements for the most similar use listed in Table 17.1
3. Where a proposed use contains or includes more than one type of use (regardless of whether each use is listed in Table 17.1 or is an unlisted 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 Section 1701.B.
4. Where the computation of required parking spaces does not result in a whole number, any percentage over 0.50 shall count as one.

##### B. Conditional Reduction in Off-Street Parking Areas.

1. Intent. To encourage the minimizing of impervious surfaces, while ensuring adequate parking will be provided. To recognize that unique circumstances may justify a reduction in required parking.
2. Following a review and recommendation by the Planning Commission, the Zoning Hearing Board may permit a reduction, through the Special Exception review process of Section 119, of the number of parking spaces to be initially developed as required by this Article, provided each of the following conditions are satisfied:
  - a. The Applicant shall demonstrate to the Board, using existing and projected (five years) employment, customer, resident or other relevant data, that a reduction in the off-street parking spaces to be initially developed as required by Section 1701.A. is warranted.
  - b. (i) The Applicant shall submit plans that show how the total parking required by Section 1701.A. will be accomplished if needed in the future.

- (ii) The plans shall clearly designate which of these parking spaces are proposed for immediate use and which spaces are proposed to be conditionally reserved for potential future use.

TABLE 17.1  
OFF-STREET PARKING REQUIREMENTS  
(See definition of employee in Article II)

A. AGRICULTURAL USES

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF-STREET PARKING SPACE REQUIRED FOR EACH
Agriculture	None	Employee
Animal Hospital/Veterinarian	5 per doctor	Employee
Animal Husbandry	None	Employee
Greenhouse/Nursery	1 per Employee (Min. of 5)	100 sq. ft. of inside sales space
Kennel	(Min. of 4) 1 per Employee	15 animals of capacity
Riding Stable	(Min. of 2) 1 per Employee	8 animals of capacity
Seasonal Roadside Produce Stand	1 per Employee	100 sq. ft. of sale floor area in a structure

B. RESIDENTIAL USES

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF- STREET PARKING SPACE REQUIRED FOR EACH
Dwelling other than Townhouses or Apartments	2 per Dwelling Unit	None
Townhouses and Apartments	2.5 per Dwelling Unit (may be located in parking courts; .5 per of these spaces may be in overflow lots or along 1 side of internal private streets with a cartway width of 30 feet or more	None
Home Occupation	1 space, unless more or less required by the Zoning Hearing Board	Nonresident Employee
Housing Clearly Restricted to Persons 55 Years and Older and/or Handicapped Persons	1 per Dwelling Unit or Rental Unit	Employee
Boarding House	1 per Rental Unit or Bed, whichever is greater	Employee
Group Home	See section 1502.A	Employee

C. PUBLIC OR PRIVATE RECREATIONAL USES

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF- STREET PARKING SPACE REQUIRED FOR EACH
Indoor Recreation, Exercise Club or Membership Club	1 per 250 sq. ft. of building(see ord. 141)	Employee
Library or Community Center	1 per 300 sq. ft. of floor area accessible to users	Employee
Theater or Auditorium	1 per 3 seats (except 1 per 4 seats if parking is shared with 5 or more retail uses)	Employee
Outdoor Recreation (Ball-fields, stadium)	1 per 3 Persons of Total Designed Capacity	Employee
Golf Driving Range	1 Per Tee	Employee
Miniature Golf	2 per hole	Employee
Golf Course	3 per hole	Employee
Bowling Alley	2 per alley plus 3 per any pool table	Employee

D. INSTITUTIONAL AND EDUCATIONAL USES

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF- STREET PARKING SPACE REQUIRED FOR EACH
Church/Place of Worship	1 per 3 seats	Employee
Hospital/Nursing Home	1 per 1-1/2 Beds for Hospital; Staff per 4 Beds for Nursing Home	Staff or Visiting Doctor Plus 0.8 for Each Employee
Medical or Dental Office or Clinic	6 per Doctor Employee	Employee
Nursery School/Day Care Center	1 per Employee	8 Children With spaces designed for safe and convenient drop-off and pick-up of children
School, Primary or Secondary	1 per Employee	3 Students Aged 16 or Older
Utility Substation	Vehicle Normally Required to Service	None
College, University or Trade School	1 per Employee	1.5 Students Not Living on Campus Who Attend Class at peak times
Dormitory	1 per Nonresident Employee	2 Residents 16 Years or Older

- E. RETAIL AND COMMERCIAL SERVICE USES In addition to parking or storage for all vehicles stored, displayed or based at the lot. Areas for display and storage of vehicles for sale or rent shall not be required to meet the minimum stall size or aisle width requirements)

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF-STREET PARKING SPACE REQUIRED FOR EACH
Auto Service Station or Repair Garage	5 Per Repair Bay and 1/2 per gas pump	Employee
Vehicle or Boat Sales (Min. of 5)	1 per 15 Vehicles or Boats on Display	Employee
Financial Institution	1 per 200 sq. ft. of floor area accessible to customers, plus 3 convenient spaces for each automatic banking transaction machine	Employee
Fast Food Restaurant	1 per 2 Seats	Employee
Funeral Home	1 per 4 Seats for Viewer Use	Employee
Hotel/Motel	1 per Rental Unit plus 1 per 3 Seats in any meeting rooms	Employee
Laundromat	1 per 3 Washing Machines	Employee
Office (Min. of three per establishment)	1 per 225 sq. ft. total floor area or employee, whichever is greater	None
Personal Service Business (Barber Shops, Photo Shops, Appliance Repair) (Min. 3)	1 per 150 sq. ft. of floor area Accessible to the public	Employee
Restaurant – (non-fast food)	1 per 3 Seats, except 2 per 20 sq. ft. of floor area for a take-out restaurant	Employee
Retail Sales or Shopping Center (Min. of 5 per establishment, except 8 for a movie video rental store or convenience store)	1 per 150 sq. ft. total floor area (except 1 per 250 sq ft of total leaseable floor area if the total leaseable floor area is greater than 25,000 sq. ft.)	Employee
Retail Sales of Only Furniture or Bedding	1 per 400 sq. ft. of total floor area	Employee
Tavern	1 per 30 sq. ft. total floor area	Employee

<b>USE</b>	<b>NUMBER OF OFF-STREET PARKING SPACES REQUIRED</b>	<b>PLUS 1 OFF- STREET PARKING SPACE REQUIRED FOR EACH</b>
Adult Bookstore or Cabaret (Min. 10)	1 per 50 sq. ft. total floor area	Employee
Bed and Breakfast Use	1 per Rental Unit Plus 2 for Non-resident Dwelling Unit	Employee
Bus Station	5 per unloading/loading stall for buses	Employee
Car Wash	3 per washing lane or stall	Employee
Automatic Banking Transaction Machine	3 Per Machine	

**F. INDUSTRIAL, WHOLESALE, AND WAREHOUSING USES**

<b>USE</b>	<b>NUMBER OF OFF-STREET PARKING SPACES REQUIRED</b>	<b>PLUS 1 OFF- STREET PARKING SPACE REQUIRED FOR EACH</b>
Distribution Warehousing Uses	1 per Employee	Company Vehicle Based at the Lot
Industrial Uses (Other than Distribution and Warehousing) and Wholesale Sales	1 per Employee Plus 1 per 10,000 sq. ft. of total floor area	Company Vehicle Based at the Lot
Self-Storage Warehouse	1 per 15 Storage Units	Employee

(iii) The portion of the required parking spaces conditionally reserved for potential future use shall not be within areas for required buffer yards, setbacks, or areas which would otherwise be unsuitable for parking spaces due to the physical characteristics of the land or other requirements of this Ordinance.

- c. (i) The Applicant shall enter into an agreement with the Township requiring the Applicant to (a) maintain each conditionally reserved parking area as attractively landscaped open space unless needed for parking and (b) convert some or all of the conditionally reserved area to additional off-street parking if at any time the Board finds that additional parking is needed.
- (ii) This agreement shall be recorded to the deed as a covenant running with the land.

(iii)The Zoning Officer shall bring the parking reduction agreement to the Board for reconsideration if the Zoning Officer determines that the reduced parking is not meeting actual needs, based upon field investigations.

1702. GENERAL REGULATIONS FOR OFF-STREET PARKING.

- A. General. The parking spaces and accessways shall be laid out in a safe and efficient method that takes into account the location of access to the property, loading areas, pedestrian circulation and any drive-thru facilities.
- B. Existing Parking. Structures and uses in existence at the effective date of this Ordinance shall not be subject to the requirements of this Article, provided that the kind of use is not changed or expanded and that any parking facility now serving such structures or uses shall not in the future be reduced to an amount less than that required by this Ordinance.
- C. Changes in Use. Whenever a building or use (including those specified in Section 1702 A.) is changed or enlarged in floor area, number of employees, number of dwellings, seating capacity or otherwise to create a need, based upon the requirements of Section 1701 for an increase of 10 percent or more in the number of existing parking spaces, the number of total spaces to be provided shall be based upon the total parking that would be required for the entire existing and proposed use.
- D. Continuing Obligation.
1. All required parking facilities shall be provided and maintained so long as the use which the facilities were designed to serve still exist.
  2. Off-street parking spaces shall not be reduced in number except when such reduction *is* in conformity with the requirements of this Article.
- E. Conflict With Other Uses. No parking area shall be used for any other use that interferes with its availability for the parking need it is required to serve. Required parking spaces shall not be used for storage or display of materials or vehicles for sale.
- F. Location of Parking. Required off-street parking spaces shall be on the same lot or abutting lot with the principal use served.
- G. Joint Parking Lots.
1. Two or more uses may provide for required parking in a common parking lot, provided that the total number of spaces in such lot shall not be less than

the sum of the spaces required for each use individually (except as provided below).

2. The applicant may seek to prove that the parking requirement should be reduced under the provisions of Section 1701.B. because the uses would have their peak parking at different times of the day or have overlapping customers.
3. If two separate principal business uses on separate abutting lots develop a shared driveway system and an integrated shared parking lot, the number of required parking spaces for each use shall be reduced by 10 percent.

1703. DESIGN STANDARDS FOR OFF-STREET PARKING.

A. General Requirements.

1. Every parking facility shall be designed so that its use does not constitute a nuisance, hazard or unreasonable impediment to traffic.
2. Every parking area shall be arranged for orderly, safe movement.
3. 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.
4. 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.
5. No parking area shall be located in a required buffer yard, within a future street right-of-way or within a required paved area setback.
6. No parking or other paved area shall be located within 10 feet of a septic system absorption area.
7. Defined Traffic ways. All parking areas shall include clearly defined and marked traffic patterns. In any lot with more than 30 off-street parking spaces, raised concrete 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.
8. 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. Such planting strip shall have a minimum width of 20 feet, unless a wider width is required by Township. As part of any change in the type of non-residential principal use or any expansion of a non-residential principal use, the requirements of this section shall be met.

9. Stacking. Each lot shall provide adequate area upon the lot to prevent back-up of vehicles on a public street while awaiting entry to the lot, or while waiting for service at a drive-thru facility.

B. Size and Marking of Parking Spaces.

1. Each parking space shall be a rectangle with a minimum width of 9 feet and a minimum length of 18 feet, except:
  - a. that the minimum length shall be 22 feet for parallel parking.
  - b. that if a lot includes more than 100 parking spaces, a maximum of 5 percent of the required spaces may be a rectangle with a minimum width of 8 feet and a minimum length of 16 feet, provided that those spaces are designated 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.
2. All spaces shall be marked to indicate their location, except those of a single family or two-family dwelling.

C. Aisles.

1. 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
Parallel or 30 degrees	12 feet
45 degrees	14 feet
60 degrees	18 feet
90 degrees	20 feet

2. Each aisle providing access to stalls for two-way traffic shall be at least 24 feet in width, except a width of 20 feet may be allowed for areas of parking for employees primarily for 8 hours or longer.



- a. 0 feet if buildings are attached along the subject lot line or where the Township approves or requires shared parking lots across the subject lot line,
- b. 10 feet on any other lot.
- d. Outside any drainage/utility easement unless approved by the Township Board of Supervisors by a recorded deed easement agreement.
- e. 20 feet from any wetland.

E. Paving, Grading and Drainage.

1. Except for areas that are landscaped and so maintained, all portions of required parking and off-street loading facilities, including driveways, shall be graded, surfaced with asphalt and drained in ways necessary to prevent dust, erosion or excessive water flow across streets or adjoining properties.
2. Gravel surfaces on portions of parking areas shall be permitted by the Zoning Officer if the applicant proves to the satisfaction of the Zoning Officer that that parking area will be used primarily for long-term storage or will be used less than 14 days in any calendar year.

F. Nighttime Illumination.

1. Any parking area of 10 or more spaces designed for use during night hours shall be adequately illuminated for security purposes at no cost to the Township.
2. See also Section 1614 "Light, Glare and Heat Control."

G. Paved Area Setbacks (including Off-Street Parking Setbacks).

1. Intent. These setbacks are required to ensure that parked or moving vehicles within a lot do not obstruct sight distance or interfere with pedestrian traffic. These setbacks are also intended to aid in storm water management along streets.
2. Uses Within the Paved Area Setback. The setback areas required by this section, together with any existing or future right-of-way area that is not used as a cartway, street shoulder or on-street parking, shall be maintained in grass or other appropriate natural groundcover and shall not be covered with paving, except for approved driveway or accessway entrances and any concrete sidewalks of 6 feet wide or less. Storm water control facilities that are not impervious may be located within the paved area setback. No fence or parking or storage or display of vehicles or items for sale or rent shall be located within the paved area setback. A permitted freestanding sign may be permitted in this setback area.

3. This setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.
4. The following minimum paved area setbacks shall apply:

If a paved area abuts:	Minimum paved area setback (measured from future right-of-way line)
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Expressway or expressway ramp or arterial street:	
- for lot with 2 acre or less of impervious coverage	20 feet
- for lot with more than 2 acres of impervious coverage	30 feet
Collector or local street:	20 feet

5. Buffer Areas Between Uses. See Section 1404.
6. Setback from Commercial and Industrial Buildings. All paved areas, except concrete sidewalks, shall be setback a minimum of 5 feet from the exterior structural walls of any commercial or industrial building. This setback shall not apply to driveways entering into a garage, loading/unloading area, vehicle service bay or attached carport. This setback is intended to allow sufficient area for firefighting, sidewalks and foundation landscaping.
7. Mulch beds shall not be placed within 3 feet of the building structure.

H. Paved Area Landscaping.

1. Intent. This section is primarily intended to reduce the thermal pollution of surface waters from parking lot runoff.
2. Any lot that would include more than 15 parking spaces shall be required to provide landscaped areas within the paved area. This required landscaped area shall be equal to a minimum of 5 percent of the total paved area. A maximum of 15 consecutive and contiguous parking spaces in a row shall be allowed without being separated by a landscaped concrete curbed area. At least one deciduous tree shall be placed in each concrete curbed area.
3. One deciduous tree shall be required for every 3000 square feet of paved area. This number of trees shall be in addition to any trees required by any other section of this Ordinance or by the Subdivision and Land Development Ordinance.
4. Trees required by this section shall meet the following standards:

- a. Type of Trees Permitted. Required trees shall be chosen from the following list of approved street trees, unless the applicant proves to the satisfaction of the Zoning Officer that another type of tree would shade paved areas, be resistant to disease, road salt and air pollution and be relatively attractive. If more than 20 trees are required, no more than 60 percent shall be of any 1 type.

Tilia cordata - Little Leaf European Linden    Acer saccharum - Sugar Maple  
Acer rubrum - American Red Maple            Celtis occidentalis - Common Hackberry  
Fraxinus pennsylvanica - Green Ash           Fraxinus americana – White Ash  
Quercus borealis – Red Oak                    Gleditsia triacanthos – Thornless Locust  
Quercus phellos – Willow Oak                Sophora japonica - Chinese Scholar Tree  
Quercus coccinea - Scarlet Oak                Fagus sylvatica - European Beech  
Quercus macrocarpa - Bur Oak                Tilia americana - American Linden  
Quercus alba - White Oak                        Tilia petiolaris - Silver Linden  
Quercus acutissima - Sawtooth Oak         Tilia euchlora - Crimean Linden  
Quercus imbricaria - Shingle Oak            Zelkova serrata – Zelkova  
Quercus montana - Chestnut Oak  
Quercus velutina - Black Oak  
Ginkgo biloba fastigiata – Maiden Hair  
Tree (male only)

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b. Quality of Trees.

- (i) Required trees shall be of nursery stock quality, symmetrical growth and free of insect pests and disease.
- (ii) 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. This statement shall be placed on the recorded land development plan.

- c. Minimum Size. The trunk diameter (measured at a height of 1 foot above the finished grade level) shall be a minimum of 3 inches or greater. Minimum height shall be 12 feet.

d. Planting and Maintenance.

- (i) Trees shall be planted in conformance with good landscaping practices.
- (ii) Trees shall be properly protected by raised curbs or similar devices from damage from vehicles.
- (iii) Trees shall be properly maintained and shall not be removed without being replaced by another tree that meets the requirements of this section.

5. At least 50% of the trees required by this section shall be planted within the parking lot within protected curbed 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. Landscaping islands shall not be used as the walking path between the structure and parking lot. Alternative access must be provided to prevent pedestrians from walking through and/or on the islands
6. Existing Trees. For every existing tree on the lot that is healthy and is preserved and maintained after the completion of all construction and that would generally meet the requirements of this section:
  - a. 1 less deciduous tree shall be required to be planted for every such preserved tree with a minimum trunk diameter of between 4 and 18 inches (measured 1 foot above the natural ground level), and
  - b. 2 less deciduous trees shall be required to be planted for every such preserved tree with a minimum trunk diameter of 18 inches or greater (measured 1 foot above the natural ground level).

The applicant shall identify trees to be protected on a plan and indicate the method of protecting each tree. In general, the drip line of each tree shall be protected by physical means.

I. Parking Lot Screening.

1. No off-street parking area shall be developed in such a way that vehicle headlights could shine into a dwelling located within 150 feet or less of the parking area.
2. Wooden fencing, guide rails, brick walls or evergreen screening shall be required as needed to resolve the concern of this section. Such screening or fencing shall have a minimum height of 4 feet, except that screening or fencing of up to 8 feet shall be required by the Zoning Officer as needed where there is unusual topography or the parked vehicles would be trucks or buses.

J. Handicapped Parking.

1. The latest Federal standards for handicapped parking developed by the American National Standards Institute are referenced.
2. Number of Spaces. Any lot including at least 6 off-street parking spaces shall include a minimum of one handicapped space. A minimum of 3

percent of all off-street parking spaces required for a use shall be handicapped spaces.

3. Location. Handicapped parking spaces shall be located where they would result in the shortest possible accessible distance to an accessible building entrance.
4. Size. 13 by 18 feet for each space.
5. Slope. Handicapped parking spaces shall be located in areas of less than 5 percent slope in any direction.
6. Markings and Signage. Each handicapped parking space and required walkways shall have pavement markings in a contrasting color (preferably blue) than the standard spaces. Also, each handicapped parking space shall be marked with a separate post-mounted sign, to Township standards with the fine for violations posted.

1704. PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS AND UNREGISTERED VEHICLES.

- A. Intent. To prevent residential areas from being harmed by nuisances from smells and noise from noxious commercial vehicles. To maintain a residential character in residential districts.
- B. Definitions. For the purposes of this section, the following terms shall have the following meanings:
  1. Commercial Vehicle. 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).
  2. Tractor. A truck that is primarily intended to pull a trailer, as defined below, and not primarily to carry goods itself.
  3. Trailer. A commercial vehicle with a length of 15 feet or more 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), but that does not include a "recreational vehicle".
- C. Exceptions. No part of this section shall apply to the following:
  1. Township-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 Article II and regulations in Section 1503)
5. Vehicles operated by the U. S. Postal Service or Federal, State or County Government or a Municipal Authority
6. Vehicles actually engaged in the construction or repair of streets, curbs, sidewalks or utilities on the site
7. Vehicles actually 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.

D. Storage of Commercial Vehicles in Residential District. The following shall apply to any residential lot of less than 5 acres in a residential or the AG District:

1. No tractor shall be maintained, except for clearly emergency repairs.
2. No trailer shall be parked, stored, maintained or kept.
3. A maximum of 1 commercial vehicle shall be parked, for no longer than 24 hours in a 7 day period
4. This section shall not apply to what may be customary and accessory to a legal non-conforming principal business use.
5. No commercial vehicle, tractor or trailer shall be allowed to idle for longer than ten (10) minutes between the hours of 9:00 p.m. and 7:00 a.m in a 24 hour period
6. Refrigeration trucks are prohibited to park in all residential districts.

E. Garbage Hauling Vehicle. No vehicle that has been used for the bulk hauling of garbage shall be parked for more than 15 minutes in any 24 hour period on a portion of a lot that is within 200 feet of a dwelling.

F. Nonconformities. Any nonconforming condition or use that exists under this Section, other than what is customary and accessory to a legal non-conforming principal business use, shall be made conforming within 90 days of the adoption of this Ordinance.



G. Storage of Junk Vehicles.

1. On lots of less than 5 acres in a residential or AG district, no "junk vehicle" (as defined by Article II) shall be parked or stored in any way on any lot in a residential district in such a way that it is visible from a public street or an adjacent dwelling.
2. On lots of 5 acres or more or within a Nonresidential District (other than AG), except as specifically permitted by this Ordinance (as an auto sales use, junkyard or auto repair garage) a maximum of 2 "junk vehicles" shall be parked or stored in any way on in such a way that they are visible from a public street or a dwelling.

1705. OFF-STREET LOADING.

A. General Requirements.

1. 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.
2. At the time of site plan 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 and whether conflicts will be prevented with parking and traffic circulation on and off of the lot. For the purposes of this Section, loading and unloading shall have the same meaning.

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

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

<u>Largest Type of Truck Intended</u>	<u>Minimum Width</u>	<u>Minimum Depth</u>
Tractor-trailer	12 (except 11 if more than 5 such spaces on a lot)	50
Trucks Other than tractor- trailers, pick-ups or vans	12	25
Pick-Up Truck or Van	10	18

2. Each space shall have sufficient maneuvering room to avoid conflicts with parking and traffic movements within and outside of the lot.

3. 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 right-of-ways.
4. An appropriate means of access to a street or alley shall be provided.
5. Paving, Grading and Drainage. See Section 1703.E.
6. No such facilities shall be designed or used in any manner so as to constitute a significant nuisance, public safety hazard or an unreasonable impediment to traffic.
7. All such facilities shall comply with the lighting requirements of Section 1703.F., the landscaping requirements of Section 1703.G. and the noise limitations of Section 1611.

C. Fire Lanes. The following principal uses must implement Section 1002 D.7 of this ordinance or where required by State or Federal regulation and other Township ordinances

1. Shopping Centers
2. Restaurants
3. Warehouses over 10,000 sq. ft.
4. Offices and retail stores over 10,000 sq. ft.
5. Day Care-Child and Adult Care Centers
6. Schools
7. Hospital
8. Indoor theater or auditorium
9. Hotel or Motel
10. Any structure over three stories in height
11. Group Home and or any type of Nursing Home
12. Any commercial, residential, institutional, or industrial building that is occupied by ten or more people at any one time.

All fire lanes must be clearly painted with diagonal reflective yellow stripes with a minimum of two no-parking or standing fire lane signs with the penalty for violation stated on the sign on each side of the structure. Emergency access lanes may replace the fire lanes if approved by the Township fire officials.