

ARTICLE 17

OFF-STREET PARKING

Section 1701. PURPOSE

The Lykens Township Comprehensive Plan identifies off-street parking as an important consideration in land development. Off-street parking areas are necessary to accommodate the needs of commercial businesses and residential uses. It is the intent of this Article to promote public health, safety and welfare by providing reasonable standards for off-street parking that will: (1) minimize conflicts between pedestrians and motor vehicles; (2) ensure the creation of visually attractive parking areas; (3) insure a sufficient number of spaces for the intended use of the property; (4) insure parking areas are adequately illuminated; (5) insure adequate parking lot drainage; (6) provide for efficient maneuverability and safe vehicle and pedestrian circulation; (7) protect the character and stability of residential, business, institutional and industrial areas; (8) conserve the value of land and buildings on surrounding properties and (9) lessen congestion on public streets.

Section 1702. GENERAL PARKING REGULATIONS

The following regulations shall apply to all off-street parking for residential and non-residential land developments and uses. As used herein, the term "parking space" includes either covered garage space or uncovered parking space(s) located off the public right-of-way.

- A. The parking spaces and loading berths required for any land development or use shall be established at the time of the subdivision or land development application or the application for a zoning permit if there is no subdivision or land development purposed.
- B. The facilities required herein shall be available to patrons throughout the hours of operation of the particular business or use for which such facilities are provided.
- C. No parking lot or loading area shall be used for any use that interferes with the availability for the parking need it is required to serve.
- D. Outdoor paved parking space(s) shall not be deemed to be part of the open space of the lot upon which it is located.
- E. Parking spaces and approaches thereto shall be paved in accordance with Township standards.

- F. In residential zoning districts, no part of any minimum front yard setback area shall be used for parking purposes, except for the driveway area located within the front yard setback.
- G. For non-residential uses, no parking shall be permitted to be located closer than twenty (20') feet from the street right-of-way line.
- H. The parking of any non-motorized vehicle (including boats and trailers) or any motorized vehicle not having a current and valid registration and inspection certificate is prohibited within any street right-of-way.
- I. When determining the number of parking spaces required on a lot, each use on the property shall be considered separately and totaled.

Section 1703. OFF-STREET PARKING REQUIREMENTS

Any of the following permitted buildings and uses hereafter erected or enlarged, and any building or use converted into one of the following buildings or uses, and open area hereafter used for commercial or industrial purposes shall be provided with not less than the minimum parking spaces as set forth below. Where the computation of required parking spaces results in a fractional number, any fraction equal to or exceeding one-half (1/2) space shall be counted as one; any fraction less than one-half (1/2) space may be dropped.

A. Residential Uses

Land Uses - Residential	Required Parking Spaces
a. Bed and Breakfast	1 parking space for each sleeping room, plus 2 parking spaces for the permanent residents.
b. Congregate Care Residence	1.5 parking spaces for each congregate care unit, plus 1 parking space for each employee on the largest work shift.
c. Multi-family Dwelling	2.5 parking spaces for each dwelling unit
d. Single Family Attached	2 parking spaces for each dwelling unit
e. Single Family Detached	2 parking spaces for each dwelling unit
f. Single Family Semi-Detached	2 parking spaces for each dwelling unit

B. Non-residential Uses

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Land Uses - Non-residential	Required Parking Spaces
1. Agriculture Services	1 parking space for every 400 square feet of gross floor area.
2. Animal Services	1 parking space for every 400 square feet of gross floor area.
3. Art Center (gallery, museum)	1 parking space for every 500 square feet of gross floor area.
4. Assembly Uses (theaters, stadiums, auditoriums, sports arena, etc.)	1 parking space for every three (3) fixed seats, or one (1) parking space for every 50 square feet of gross assembly area when there is no fixed seating.
5. Auction House	1 parking space for every four (4) patron seats.
6. Automobile Garage, Automobile Service Station, Auto Body Shop	2 parking spaces for each service bay, plus 1 space for each employee of the largest work shift. (Note: Service bays are not parking spaces.)
7. Bar or Nightclub	1 parking space for every 100 square feet of gross floor area or 1 space for every two (2) persons allowed within the maximum occupancy load, which ever is greater.
8. Business Services	1 parking space for every 400 square feet of gross floor area.
9. Child/Adult Day Care	1 parking space for each day care employee plus two (2) visitor parking spaces.
10. Commercial Greenhouse	1 parking space for each employee plus one (1) parking space for every 300 square feet of retail sales area.
11. Church	1 parking space for every 6 seats in the primary area of worship.
12. Car Wash (Vehicle Wash)	2 stacking spaces for each washing module, plus 1 parking space for each washing module. (Note: A washing module is not a parking space)
13. Commercial Bank	1 parking space for every 300 square feet of

		gross floor area.
14.	Dog Kennels	1 parking space for each employee, plus one parking space for every 1000 square feet of gross floor area.
15.	Funeral Home	1 parking space for every four (4) parlor seats at capacity plus two (2) parking spaces for employees.
16.	Government Buildings and Uses (Community Center, Municipal Building, etc.)	1 parking space for every 400 square feet of office space plus 1 parking space for every 50 square feet of assembly area, meeting room, conference room, etc.
17.	Home Occupations	1 parking space for each home occupation
18.	Hospital	1 parking space for every three (3) hospital beds plus one (1) parking space for every 400 square feet of administration area.
19.	Hotel, Motels, Boarding, Lodging/Rooming House	1 parking space for each guest room plus 1 space for every 2 employees of the largest work shift.
20.	Industrial Uses	1 parking space for every 600 square feet of gross floor area used for industrial purposes (processing, assembly, treatment, storage, fabrication, etc.) or 1 parking space for every three (3) employees of the largest work shift, which ever is greater plus 1 parking space for every 400 square of office/administration area.
21.	Laundromat	1 parking space for every three (3) washing or drying machines.
22.	Library	1 parking space for every 400 square feet of gross floor area.
23.	Membership Organizations	1 parking space for every 400 square feet of office area plus 1 space for every 50 square feet of assembly area.
24.	Medical Center (Clinic)	1 parking space for every 200 square feet of gross floor area.

25.	Office Building	1 parking space for every 400 square feet of gross floor area.
26.	Personal Services (Barber Shop, Beauty Shop, etc.)	Minimum of 3 spaces. For barber shops and beauty shops, 2 parking spaces for each operator chair. (Note: Chair does not include dryer chairs, washing/rinsing chairs, or waiting area chairs.)
27.	Public Stable	1 parking space for every four (4) horse (animal) stables.
28.	Public Utilities and Facilities	1 parking space for every 400 square feet of gross floor area plus 1 parking space for each stored vehicle.
29.	Recreation Areas:	
	a. Athletic Fields	20 parking spaces for each field.
	b. Basketball Courts	5 parking spaces for each court
	c. Bingo	1 parking space for every 100 square feet of gross floor area or one (1) space for every 2 persons.
	d. Bowling Alley	3 parking spaces for each alley.
	e. Campground	1 dust free parking space for every campsite.
	f. Golf - Regulation	6 parking spaces for each golf hole.
	Golf - Driving Range	2 parking spaces for each driving tee.
	Golf - Miniature	3 parking spaces for each golf hole.
	g. Health Club	1 parking space for every 200 square feet of gross floor area, or one (1) space for every two persons allowed within the maximum occupancy, whichever is greater.
	h. Park	2 parking spaces for each acre.
	i. Rifle or Archery Range	1 parking space for each target area.
	j. Skating Rink (Indoor or Outdoor)	

<p>k. Swimming Pool</p> <p>1. Tennis and Racquetball Courts</p>	<p>1 parking space for every 100 square feet of skating area.</p> <p>1 parking space for every 200 square feet of swimming pool surface area plus 1 parking space for every 300 square feet of building area.</p> <p>2 parking spaces for each court, plus one (1) parking space for every 200 square feet of clubhouse and non-court floor area.</p>
<p>30. Recycling Center</p>	<p>1 parking space for each recycling center employee plus one (1) parking space for every 1000 square feet of gross floor area.</p>
<p>31. Restaurant</p>	<p>1 space for every 100 square feet of gross floor area or 1 space for every two (2) persons allowed within the maximum occupancy, whichever is greater.</p>
<p>32. Restaurant - Fast Food</p>	<p>Restaurant with Seating - 1 parking space for every 100 square feet of gross floor area or 1 parking space for every two (2) persons allowed within maximum occupancy, whichever is greater.</p> <p>Restaurant without Seating - 1 parking space for every 50 square feet of gross floor area with a minimum of ten (10) spaces.</p> <p>Restaurant with Drive Through - In addition to the spaces required above, eight (8) stacking spaces for the drive-in window with a minimum of five (5) of these for the ordering station. Such spaces shall be designed to not impede pedestrian or vehicle circulation on the site or abutting street.</p>
<p>33. Retail, General</p> <p>a. Under 2,000 square feet</p>	<p>1 parking space for every 250 square feet of</p>

		gross floor area.
	b. 2,000 to 75,000 square feet	1 parking space for every 275 square feet of gross floor area.
	c. Over 75,000 square feet	1 parking space for every 300 square feet of gross floor area.
34.	Retail, Grocery and Convenience Store	1 parking space for every 200 square feet of gross floor area.
35.	Schools	
	a. Elementary, Secondary	1 parking space for each classroom plus 1 space for every 400 square feet of administrative floor areas or 1 parking space for each six (6) seats in an auditorium or other places of assembly, whichever is greater.
	b. High School	2.5 parking spaces for each classroom plus 1 parking space for every 400 square feet of administrative floor areas or 1 parking space for every six (6) seats in an auditorium or other places of assembly, whichever is greater.
	c. Trade, Technical	1 parking space for every two (2) students based on the design capacity of the building(s) plus 1 parking space for every 400 square feet of administrative floor area.
	d. Studios (Art, Dance, Karate, etc.)	1 parking space for every 300 square feet of gross floor area.
36.	Self-Service Storage Facility	1 parking space for every 10 storage units, plus one (1) parking space for each employee.
37.	Slaughter House - Food Processing	1 parking space for every 1000 square feet of gross floor area.
38.	Utility	1 parking space for each employee on largest shift.
39.	Veterinary Services	1 parking space for every 500 square feet of

	gross floor area.
40. Warehousing	1 parking space for each warehouse employee plus one (1) parking space for every 400 square feet of office floor area.

Section 1704. LOCATION AND MAINTENANCE REQUIREMENTS:

A. Drainage, Surfacing and Maintenance

1. The area of a parking lot and its driveways shall be graded, surfaced with an impervious surface (asphalt, concrete or blacktop) or other stable material and drained in accordance with the Township Subdivision and Land Development Ordinance or other ordinances enacted by the Township.
2. Parking areas shall be kept clean and free from rubbish and debris.

B. Location of Parking Lots a Parking Spaces

1. Off-street parking lots and spaces for single family and two family residential uses shall be provided on the same lot.
2. Parking lots and spaces for multi-family dwelling unit structures, and non-residential uses shall be readily accessible to the buildings served. Such parking spaces shall be in the same zoning district as the principle building or use and conform to the following requirements:
 - a. Required parking lots and parking spaces shall be located within one hundred (100') feet of the principle building or use when located on the same side of a street.
 - b. Required parking lots and parking spaces shall be located within three hundred (300') feet of the principle building or use when linked to a defined and constructed pedestrian walkway or sidewalk when located on the same side of a street.
 - c. Fifty (50%) percent of the required parking spaces for a building or use may be located across a minor collector, local collector or local road with the following conditions:
 - (1) A crosswalk shall be constructed to ensure safe pedestrian access to and from the parking lot. The design of the crosswalk shall consider the speed limit, sight distance,

visibility, road conditions, and other safety factors. If the proposed crosswalk is deemed to be unsafe, the parking shall not be permitted on the other side of the street.

- (2) For safety, lighting shall be provided at the crosswalk to illuminate the cross area when the parking area is used in early morning or at night.
- (3) A sign shall be provided on each side of the road at a distance of two hundred (200') feet from the crosswalk to warn oncoming vehicles.

- d. The distances specified herein shall be measured from the nearest point of the parking lot to nearest point of the principle building or use for which the parking lot is to serve.

C. Parking Lot Ownership

All parking lots, whether on or approved off-premises shall be in the same ownership as the principal use to which they are accessory. The Zoning Officer may require the submission of legal documents for review by the Township Solicitor to ensure this requirement is met prior the issuance of a any permit. Where a parking lot is on a different lot, the applicant the property shall be subject to deed restrictions acceptable to the Board of Supervisors, binding the owner and heirs or assigns to maintain the required number of parking spaces on the lot throughout the life of the principal use.

Section 1705. DESIGN AND CONSTRUCTION STANDARDS:

The minimum dimensions and development standards for parking lots and facilities to be provided shall be as follows:

A. Parking Spaces

In all districts parking spaces per vehicle shall be not less than nine (9') feet wide and eighteen (18') feet long and conform to requirements provided on Table 17-1 below.

B. Aisle Widths in Parking Lots

For angled parking spaces in parking lots, stall dimensions and parking lot aisle dimensions shall be not less than those listed in Table 17-1 below:

TABLE 17-1

Angle of Parking Spaces	Parking Space Stall Width (Feet)	Parking Space Stall Depth* (Feet)	Parking Lot Isle Width - One-Way Isle (Feet)	Parking Lot Isle Width Two-Way Isle (Feet)
90 Degrees	9'	18'	25'	25'
60 Degrees	9'	18'	18.5'	20'
45 Degrees	9'	18'	13.5'	20'
30 Degrees	9'	18'	12'	20'
Parallel	9'	22'	12'	20'
	* - Depth of parking space stalls is the measurement from the curb or edge of the parking space toward the interior portion of the space to be occupied by a parked vehicle and does not include any part of the aisle or driveway.			

C. Vehicle Movement

1. All dead end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking area.
2. Parking areas 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 motor vehicle.

D. Compact Cars

Where more than ten (10) spaces are required, a maximum of forty (40%) of the parking spaces may be provided for compact vehicles. Each compact vehicle parking space shall be not less than eight (8') feet wide and seventeen (17') feet long. All compact vehicle spaces shall be located in the same area and shall be marked to indicated the space is for compact vehicles only.

E. Truck Parking Spaces

Where truck parking is required to be provided, the minimum width of a truck parking space shall be twelve (12') and the minimum depth shall be sixty (60') feet. Aisle widths in truck parking lots shall be seventy-five (75') for one-way and two-way aisles.

F. Setbacks from Lots, Buffer and Streets

1. All parking spaces and access drives shall be located at least ten (10') feet from any multiple dwelling building, office, commercial, institutional, industrial, and other similar non-residential buildings located on the lot. The ten (10') foot corridor thus established between the parking area and building shall be for the purpose of providing a pedestrian access walkway.
2. All parking spaces and access drives shall be at least eight (8') feet from any exterior lot line, except where a buffer yard is required. In this situation, the parking lot shall be at least two (2') feet from the buffer yard.
3. Except at designated entrance and exit drives, parking areas shall be physically separated from any public and/or private streets by a minimum five (5') feet planting strip. In no case shall parking areas be designed to require or encourage cars to back into a public or private street in order to leave the parking area.
4. No off-street parking area shall be located within a public right-of-way.

G. Separation

1. Unless deemed unnecessary by the Township, pedestrian crosswalks and landscaped refuge islands to separate the parking spaces from the exit, entrance, and circulatory drives shall be provided for and approved by the Township Engineer.
2. A structure or planting material shall be provided of sufficient height and density to screen off-street parking lots from the public street and from the ground level of adjoining residential districts.

H. Handicapped Parking

Handicapped parking spaces shall be provided all uses, with the exception of single and two-family residential uses, and shall comply with the location, size, marking, and ingress and egress requirements set forth herein. Each reserved parking space for the physically handicapped person shall be not less than twelve (12') feet wide to allow for wheelchair access. The number of accessible parking spaces required are provided on Table 17-2 below:

TABLE 17-2

Total Number of Parking Spaces In Parking Lot	Required Number of Handicapped Accessible Parking Spaces
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 1000	2 % of Total Parking Spaces
Over 1000	20 spaces plus 1 for every 100 parking spaces over 1000
In all cases, minimum standards for handicapped parking shall comply with the Americans with Disabilities Act requirements.	

I. Parking Lot Lighting

1. All public parking areas shall be adequately lighted during after dark operating hours.
2. All light facilities shall be located on raised parking islands and not on the parking surface
3. Parking lot illumination shall be directed toward the parking lot only and shall conform to the lighting requirements of Article 14.

J. Curb Radii

Where curbs are provided in parking lots for light standards and islands, a minimum five (5') foot radius curvature shall be required for all curb lines.

K. Parking Lot Landscaping

Trees and landscaping shall be provided in the interior and along the perimeter of all parking lots to provide visual and climatic relief from the broad expanses of pavement and to channel and define logical areas for pedestrian and vehicular circulation

1. Interior Parking Lot Area

In the interior of a parking lot, a minimum of five (5%) percent of the interior parking lot area shall be landscaped with shade trees and groundcover. The following alternative are required to be used separately or in combination:

a. Alternative A

Provide a continuous landscape strip between every four (4) rows of parking spaces. The landscape strip shall be a minimum of eight (8') feet in width to accommodate shade trees and other landscaping.

b. Alternative B

Provide large planting islands (over 600 square feet) to be located within the interior of the parking lot to be planted with shade trees and groundcover located at the ends of parking space rows.

c. Alternative C

Provide small planting islands at a minimum of nine (9') feet wide between every ten to fifteen spaces to break up long rows of parking lot spaces.

2. A minimum of one (1) shade tree shall be required in the parking lot interior for every eight (8) parking spaces.

3. The minimum dimension of a shade tree planting area for interior parking lots shall conform to the following standards provided on Table 17-3 below:

TABLE 17-3 SHADE TREE PLANTING SPECIFICATIONS FOR PARKING LOTS

	Shade Tree Size (Height) at Maturity		
	Small Trees (less than 30')	Medium Trees (30' to 40')	Large Trees (more than 40')

Minimum Tree Planting Area Dimension	5 feet	NA	NA
Minimum Parking Lot Setback from Tree Trunk	5 feet	6 feet	10 feet
Tree Planting Area for a Single Tree (Square Feet)	90	250	800
Additional Area Required for each Additional Tree in a Tree Planting Area (Square Feet)	25	90	200

4. Perimeter Landscaping

Each parking lot shall be provided with perimeter landscaping. Shade trees and groundcover shall be provided within an eight (8') foot strip around the entire perimeter of the parking lot, except along the street. Shade trees planted along the perimeter may be planted in any required buffer yard. However, perimeter landscaping does not constitute required screening. Existing shade trees on the site may be used to meet the perimeter landscaping requirement. Spacing of perimeter trees shall conform to the requirement provided on the Table 17-4 below:

TABLE 17-4

Shade Tree Size (Height) at Maturity	Spacing Interval Between Perimeter Shade Trees (feet)
Small Tree - less than 30'	30 to 40
Medium Tree - 30' to 40'	40 to 50
Large Tree - over 40'	50 to 70

L. Maintenance

All tree planting and landscaping treatments used for off-street parking areas shall comply all landscaping requirements of this Section and Article 14, Section 1405 of this Ordinance. Planters and fences which may be used in parking lot/loading area screening shall be maintained in good condition and repaired and replaced where necessary.

Section 1706. LOADING AND UNLOADING SPACE:

A. Required Loading Berths and Spaces

In addition to the off-street parking requirements set forth herein, any building erected, converted, or enlarged for commercial, office, manufacturing, institutional, hospital, or other similar uses requiring the delivery or pick up of products or materials shall provide adequate off-street areas for the loading and unloading of vehicles. Such areas shall be provided for as shown on Table 17-5 below.

TABLE 17-5

Land Use	Gross Floor Area	Required Loading Spaces
Commercial, wholesale, manufacturing, hospitals, institutional, similar uses	Under 8,000	1
	Over 8,000 to 40,000	2
	Over 40,000 to 100,000	3
	Over 100,000 to 250,000	4
	Each addition 200,000	1
Office Buildings or hotel/motels	Under 100,000	1
	Over 100,000 to 300,000	2
	Over 300,000	3

B. All off-street loading and unloading areas shall be provided and maintained so long as the use exists which the facilities were designed to serve.

C. Design Standards

Off-street loading facilities shall be designed to conform to the following specifications.

1. Each required berth shall be not less than twelve (12') feet in width, forty-five (45') feet in length and fourteen (14') feet in height, exclusive of drives and maneuvering space and located entirely on the lot being served.
2. There shall be appropriate means of access to a street or alley, as well as adequate maneuvering space. Maneuvering space for tractor trailer shall be a minimum of seventy-five (75') feet.

3. All accessory driveways and entrance ways shall be graded, surfaced and drained in accordance applicable codes and ordinances of the Township.
4. The area of a loading berth or space and its driveways shall be graded, surfaced with an impervious surface (asphalt, concrete or blacktop) or other stable material and drained in accordance with the Township Subdivision and Land Development Ordinance or other ordinances enacted by the Township.
5. Parking and Loading areas shall be kept clean and free from rubbish and debris.

Section 1707. CHANGES IN REQUIREMENTS

A. Existing Parking

Buildings and use in existence on the effective date of this Ordinance shall not be subject to the requirements of this Article unless the following condition apply: (1) the type and extent of use of the building or use in not changed, and (2) parking facilities now serving such buildings and uses shall not in the future be reduced.

B. Changes in Requirements

Whenever there is an alteration of a building or a change or extension of a use which requires additional parking spaces to conform to the requirements of the Ordinance, the total additional parking required for the alteration, change or extension shall be provided in accordance with the requirements of this Ordinance.

Section 1708. CONTINUING OBLIGATION

All required parking facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street parking facilities shall not be reduced in total number of spaces or area after their provisions, except upon the approval of the Zoning Hearing Board and then only after proof that, by reason of a reduction in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, such reduction is in conformity with the requirements of the Article. Reasonable precautions are to be taken by the owner or sponsor of particular uses to assure the availability of required facilities for the employees or other persons whom the facilities area designed to serve. They shall at no time constitute a nuisance, hazard or unreasonable impediment to traffic.