

## ARTICLE 6

### DRIVEWAY, PARKING, LOADING, AND VEHICLE STACKING REGULATIONS

#### § 208-601. Applicability and General Requirements.

A. Applicability. For each structure or use constructed, established, relocated, expanded, or extended after the effective date of this Chapter, driveways, parking, loading, and vehicle stacking lanes shall be provided as required in Article 6 of this Chapter prior to the occupancy of any structure or establishment of any use. Driveways, parking, loading and vehicle stacking facilities conforming to the requirements of Article 6 of this Chapter shall be provided as follows:

(1) New Development. Unless specified elsewhere in this Chapter, driveway, parking, loading and vehicle stacking facilities, as required, shall be provided for each new structure constructed or use established.

(2) Existing Development. Unless specified elsewhere in this Chapter, driveway, parking, loading and vehicle stacking facilities, as required, shall be provided as follows:

(a) Change of Use. When a lawfully existing use is changed to a different use, driveway, parking, loading and vehicle stacking facilities, as required, shall be provided for the different use as follows:

[1] An existing use that changes to a new use shall be required to provide all of the required driveway, parking, loading, and vehicle stacking facilities for the entire size and type of the resulting use, except as follows:

[a] If an existing use includes less than the total minimum number of required parking spaces set forth in Article 6 of this Chapter relating to *Parking Ratios* in *Parking Requirements* (§ 208-603.C.), and if the use would be newly developed and the applicant proves to the Township Zoning Officer that there is insufficient area on the lot to meet the required amount of parking, then that deficit of parking may be “grandfathered” for the new use.

Example:

An existing office included three (3) existing parking spaces, but would be required to provide seven (7) parking spaces via Article 6 of this Chapter if the use was newly developed. Therefore, there is a deficit of four (4) spaces. Then, if that existing office use is proposed to be converted to retail store that would be required to provide ten (10) total parking spaces via Article 6 of this Chapter, the proposed retail store would only be required to provide a total of six (6) new parking spaces (i.e., 10 parking spaces minus the pre-existing deficit of 4 parking spaces equals 6 spaces).

- [2] Where the change to a new use increases the number of parking spaces, loading spaces, or vehicle stacking spaces by:
  - [a] Not more than fifty (50) percent, then only the additional parking, loading, or vehicle stacking spaces, as applicable, shall be required to comply with the requirements of Article 6 of this Chapter; or
  - [b] Fifty (50) percent or more, then all of the parking, loading, or vehicle stacking facilities, as applicable, shall be required to comply with the requirements of Article 6 of this Chapter.
  
- (b) Expansion, Extension, or Increase in Intensity of Existing Use. Any use (including structure) which is expanded, extended, or increased so as to increase the intensity of the existing use, driveway, parking, loading and vehicle stacking facilities, as required, shall be provided as follows:
  - [1] For purposes of this Article, an expansion, extension, or increase in the intensity of an existing use shall mean the addition of dwelling units, gross floor area, lot coverage, seating capacity, employees, or any other unit of measurement used as a basis for determining required driveway, parking, loading and vehicle stacking facilities.
  - [2] Where existing non-residential use is proposed to be expanded, extended, or increased in intensity by:
    - [a] Not more than ten (10) percent in the applicable measurement used as a basis for determining required parking spaces, beyond what existed, and the applicant proves to the Township Zoning Officer that there is insufficient area on the lot to meet the required amount of parking, then no additional parking shall be required. Any permitted expansion, extension, or increase in intensity of the existing use without providing new parking shall only be allowed one (1) time per use.
    - [b] Ten (10) percent or more but less than fifty (50) percent, then the number of required parking spaces, loading spaces, or stacking spaces, as applicable, shall be based only on the area created via the expansion, extension, or the increase in intensity of use, and only the additional parking, loading, or stacking spaces, as applicable, shall be required to comply with the requirements of Article 6 of this Chapter.
    - [c] Fifty (50) percent or more, then all of the parking, loading, or stacking facilities, as applicable, shall be required to comply with the requirements of Article 6 of this Chapter.

(3) Continuing Obligation. Unless specified elsewhere in this Chapter, all required driveway, parking, loading, and vehicle stacking facilities shall be available as long as the use which the facilities serve still exists, and such facilities shall not be reduced below the minimums required by Article 6 of this Chapter. Additionally, for:

(a) Non-Residential Uses. The required driveway, parking, loading, and vehicle stacking facilities shall be available to patrons, guests, employees, deliveries, etc., throughout the hours of operation of the specific use for which such facilities are provided; and

(b) Residential Uses. The required driveway and parking facilities shall be available to residents at all times for which such facilities are provided.

B. General Requirements.

(1) Traffic flow upon and ingress-egress from lots shall not cause traffic hazards or vehicle backups upon abutting streets. Vehicles waiting to enter or exit an establishment shall not be permitted to stack within street rights-of-way.

(2) Location. Unless specified elsewhere in this Chapter, driveways, parking, loading, and vehicle stacking facilities shall be located:

(a) On the same lot as the principal use and shall have adequate access to a street;  
or

(b) In the same zoning district or same general zoning district grouping as the principal use.

(3) See Article of 5 of this Chapter relating to *Permitted Accessory Use or Structure Setback and Yard Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.B.(5))* for specific setback and yard modifications.

(4) Driveways, parking, loading, and vehicle stacking facilities encroach into any required buffer yards as required in Article 5 of this Chapter relating to *Landscaping, Buffering and Screening (§ 208-509.)*.

(5) General Layout and Design. In those instances where the layout and design of driveway, parking, loading, and vehicle stacking facilities are required in accordance with Article 6 and elsewhere in this Chapter or Chapter 180 of the LMT Codified Ordinances relating to Subdivision of Land as applicable, the layout and design of the driveway, parking, loading, and stacking facilities shall comply with the following requirements:

(a) The layout and design of driveway, parking, loading, and vehicle stacking facilities shall comply with the applicable design and construction requirements of Chapter

180. Deviations from the standards and requirements listed in Chapter 180 that are proposed during the:

- [1] Subdivision/land development process may be requested and may be permitted as a modification according to the provisions set forth in Chapter 180.
  - [2] Zoning permit process that do not involve the subdivision/land development process may be requested and may be permitted as a variance according to the provisions for a variance set forth in Article 9 this Chapter relating to *Variances in Zoning Hearing Board's Functions (§ 208-905.C.)*.
- (6) Driveways, parking, loading, and vehicle stacking facilities shall be provided with an improved surface as set forth in Article 5 of this Chapter relating to *Improved Surfaces (§ 208-508.)*.
- (7) Shared or joint use driveway, parking, or loading facilities, shall comply with the following requirements:
- (a) Shared or joint use facilities shall be owned, maintained, and repaired by users of the facilities, as applicable, in accordance with a cross access and maintenance agreement in language and a form acceptable to and approved by the Township of Lower Moreland.
  - (b) The cross access and maintenance agreement shall establish responsibility for the ownership, use, maintenance, and repair of the applicable shared or joint use facilities and related improvements including but not limited to: snow/ice or vegetation removal, maintenance of any clear sight triangle, improved surface improvements (including base), drainage facilities, etc., of the shared or joint use facilities and related improvements.
  - (c) In the event the one (1) or more of the properties or uses undergo change of use or ownership, the cross access and maintenance agreement shall be updated to reflect current ownership of the uses and properties.
  - (d) The Township of Lower Moreland shall have the right to require that the uses be approved for a period of time consistent with the cross access and maintenance agreement of the shared or joint use facilities and that any approval be conditioned on the cross access and maintenance agreement being updated.
  - (e) No cross access and maintenance agreement shall be terminable by any party except upon cessation of one (1) or more of the uses.
  - (f) References to said cross access and maintenance agreement shall be provided on all plans and permits, as applicable.

- (8) Parking or Storing of Recreational and Sports Vehicles or Boats or Trailers Within All Residential Zoning Districts or on Residential Lots. Unless parked within a completely enclosed building, the outside parking or storage of recreational vehicles and/or trailers, house trailers, house coaches, motor homes, campers, buses, jet skis, snowmobiles, boats, and similar recreational vehicles, singularly or in combination, shall be in accordance with the following regulations:
- [a] Parking is permitted only in the driveway.
  - [b] The unit is parked perpendicular to the front curb.
  - [c] The closest part of the recreational vehicle, recreational trailer, boat, or trailer, singularly or in combination, must be at least 13 feet from the edge of the improved surface of the roadway, including shoulder.
  - [d] The recreational vehicle, recreational trailer, boat, or trailer, singularly or in combination, must be owned by the resident on whose property the vehicle or boat is parked.
  - [e] The recreational vehicle, recreational trailer, boat, or trailer, singularly or in combination, shall not block the public sidewalk or public thoroughfare (right-of-way).
  - [f] Only one recreational vehicle, recreational trailer, boat or trailer is permitted in the driveway.
  - [g] No person may reside in a recreational vehicle or recreational trailer, nor shall any public water or public sewer connection be made to any recreational vehicles or recreational trailers.

**§ 208-602. Driveway Requirements.**

- A. In those instances where driveways are required in accordance with this Section (§ 208-602.) and elsewhere in this Chapter or Chapter 180 of the LMT Codified Ordinances relating to Subdivision of Land as applicable, driveways shall comply with the following requirements:
- (1) Driveways shall comply with the applicable standards and requirements of Chapter 180. Deviations from the standards and requirements listed in Chapter 180 that are proposed during the:
    - (a) Subdivision/land development process may be requested and may be permitted as a modification according to the provisions set forth in Chapter 180.
    - (b) Zoning permit process that do not involve the subdivision/land development process may be requested and may be permitted as a variance according to the provisions for a variance set forth in Article 9 this Chapter relating to *Variances in Zoning Hearing Board's Functions* (§ 208-905.C.).

B. Additional Driveway Requirements.

- (1) See Article 3 of this Chapter for additional accessory use or structure density and dimensional requirements of the applicable zoning districts. Additionally, see Article 5 of this Chapter relating to *Permitted Accessory Use or Structure Setback and Yard Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.B.(5))* for specific setback and yard modifications for accessory uses and structures.
- (2) An individual driveway for a single-family dwelling shall have a minimum improved surface width of ten (10) feet.

**§ 208-603. Parking Requirements.**

A. In those instances where parking facilities are required in accordance with this Section (§ 208-603.) and elsewhere in this Chapter or Chapter 180 of the LMT Codified Ordinances relating to Subdivision of Land as applicable, parking facilities shall comply with the following requirements:

- (1) Parking facilities shall comply with the applicable standards and requirements of Chapter 180. Deviations from the standards and requirements listed in Chapter 180 that are proposed during the:
  - (a) Subdivision/land development process may be requested and may be permitted as a modification according to the provisions set forth in Chapter 180.
  - (b) Zoning permit process that do not involve the subdivision/land development process may be requested and may be permitted as a variance according to the provisions for a variance set forth in Article 9 this Chapter relating to *Variances in Zoning Hearing Board's Functions (§ 208-905.C.)*.

B. Additional Parking Requirements.

- (1) General Parking Requirements.
  - (a) Unless specified elsewhere in this Chapter, parking spaces within parking lots shall not be continuously occupied by vehicles for a period of time exceeding seventy-two (72) hours during any seven (7) day period.
  - (b) See Article 3 of this Chapter for additional accessory use or structure density and dimensional requirements of the applicable zoning districts. Additionally, see Article of 5 of this Chapter relating to *Permitted Accessory Use or Structure Setback and Yard Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.B.(5))* for specific setback and yard modifications for accessory uses and structures.
  - (c) Unless specified elsewhere in this Chapter including Article 6 of this Chapter relating to *Parking Alternatives and Adjustments (§ 208-604.)*, the minimum

number of required off-street parking spaces shall be provided in accordance with Table 6-3.1 in the subsection below (§ 208-603.C).

- (d) Combination of Uses. Unless specified elsewhere in this Chapter including Article 6 of this Chapter relating to *Parking Alternatives and Adjustments* (§ 208-604.), where there is a combination of uses on a lot, the minimum number of required parking spaces shall be the sum total for each of the uses computed separately.
  - (e) Rule for Computation of Required Parking Spaces. When determination of the number of required parking spaces results in a fractional space, any fraction:
    - [1] One-half (0.5) or less may be disregarded and not counted toward the total number of required parking spaces; or
    - [2] More than one-half (0.5) shall be interpreted as one (1) parking space and counted toward the total number of required parking spaces.
  - (f) ADA Handicapped Accessible Parking Requirements.
    - [1] The minimum required number of handicapped accessible parking spaces as set forth by the ADA shall be in accordance with the most recent version of the ADA Standards for Accessible Design of the USDOJ or the IBC as referenced in the PA UCC as adopted pursuant to Chapter 82 of the LMT Codified Ordinances relating to Building Construction, whichever is more restrictive. The applicant shall certify in writing or via a plan note that the application for development complies with all relevant ADA requirements.
    - [2] ADA handicapped accessible parking spaces may count toward total minimum number of required parking spaces set forth in Article 6 of this Chapter relating to *Parking Ratios in Parking Requirements* (§ 208-603.C.).
- (2) Specific Parking Requirements.
- (a) Parking for Single-Family Dwellings. Parking spaces for individual single-family dwellings shall be:
    - [1] Located on the lot it is intended to serve;
    - [2] Limited to a driveway, garage, carport, and any required facilities/areas for turning or maneuvering of vehicles;
    - [3] Permitted to be located in the front yard on a driveway or any facilities/areas for turning or maneuvering of vehicles; and

- [4] Designed so as to not to require motor vehicles to back into a street right-of-way of an arterial or collector street in order to access a parking space (e.g., facilities/areas for turning or maneuvering of vehicles).

(b) Parking for Non-Residential Uses and Other Uses Providing Parking Facilities with a Capacity of Three (3) or More Vehicles Other than Single-Family Dwellings on Individual Lots. Parking spaces shall be:

- [1] Designed so as not to require motor vehicles to back into a street right-of-way (except alleys) in order to access a parking space.

- [2] Setback at least seven (7) feet from any building, allowing a minimum two (2) foot overhang and a five (5) foot accessible pedestrian walkway.

- [3] Located:

- [a] On the lot it is intended to serve; or

- [b] Within a walking distance of five hundred (500) feet of the building's or use's entrance they serve and comply with the following:

- [i] There shall be a clearly delineated and direct pedestrian walkway provided from the parking spaces to the building's or use's entrance the parking serves.

- [ii] Parking shall be located so that pedestrians are not required to cross an arterial or collector street to access the parking spaces except at a signalized intersection along a clearly delineated and direct pedestrian walkway.

- [4] Used for the sole purposes of accommodating the passenger vehicles of persons associated with the use the parking spaces serve. Unless specified elsewhere in this Chapter, off-street parking spaces shall not be used for the following:

- [a] The sale, display, or storage of automobiles or other merchandise, other than an approved temporary use.

- [b] Performing services (including services to vehicles).

- [c] Loading purposes, except during hours when operations are suspended.

- [d] Temporary storage units, refuse collection containers/stations, donation drop-off bins.

- [e] Recreation facilities, except during hours when operations are suspended.
- [f] Outside storage.
- [g] Outside dining.
- [h] Outside shopping cart storage.

(c) Fleet Vehicle Parking.

- [1] For the purposes of this subsection relating to *Fleet Vehicle Parking (§ 208-603.B.(2)(c))*, establishments with a fleet of vehicles shall include those establishments with one (1) or more vehicles parked on-site when not in use for the sale, distribution, or provision of goods and services at off-site locations.
- [2] Establishments which operate a fleet of vehicles shall provide separate parking spaces above and beyond the total minimum number of required parking spaces set forth in Article 6 of this Chapter relating to *Parking Ratios in Parking Requirements (§ 208-603.C.)*.
- [3] Parking spaces for fleet vehicles shall not be required to meet the design and layout, minimum dimensional or access requirements set forth in Article 6 of this Chapter, except they shall be on an improved surface in accordance with Article 5 of this Chapter relating to *Improved Surfaces (§ 208-508.)*.

(3) Parking or Storage of Certain Vehicles.

(a) Parking or Storing of Commercial Vehicles. Unless parked within a completely enclosed building, the outside parking or storage of commercial vehicles shall be in accordance with the following regulations:

[1] Within the Residential Zoning Districts, MU-RO, MU-VC, or on Residential Lots. A maximum of one (1) commercial vehicle with a maximum gross vehicle weight classification of nine thousand (9,000) pounds may be parked or stored on a lot at any time by any resident, whether by such resident personally or by any member of his household or with his permission.

[2] Within the MU-REV, MU-MHPC, B-OI, or SP-PRO. No commercial vehicle with a gross vehicle weight classification of more than nine thousand (9,000) pounds, including but not limited to tractor-trailers or just trailers, shall be parked for more than twenty-four (24) hours within the front yard or side yard.

(b) Parking or Storing Inoperable Unregistered, Unlicensed, or Uninspected Motor Vehicles. Parking or storing of motor or other vehicles which are inoperable, unregistered, unlicensed, or uninspected, outside of a completely enclosed building shall be prohibited, except under the following conditions:

[1] A maximum of one (1) operable motor or other vehicle without bearing current, valid registration, licensure, or inspection, as applicable, may be permitted to be stored or parked on a lot outside of a completely enclosed building, unless the vehicle is completely covered by an opaque "car cover". Tarps, bed sheets, plastic sheeting or similar materials shall not be considered an acceptable opaque "car cover".

[2] Operable motor or other vehicles bearing current, valid dealer registration or licensure, as applicable, may be permitted to be parked on a lot outside of a completely enclosed building, but the total number of vehicles shall not be more than the total number of persons including the resident dealer and any member of his household. In the case of a vehicle bearing current, valid dealer registration or licensure, as applicable, the vehicle shall exhibit the same current, valid dealer registration or licensure, as applicable, at all times that it applies to the vehicle. No current, valid dealer registration or licensure, as applicable, shall be shifted from one (1) vehicle to another vehicle parked on the lot.

[3] Unless specified elsewhere in this Chapter, the subsections immediately above (§ 208-603.B.(3)(b)[1] and § 208-603.B.(3)(b)[2]) shall not apply to establishments or operations engaged in the lawful and permitted rental, sale, repair, servicing, parking, or storage of motor or other vehicles in accordance with the regulations of this Chapter.

(c) Bicycle Parking Facilities. The design and location of bicycle parking facilities shall be provided in accordance with the following regulations:

- [1] Bicycle parking facilities shall be provided with an improved surface as set forth in Article 5 of this Chapter relating to *Improved Surfaces* (§ 208-508.).
- [2] Each bicycle space shall be equipped with a device to which a bicycle frame and one (1) wheel can be attached and secured using a chain, cable, other similar locking device.
- [3] There shall be adequate separation between adjacent devices to allow bicycles to be attached or removed without moving other bicycles. The devices shall also be suitable for use by bicycles not equipped with kickstands.
- [4] The location of bicycle spaces shall be in close proximity to the building or use for which they are provided. Bicycle spaces shall be visible from at least one (1) public entrance to the building or use.
- [5] One (1) bicycle parking space shall be at least two (2) feet in width and six (6) feet in length.

C. Parking Ratios.

- (1) See Table 6-3.1 in the subsection below for the minimum number of required parking spaces:

**TABLE 6-3.1  
 MINIMUM NUMBER OF REQUIRED PARKING SPACES**

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
<b>RESIDENTIAL USES</b>		
Apartment	N/A	Studio/Efficiency: 1 per dwelling unit; 1 bedroom: 1.5 per DU; 2 bedrooms: 1.75 per DU; 3 bedrooms or more: 2 per DU
Flag Lot Residence	N/A	Number of spaces normally required for uses listed elsewhere within this parking schedule Table
Group Home	N/A	Number of spaces normally required for uses listed elsewhere within this parking schedule Table
Mobile/Manufactured Home Park	N/A	2 per DU
Multi-Family Dwelling (includes conversion)	N/A	Studio/Efficiency: 1 per dwelling unit; 1 bedroom: 1.5 per DU; 2 bedrooms: 1.75 per DU; 3 bedrooms or more: 2 per DU
Open Space Development (OSD)	N/A	Number of spaces normally required for uses listed elsewhere within this parking schedule Table

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Single-Family Attached Dwelling	N/A	2 per DU
Single-Family Detached Dwelling	N/A	2 per DU
Single-Family Semi-Detached Dwelling	N/A	2 per DU
Traditional Neighborhood Development (TND)	N/A	Number of spaces normally required for uses listed elsewhere within this parking schedule Table
Two-Family Detached Dwelling (includes conversion)	N/A	2 per DU
<b>NON-RESIDENTIAL USES</b>		
<b>Agriculture, Forestry, Fishing and Hunting - Sector 11</b>		
Crop Production	111	1 per site
Mushroom Production	111411	1 per site
Animal Production and Aquaculture	112	1 per site
Sheep and Goat Farming	1124	1 per site
Apiculture	11291	1 per site
Horses and Other Equine Production	11292	1 per site
Forestry and Logging [Forestry] (Commercial Timber Operations)	113	1 per site
Fishing, Hunting and Trapping	114	1 per site
Support Activities for Agriculture and Forestry	115	1 per 1,000 sq. ft. of GFA
<b>Mining, Quarrying, and Oil and Gas Extraction - Sector 21</b>		
Oil and Gas Extraction	211	1 per 500 sq. ft. of GFA
Mining (Except Oil and Gas)	212	1 per 500 sq. ft. of GFA
Support Activities for Mining	213	1 per 500 sq. ft. of GFA
<b>Utilities - Sector 22</b>		
Utilities	221	1 per 500 sq. ft. of GFA
Electric Power Generation	22111	1 per 500 sq. ft. of GFA
Electric Power Transmission, Control, and Distribution	22112	1 per 500 sq. ft. of GFA
Natural Gas Distribution	2212	1 per 500 sq. ft. of GFA
Water Supply System Storage/Treatment	22131	1 per 500 sq. ft. of GFA
Water Supply System Transmission	22131	1 per 500 sq. ft. of GFA
Sewage System Collection	22132	1 per 500 sq. ft. of GFA
Sewage System Treatment/Disposal	22132	1 per 500 sq. ft. of GFA
<b>Construction - Sector 23</b>		
Construction of Buildings	236	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Heavy and Civil Engineering Construction	237	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
Specialty Trade Contractors	238	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
Site Preparation Contractors	2389	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
<b>Manufacturing - Sectors 31 - 33</b>		
Food Manufacturing	311	1 per 500 sq. ft. of GFA
Beverage and Tobacco Product Manufacturing	312	1 per 500 sq. ft. of GFA
Breweries	31212	1 per 500 sq. ft. of GFA
Wineries	31213	1 per 500 sq. ft. of GFA
Textile Mills	313	1 per 500 sq. ft. of GFA
Textile Product Mills	314	1 per 500 sq. ft. of GFA
Apparel Manufacturing	315	1 per 500 sq. ft. of GFA
Leather and Allied Product Manufacturing	316	1 per 500 sq. ft. of GFA
Other Leather and Allied Products Manufacturing	3169	1 per 500 sq. ft. of GFA
Wood Product Manufacturing	321	1 per 500 sq. ft. of GFA
Paper Manufacturing	322	1 per 500 sq. ft. of GFA
Printing and Related Support Activities	323	1 per 500 sq. ft. of GFA
Commercial Screen Printing	323113	1 per 500 sq. ft. of GFA
Petroleum and Coal Products Manufacturing	324	1 per 500 sq. ft. of GFA
Chemical Products	325	1 per 500 sq. ft. of GFA
Plastics and Rubber Products Manufacturing	326	1 per 500 sq. ft. of GFA
Nonmetallic Mineral Product Manufacturing	327	1 per 500 sq. ft. of GFA
Vitreous China, Fine Earthenware, and Other Pottery Product Manufacturing	327112	1 per 500 sq. ft. of GFA
Other Pressed and Blown Glass and Glassware Manufacturing	327212	1 per 500 sq. ft. of GFA
Primary Metal Manufacturing	331	1 per 500 sq. ft. of GFA
Fabricated Metal Product Manufacturing	332	1 per 500 sq. ft. of GFA
Machinery Manufacturing	333	1 per 500 sq. ft. of GFA
Commercial and Service Industry Machinery Manufacturing	3333	1 per 500 sq. ft. of GFA
Computer and Electronic Product Manufacturing	334	1 per 500 sq. ft. of GFA
Electrical Equipment, Appliance, and Component Manufacturing	335	1 per 500 sq. ft. of GFA
Transportation Equipment Manufacturing	336	1 per 500 sq. ft. of GFA

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Furniture and Related Product Manufacturing	337	1 per 500 sq. ft. of GFA
Household and Institutional Furniture and Kitchen Cabinet Manufacturing	3371	1 per 500 sq. ft. of GFA
Office Furniture (Including Fixtures) Manufacturing	3372	1 per 500 sq. ft. of GFA
Miscellaneous Manufacturing	339	1 per 500 sq. ft. of GFA
Jewelry (except Costume) Manufacturing	339911	1 per 500 sq. ft. of GFA
Silverware and Hollowware Manufacturing	339912	1 per 500 sq. ft. of GFA
Sign Manufacturing	33995	1 per 500 sq. ft. of GFA
<b>Wholesale Trade - Sector 42</b>		
Merchant Wholesalers, Durable Goods	423	1 per 2,000 sq. ft. of GFA
Motor Vehicle Parts (Used) Merchant Wholesalers	42314	1 per 2,000 sq. ft. of GFA
Coal and Other Mineral and Ore Merchant Wholesalers	42352	1 per 2,000 sq. ft. of GFA
Recyclable Material Merchant Wholesalers	42393	1 per 2,000 sq. ft. of GFA
Merchant Wholesalers, Nondurable Goods	424	1 per 2,000 sq. ft. of GFA
Livestock Merchant Wholesalers	42452	1 per 2,000 sq. ft. of GFA
Other Farm Product Raw Material Merchant Wholesalers	42459	1 per 2,000 sq. ft. of GFA
Chemical and Allied Products	4246	1 per 2,000 sq. ft. of GFA
Petroleum and Petroleum Products Merchant Wholesalers	4247	1 per 2,000 sq. ft. of GFA
Wholesale Electronic Markets and Agents and Brokers	425	1 per 2,000 sq. ft. of GFA
<b>Retail Trade - Sectors 44 - 45</b>		
Motor Vehicle and Parts Dealers	441	1 per 500 sq. ft. of GFA
Automotive Parts, Accessories, and Tire Stores	4413	1 per 500 sq. ft. of GFA
Furniture and Home Furnishings Stores	442	1 per 500 sq. ft. of GFA
Electronic and Appliance Stores	443	1 per 500 sq. ft. of GFA
Building Material and Garden Equipment and Supplies Dealers	444	1 per 500 sq. ft. of GFA
Hardware Stores	44413	1 per 500 sq. ft. of GFA
Food and Beverage Stores	445	1 per 350 sq. ft. of GFA
Convenience Stores	44512	1 per 200 sq. ft. of GFA
Beer, Wine, and Liquor Stores	4453	1 per 350 sq. ft. of GFA
Health and Personal Care Stores	446	1 per 350 sq. ft. of GFA
Gasoline Stations (Fueling Stations)	447	1 per 500 sq. ft. of GFA; and Fuel Sales: 1 per pump
Clothing and Clothing Accessories Stores	448	1 per 350 sq. ft. of GFA

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451	1 per 350 sq. ft. of GFA
General Merchandise Stores	452	1 per 350 sq. ft. of GFA
Warehouse Clubs and Supercenters	45291	1 per 500 sq. ft. of GFA
Miscellaneous Store Retailers	453	1 per 350 sq. ft. of GFA
Used Merchandise Stores	4533	1 per 350 sq. ft. of GFA
Manufactured (Mobile) Home Dealers	45393	1 per 500 sq. ft. of GFA
Nonstore Retailers	454	1 per 350 sq. ft. of GFA
Vending Machine Operators	4542	1 per 350 sq. ft. of GFA
Direct Selling Establishments	4543	1 per 350 sq. ft. of GFA
Other Direct Selling Establishments	45431	1 per 350 sq. ft. of GFA
<b>Transportation and Warehousing - Sectors 48 - 49</b>		
Air Transportation	481	1 per 500 sq. ft. of GFA
Rail Transportation	482	1 per 500 sq. ft. of GFA
Truck Transportation	484	1 per 500 sq. ft. of GFA
Transit and Ground Passenger Transportation	485	1 per 500 sq. ft. of GFA
Pipeline Transportation	486	1 per 500 sq. ft. of GFA
Scenic and Sightseeing Transportation, Land	487	1 per 500 sq. ft. of GFA
Support Activities for Transportation	488	1 per 500 sq. ft. of GFA
Postal Service	491	1 per 350 sq. ft. of GFA
Couriers and Messengers	492	1 per 350 sq. ft. of GFA
Warehousing and Storage	493	1 per 2,000 sq. ft. of GFA
<b>Information - Sector 51</b>		
Publishing Industries	511	1 per 500 sq. ft. of GFA
Motion Picture and Sound Recording Industries	512	1 per 500 sq. ft. of GFA
Motion Picture Theaters (except Drive-Ins)	512131	1 per 6 seats based on MDC
Drive-In Motion Picture Theatres	512132	1 per 500 sq. ft. of GFA
Broadcasting (except Internet)	515	1 per 500 sq. ft. of GFA
Wireless Telecommunications Facilities (WTF)	517	1 per site
Data Processing, Hosting, and Related Services	518	1 per 500 sq. ft. of GFA
Other Information Services	519	1 per 500 sq. ft. of GFA
Libraries and Archives	51912	1 per 600 sq. ft. of GFA
Billboard	N/A	1 per site
<b>Finance and Insurance - Sector 52</b>		
Monetary Authorities - Central Bank	521	1 per 350 sq. ft. of GFA

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Credit Intermediation and Related Activities	522	1 per 350 sq. ft. of GFA
Consumer Lending	522291	1 per 350 sq. ft. of GFA
Pawnshops	522298	1 per 350 sq. ft. of GFA
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	1 per 350 sq. ft. of GFA
Insurance Carriers and Related Activities	524	1 per 350 sq. ft. of GFA
Funds, Trusts, and Other Financial Vehicles	525	1 per 350 sq. ft. of GFA
<b>Real Estate and Rental and Leasing - Sector 53</b>		
Real Estate	531	1 per 350 sq. ft. of GFA
Lessors of Mini-Warehouses and Self-Storage Units	53113	1 per 20 storage units
Rental and Leasing Services	532	1 per 350 sq. ft. of GFA
Formal Wear and Costume Rental	53222	1 per 350 sq. ft. of GFA
Video Tape and Disc Rental	53223	1 per 200 sq. ft. of GFA
<b>Professional, Scientific, and Technical Services - Sector 54</b>		
Professional, Scientific, and Technical Services	541	1 per 350 sq. ft. of GFA
Testing Laboratories	54138	1 per 350 sq. ft. of GFA
Scientific Research and Development Services	5417	1 per 350 sq. ft. of GFA
Veterinary Services	54194	1 per 350 sq. ft. of GFA
<b>Management of Companies and Enterprises - Sector 55</b>		
Management of Companies and Enterprises	551	1 per 350 sq. ft. of GFA
<b>Administrative and Support and Waste Management and Remediation Services - Sector 56</b>		
Administrative and Support Services	561	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
Office Administrative Services	5611	1 per 350 sq. ft. of GFA
Business Support Services	5614	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
Repossession Services	561491	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
Travel Arrangement and Reservation Services	5615	1 per 350 sq. ft. of GFA
Armored Car Services	561613	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
Landscaping Services	56173	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Services to Buildings and Dwellings	5617	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
Waste Management and Remediation Services	562	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area
<b>Educational Services - Sector 61</b>		
Educational Services	611	8 per classroom/instruction area; and 1 per 350 sq. ft. GFA of office area
Elementary and Secondary Schools	6111	Kindergarten, Elementary School: 1 per 500 sq. ft. of GFA; Intermediate, Secondary School: 1 per 500 sq. ft. of GFA; Auditorium/Public Meeting/Assembly Space: 1 per 6 seats of MDC
Apprenticeship Training	611513	8 per classroom/instruction area; and 1 per 350 sq. ft. GFA of office area
Truck Driving Schools	611519	8 per classroom/instruction area; and 1 per 350 sq. ft. GFA of office area
Other Schools and Instruction	6116	8 per classroom/instruction area; and 1 per 350 sq. ft. GFA of office area
Fine Arts Schools	61161	8 per classroom/instruction area; and 1 per 350 sq. ft. GFA of office area
Sports and Recreation Instruction	61162	8 per classroom/instruction area; and 1 per 350 sq. ft. GFA of office area
Automobile Driving Schools	611692	8 per classroom/instruction area; and 1 per 350 sq. ft. GFA of office area
<b>Health Care and Social Assistance - Sector 62</b>		
Ambulatory Health Care Services	621	1 per 150 sq. ft. of GFA
Offices of Physicians	6211	1 per 150 sq. ft. of GFA
Offices of Dentists	6212	1 per 150 sq. ft. of GFA
Offices of Other Health Practitioners	6213	1 per 150 sq. ft. of GFA
Outpatient Mental Health Center (except Substance Abuse)	6214	1 per 150 sq. ft. of GFA
Outpatient Substance Abuse Center	6214	1 per 150 sq. ft. of GFA
Medical and Diagnostic Laboratories	6215	1 per 400 sq. ft. of GFA
Home Health Care Services	6216	1 per 500 sq. ft. of GFA
Other Ambulatory Health Care Services	6219	1 per 500 sq. ft. of GFA
Ambulance Services	62191	1 per 500 sq. ft. of GFA
All Other Ambulatory Health Care Services	62199	1 per 500 sq. ft. of GFA
Hospitals	622	1 per 3 care/patient beds; in addition to the spaces required as part of the principal use, the number of spaces required for uses listed elsewhere within this parking schedule table that occur on a site with the principal use shall also be provided.
Nursing and Residential Care Facilities (except Group Homes)	623	1 per 3 care/patient beds; in addition to the spaces required as part of the principal use, the number of spaces required for uses listed elsewhere within this parking schedule table that occur on a site with the principal use shall also be provided.

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Nursing Care Facilities	6231	1 per 3 care/patient beds; in addition to the spaces required as part of the principal use, the number of spaces required for uses listed elsewhere within this parking schedule table that occur on a site with the principal use shall also be provided.
Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	6233	1 per 3 care/patient beds; in addition to the spaces required as part of the principal use, the number of spaces required for uses listed elsewhere within this parking schedule table that occur on a site with the principal use shall also be provided.
Other Residential Care Facilities	6239	1 per 3 care/patient beds; in addition to the spaces required as part of the principal use, the number of spaces required for uses listed elsewhere within this parking schedule table that occur on a site with the principal use shall also be provided.
Social Assistance	624	1 per 350 sq. ft. of GFA
Day Care Centers, Adult	6241	1 per 350 sq. ft. of GFA
Community Food and Housing, and Emergency and Other Relief Services	6242	1 per 350 sq. ft. of GFA
Child Day Care Services (includes Adult Day Care Services)	6244	1 per 350 sq. ft. of GFA
<b>Arts, Entertainment, and Recreation - Sector 71</b>		
Performing Arts, Spectator Sports, and Related Industries	711	Administrative Offices: 1 per 350 sq. ft. of GFA; and 1 per 6 seats based on MDC
Performing Arts Companies	7111	Administrative Offices: 1 per 350 sq. ft. of GFA; and 1 per 6 seats based on MDC
Spectator Sports	7112	1 per 6 seats based on MDC
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	7114	1 per 350 sq. ft. of GFA
Museums	71211	1 per 600 sq. ft. of GFA
Historical Sites	71212	1 per 600 sq. ft. of GFA
Zoos and Botanical Gardens	71213	1 per 350 sq. ft. of GFA
Nature Parks and Other Similar Institutions	71219	3 per acre of lot area
Amusement Parks and Arcades	7131	1 per 350 sq. ft. of GFA
Other Amusement and Recreation Industries	7139	1 per 250 sq. ft. of GFA
Golf Courses and Country Clubs	71391	1 per 4 persons based on MDC, plus 1 per 350 sq. ft. of enclosed building space not designed for storage or maintenance
Fitness and Recreational Sports Centers	71394	1 per 350 sq. ft. of GFA
Recreational or youth sports teams and leagues	713990	1 per 500 sq. ft. of GFA
Riding Stables	713990	2 per 1,000 sq. ft. of GFA
Park and Other Non-Commercial Recreational Uses	N/A	3 per acre of lot area
<b>Accommodation and Food Services - Sector 72</b>		
Accommodation	721	1.1 per guest/sleeping room
Hotels	72111	1.1 per guest/sleeping room

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Motels	72111	1.1 per guest/sleeping room
Bed-and-Breakfast Inns	721191	1 per guest/sleeping room; and 1 per owner/resident manager DU
Rooming and Boarding Houses	7213	1 per sleeping/rooming unit for let; and 1 per owner/resident manager DU
Food Services and Drinking Places	722	1 per 150 sq. ft. of GFA
Special Food Services	7223	1 per 350 sq. ft. of GFA
Caterers	72232	1 per 350 sq. ft. of GFA
Drinking Places (Alcoholic Beverages)	7224	1 per 150 sq. ft. of GFA
Restaurants and Other Eating Places	7225	1 per 150 sq. ft. of GFA
<b>Other Services, except Public Administration - Sector 81</b>		
Repair and Maintenance	811	1 per 350 sq. ft. of GFA; Motor Vehicle Repair: 2 per service bay; Car Wash: 2 per washing bay
Electronic and Precision Equipment Repair and Maintenance	8112	1 per 350 sq. ft. of GFA
Personal and Household Goods Repair and Maintenance	8114	1 per 350 sq. ft. of GFA
Personal and Laundry Services	812	1 per 350 sq. ft. of GFA
Hair, Nail, and Skin Care Services	81211	2 per chair
Diet and Weight Reducing Centers	812191	1 per 350 sq. ft. of GFA
Color Consulting Services (i.e., personal care services)	812199	1 per 350 sq. ft. of GFA
Day Spas	812199	1 per 350 sq. ft. of GFA
Depilatory (i.e., hair removal) Salons	812199	1 per 350 sq. ft. of GFA
Ear Piercing Services	812199	1 per 350 sq. ft. of GFA
Electrolysis (i.e., hair removal) salons	812199	1 per 350 sq. ft. of GFA
Hair Removal (i.e., depilatory, electrolysis) Services	812199	1 per 350 sq. ft. of GFA
Hair Replacement Services (except by offices of physicians)	812199	1 per 350 sq. ft. of GFA
Hair Weaving Services	812199	1 per 350 sq. ft. of GFA
Make-up Salons, Permanent	812199	1 per 350 sq. ft. of GFA
Scalp Treating Services	812199	1 per 350 sq. ft. of GFA
Sun Tanning Salons	812199	1 per 350 sq. ft. of GFA
Death Care Services (except Crematories)	8122	Funeral Homes and Funeral Services: 1 per 4 seats based on MDC
Death Care Services	8122	Funeral Homes and Funeral Services: 1 per 4 seats based on MDC
Cemeteries and Crematories	81222	Cemetery: None; Crematory: 1 per 500 sq. ft. of GFA
Dry Cleaning and Laundry Services	81232	1 per 350 sq. ft. of GFA; Coin-Operated Laundries/Dry Cleaning: 1 per 250 sq. ft. of GFA

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Linen and Uniform Supply	81233	1 per 350 sq. ft. of GFA; Coin-Operated Laundries/Dry Cleaning: 1 per 250 sq. ft. of GFA
Other Personal Services	8129	1 per 350 sq. ft. of GFA
Parking Lots and Garages	81293	None
Religious, Grant making, Civic, Professional, and Similar Organizations	813	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area; and Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Religious Organizations	81311	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area; and Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Environment, Conservation and Wildlife Organizations	813312	Administrative Offices: 1 per 350 sq. ft. of GFA; and Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area; and Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Adult-Oriented Establishments	N/A	1 per 350 sq. ft. of GFA
<b>Public Administration - Sector 92</b>		
Municipal Uses	N/A	Administrative Offices: 1 per 350 sq. ft. of GFA; Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area; Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Executive, Legislative, and Other General Government Support	921	Administrative Offices: 1 per 350 sq. ft. of GFA; Maintenance/Storage Area: 1 per 2,000 sq. ft. of GFA of covered or enclosed area; Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Justice, Public Order, and Safety Activities	922	1 per 350 sq. ft. of GFA; Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Correctional Institutions	92214	1 per 4 inmate beds based on MDC
Fire Protection	92216	4 per emergency vehicle bay
Administration of Human Resource Programs	923	1 per 350 sq. ft. of GFA; Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Administration of Environmental Quality Programs	924	1 per 350 sq. ft. of GFA; Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Administration of Housing Programs, Urban Planning, and Community Development	925	1 per 350 sq. ft. of GFA; Public Meeting/Assembly Space: 1 per 4 seats based on MDC
Administration of Economic Programs	926	1 per 350 sq. ft. of GFA; Public Meeting/Assembly Space: 1 per 4 seats based on MDC
<b>SPECIFIC ACCESSORY USES</b>		
Accessory Apartment associated with a Permitted Non-Residential Use	N/A	Studio/Efficiency: 1 per dwelling unit; 1 bedroom: 1.5 per DU; 2 bedrooms: 1.75 per DU; 3 bedrooms or more: 2 per DU
Automated Banking/Postal Facility	N/A	In addition to the spaces required as part of the principal use, 2 spaces per machine when not associated with on-site principal financial service or postal service. Otherwise none.
Day Care, Family	N/A	In addition to the spaces required as part of the principal use, number of spaces normally required for uses listed elsewhere within this parking schedule Table

USE	NAICS	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Drive-Thru/Drive-Up Facilities for Permitted Uses	N/A	See Article 6 of this Chapter relating to <i>Vehicle Stacking Facilities</i> (§ 208-606.)
Helipad		In addition to the spaces required as part of the principal use, 1 per site
Home Occupation	N/A	In addition to the spaces required as part of the principal use, number of spaces normally required for uses listed elsewhere within this parking schedule Table
In-Law Suite	N/A	In addition to the spaces required as part of the principal use, Studio/Efficiency: 1 per dwelling unit; 1 bedroom: 1.5 per DU; 2 bedrooms: 1.75 per DU; 3 bedrooms or more: 2 per DU
No-Impact Home Occupation	N/A	In addition to the spaces required as part of the principal use, None
Non-Commercial Keeping of Livestock	N/A	In addition to the spaces required as part of the principal use, None
Outside Dining	N/A	In addition to the spaces required as part of the principal use, none required for 200 sq. ft. or less of outside dining area, but 1 space for each 100 sq. ft. of outside dining area more than 200 sq. ft.
Outside Display	N/A	In addition to the spaces required as part of the principal use, 1 space per 500 sq. ft. of outside display area
Outside Storage	N/A	In addition to the spaces required as part of the principal use, None
Personal Care Home Occupation	N/A	In addition to the spaces required as part of the principal use, 1 space for each 3 resident care beds

- (2) For uses and minimum number of required parking spaces not specifically or generally provided for in Table 6-3.1 in the subsection above (§ 208-603.C.(1)), such use shall have the minimum number of required parking spaces as similar uses listed in Table 6-3.1 in the subsection above (§ 208-603.C.(1)). Otherwise the use shall have the minimum number of required parking spaces as set forth in Table 6-3.2 in this subsection below:

**TABLE 6-3.2  
 ADDITIONAL MINIMUM NUMBER OF REQUIRED PARKING SPACES**

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
<b>RESIDENTIAL USES</b>	
Single-Family Dwelling or Two-Family Dwelling	2 per DU
Two-Family Dwelling	2 per DU
Multi-Family Dwelling	Studio/Efficiency: 1 per dwelling unit; 1 bedroom: 1.5 per DU; 2 bedrooms: 1.75 per DU; 3 bedrooms or more: 2 per DU
<b>NON-RESIDENTIAL USES</b>	
Office	1 per 350 sq. ft. of GFA
Retail	1 per 350 sq. ft. of GFA
Industrial/Manufacturing	1 per 500 sq. ft. of GFA
Warehouse	1 per 1,000 sq. ft. of GFA
Maintenance/Storage Area	1 per 2,000 sq. ft. of GFA of covered or enclosed area
Public Meeting/Assembly Space	1 per 4 seats based on MDC
Food Service and Drinking Place	1 per 100 sq. ft. of GFA
Accommodations	1.1 per guest/sleeping room
Other Uses	1 per 350 sq. ft. of GFA

**§ 208-604. Parking Alternatives and Adjustments.**

- A. **Applicability.** The following parking alternative or adjustment methods may be permitted by conditional use pursuant to Article 10 of this Chapter relating to *Conditional Uses* (§ 208-1006.) in accordance with the following regulations:
- B. **Maximum Permitted Parking Reduction.** Unless specified elsewhere in this Chapter, the maximum permitted amount of reduction in the minimum number of required off-street parking spaces for a development or use, regardless of the number of methods used, shall be twenty-five (25) percent of the total minimum number of required off-street parking spaces set forth in Article 6 of this Chapter relating to *Parking Ratios* in *Parking Regulations* (§ 208-603.C.).
- C. **Reductions for On-Street Parking.** For non-residential uses within the Mixed Use Zoning Districts or Business Zoning Districts where on-street parking is proposed, the following parking reduction regulations shall apply:
  - (1) On-street parking may be provided within street rights-of-way parallel to the curb line, only when parking on that street right-of-way has been approved by PennDOT, for all state owned streets, or the LMT BOC for Township of Lower Moreland owned streets.

- (2) Such on-street parking may be counted toward the required parking for permitted uses as set forth in Article 6 of this Chapter relating to *Parking Ratios in Parking Regulations (§ 208-603.C.)*.
  - (3) The total number of on-street parallel parking spaces shall be calculated according to the following:
    - (a) Determine the total length of the lot frontage or front lot line for the lot adjoining the street right-of-way, exclusive of any:
      - [1] Driveway or other curb cut; and
      - [2] Required on-street parking prohibition within the street right-of-way due to including but not limited to required clear site triangles, proximity to intersections, fire hydrants, or other traffic or safety related issue.
    - (b) Divide the remaining unobstructed length of the lot frontage or front lot line for the lot adjoining the street line by twenty-two (22) feet.
    - (c) To qualify as a permitted on-street parallel parking space, each on-street parallel parking space shall measure at least eight (8) feet in width and twenty-two (22) feet in length, exclusive of any street cartway.
  - (4) If on-street angled or perpendicular parking is permitted along the street by the Township of Lower Moreland or PennDOT as applicable, then the dimensions and number of on-street angled or perpendicular parking spaces shall be acceptable to the entity responsible for the street.
  - (5) All eligible on-street parking areas shall be graphically depicted and other indicated upon any permits or plans required by the Township of Lower Moreland. Such parking areas shall not conflict with any turning movements off the cartway or obstruct access to any street, driveway, pedestrian walkway, bicycle/pedestrian pathway, crosswalk, other access way, or fire hydrant.
- D. Reductions for Shared or Joint Use Parking. Within the Mixed Use Zoning Districts or Business Districts where shared or joint parking is proposed, the following parking reduction regulations shall apply:
- (1) If parking spaces are proposed to be shared or jointly used by two (2) or more uses, both uses shall be located upon the same lot, adjoining lots, or adjacent lots meeting the locational and distance requirements in Article 6 of this Chapter relating to *Parking for Non-Residential Uses and Other Uses Providing Parking Facilities with a Capacity of Three (3) or More Vehicles Other than Single-Family Dwellings on Individual Lots in Specific Parking Provisions in Additional Parking Standards in Parking Requirements (§ 208-603.B.(2)(b))*.
  - (2) The total minimum number of required shared or joint use parking spaces shall be calculated according to the following:

- (a) Determine the total minimum number of required parking spaces as set forth in Article 6 of this Chapter relating to *Parking Ratios* in *Parking Requirements* (§ 208-603.C.), for each individual use as if each were a separate use.
- (b) Determine each individual use’s peak parking total by multiplying total minimum number of required parking spaces as set forth in Article 6 of this Chapter relating to *Parking Ratios* in *Parking Requirements* (§ 208-603.C.) by the corresponding parking occupancy rates in Table 6-4.1 in this subsection below for each of the six (6) time periods:

**TABLE 6-4.1  
 PARKING OCCUPANCY RATES**

USES	NAICS	MONDAY – FRIDAY TIMES			SATURDAY AND SUNDAY TIMES		
		8 am – 6 pm	6 pm – Midnight	Midnight – 8 am	8 am – 6 pm	6 pm – Midnight	Midnight – 8 am
Residential	N/A	60%	100%	100%	80%	100%	100%
	Including but not limited to: 31-33 48-49 51 52 53 54 55 56 6212 6213 6215 6216 923 924 925 926						
Office/Warehouse/Industrial/ Manufacturing Establishments		100%	20%	5%	5%	5%	5%
	Including but not limited to: 42 44-45						
Retail and Wholesale Establishments		90%	80%	5%	100%	60%	5%
	Including but not limited to: 721						
Hotel/Motel Establishments		70%	100%	100%	70%	100%	100%

USES	NAICS	MONDAY – FRIDAY TIMES			SATURDAY AND SUNDAY TIMES		
		8 am – 6 pm	6 pm – Midnight	Midnight – 8 am	8 am – 6 pm	6 pm – Midnight	Midnight – 8 am
Restaurant and Other Eating Places/Drinking Places	Including but not limited to: 722	70%	100%	10%	70%	100%	20%
Theatre Establishments (Motion Picture/Live)	Including but not limited to: 512131 7111	40%	80%	10%	80%	100%	10%
Entertainment Establishments (including clubhouses, and lodges)	Including but not limited to: 71 (excluding 7111)	40%	100%	10%	80%	100%	50%
Public/Institutional/School Establishments	Including but not limited to: 51912 61 622 92	100%	20%	5%	10%	10%	5%
Religious Organizations (with place of assembly)	Including but not limited to: 81311	10%	5%	5%	100%	50%	5%

(c) Combine each individual use’s peak parking totals for each of the six (6) time periods to produce the all of the uses’ aggregate peak parking total for each of the six (6) time periods.

(d) The greatest of the aggregate peak parking totals of each of the six (6) time periods shall be determined with the required minimum number of required parking spaces set at such level.

E. Reductions for Uses with Vehicle Stacking Facilities. For non-residential uses which utilize drive-thru/drive up windows, vehicle fueling/gas pumps, washing bay, or service bays in the Mixed Use Zoning Districts or Business Zoning Districts, the parking reduction regulations set forth in Table 6-4.2 in this subsection below shall apply:

**TABLE 6-4.2  
 REDUCTIONS FOR USES WITH VEHICLE STACKING FACILITIES**

USE	NAICS	PARKING REDUCTION
Banks and Other Similar Financial Establishments with Drive-Thru/Drive Up Window or ATM; or Other Establishments with Drive-Thru/Drive Up Window or ATM	Including but not limited to: 522	1 or 2 lanes: 25% 3 or more lanes: 35%
Food Service and Drinking Place Establishments with Drive-Thru/Drive Up Window	Including but not limited to: 445 722	35%
Other Establishments with Drive-Thru/Drive Up Window	N/A	1 or 2 lanes: 25% 3 or more lanes: 35%
Establishments with Only Vehicle Fueling/Gas Pumps (No other retail items or services offered except those that are incidental to the sale of fuel/gas)	Including but not limited to: 447110 447190 811111	75%
Establishments with Vehicle Washing Facilities	Including but not limited to: 811192	Self Service: 75% Full Service or Automatic: 50%

F. Adjustment for Compact Vehicle Parking. Where compact vehicle parking is proposed, the following parking adjustment regulations shall apply:

- (1) Where more than ten (10) parking spaces are required and provided in an off-street lot or structure, the maximum permitted amount of parking spaces designated for “compact vehicles” shall be twenty-five (25) percent.
- (2) The minimum required dimensions of one (1) compact vehicle space shall not be less than required in Table 6-4.3 in this subsection below:

**TABLE 6-4.3  
COMPACT VEHICLE PARKING DIMENSIONS**

MINIMUM STALL WIDTH	MINIMUM STALL DEPTH
8 ft.	17 ft.

- (3) All compact vehicle parking spaces shall be located and grouped in the same area of the off-street parking lot or structure and be marked to indicate spaces designated for compact vehicle parking.
- G. Reductions Based upon Parking Study. Within the Mixed Use Zoning Districts or Business Districts, if an applicant proposes uses not covered in Table 6-3.1 or Table 6-3.2 in the subsections above (§ 208-603.C.(1)) and § 208-603.C.(2)) or believes there is another compelling reason to reduce the minimum number of required parking spaces, the following parking reduction regulations shall apply:
- (1) Local parking studies shall be prepared by a qualified parking or traffic consultant, a licensed architect, certified planner, or engineer, which substantiates the basis for granting a reduced number of spaces.
- (2) Local parking studies shall account for the following:
- (a) Occupancy Rates of Similar Projects and Uses.
- [1] Parking surveys shall determine parking occupancy rates of morning, afternoon and evening peaks for each of the seven (7) different days of the week.
- [2] The seven (7) days of observation may take place over the span of two (2) consecutive, typical weeks.
- [3] In the case of new construction or addition of new uses, parking surveys shall be conducted for another project with similar uses.
- [4] A combination of similar projects may be necessary to cover all the proposed uses.
- [5] The approximate square footages of the various uses of the projects shall be compared to the proposed project to allow the ratios of uses to be evaluated accordingly.
- [6] In the case of an enlargement, or substitution of existing uses, the parking surveys shall document the occupancy rates of the existing parking facility.

(b) Proximity and Convenience Factors. The following factors may influence the Township of Lower Moreland's approval of the parking reduction figures:

- [1] Distance between sharing uses and the parking facility;
- [2] Pedestrian walkways and connections among sharing uses and the parking facility;
- [3] Vehicular connections;
- [4] Whether parking will be free;
- [5] Proximity to a public or institution which may generate relatively large amounts of traffic;
- [6] Proximity to major transit corridors or stations;
- [7] Special trip reduction programs, such as subsidized van pooling, transit, shuttle or telecommuting;
- [8] Need for any reserved parking spaces. (Parking spaces to be shared cannot be reserved for specific uses or individuals except during off-peak hours.)

(c) Captive Market Parking. Parking requirements for retail, restaurant, hotel, convention and conference uses may be reduced where it can be determined that some portion of the patronage of these businesses comes from other uses (e.g., employees of area offices patronizing restaurants) located within a maximum walking distance of five hundred (500) feet. Parking requirements may be reduced by up to ten (10) percent, as appropriate, when supported by parking surveys at similar establishments.

(d) Limited Number of Visitors and Customers. For those uses in which parking demand is primarily from employees with limited number of visitors or customers such as office, warehouse, or industrial uses, parking may be reduced to a minimum of one hundred thirty (130) percent of the number of employees on the largest shift.

H. Adjustments for Overflow Reserve Parking Areas. Where overflow reserve parking areas are proposed, the following parking adjustment regulations shall apply:

- (1) Overflow reserve parking areas, which shall include areas of required parking facilities that may remain unpaved, but shall be leveled and stabilized in a grass condition, but that also may be constructed with improved pervious surfaces in accordance with Chapter 172 relating to Stormwater Management and Grading and Chapter 180 relating to Subdivision of Land acceptable to the Township of Lower Moreland, so as to provide for possible "overflow" reserve parking for seasonal or event peak times in accordance with the following regulations:

- (a) The applicant shall demonstrate that the demand for parking generated by the proposed development will be less than that total minimum number of required parking spaces for the use, and will be no more than that applied for.
- (b) The applicant shall submit a plot/site plan pursuant to Article 10 of this Chapter relating to *Application for All Zoning Permits in Zoning Permits (§ 208-1002.B.)*, including stormwater management facilities, fully designed in strict conformance with all requirements of this Chapter, Chapter 172 relating to Stormwater Management and Grading, and Chapter 180 relating to Subdivision of Land prior to any an area designated as overflow reserve parking spaces; and
  - [1] Regardless of the number of parking spaces actually developed, a parking area to accommodate the total minimum number of required parking spaces shall be fully designed, and the area which is proposed to be eliminated shall be shown as the overflow reserve parking spaces and areas and designated as such on the plot/site plan.
  - [2] The parking area shall be so designed that the impervious surface and maximum lot coverage requirements would not be exceeded in the event that the entire parking area, including overflow reserve parking spaces and areas, is subsequently developed. All overflow reserve parking spaces and areas not utilized for parking shall be landscaped according to an approved plot/site plan.
- (2) The total number of overflow reserve parking spaces shall not exceed twenty-five (25) percent of the total minimum number of required parking spaces.
- (3) No designated overflow reserve parking space or area shall count toward any required open space, setback, yard or buffer yard requirements.
- (4) The applicant shall enter into an agreement with the Township of Lower Moreland agreeing to “reserve” the overflow parking spaces and areas for a certain number of years, or an indefinite time period corresponding to the years the use (that the overflow reserve parking spaces and areas are intended for) are in existence. The agreement shall legally bind current and future owners of the land to keep the overflow reserve parking spaces and areas in open space, and to provide the additional required parking improvements, including all related stormwater management improvements if the Township of Lower Moreland determines it is necessary. Such agreement shall be in a form acceptable to the Township of Lower Moreland and recorded with the Montgomery County Recorder of Deeds.
- (5) The Township Zoning Officer shall periodically review the sufficiency of the overflow reserve parking spaces and area. If the Township Zoning Officer in the future determines that the overflow reserve parking spaces or areas are needed to meet actual parking demand, the Township Zoning Officer shall provide a written report of his findings indicating why the parking spaces and improvement are required and send the report to the LMT BOC and the property owner. The property owner shall be required to meet with the LMT BOC at a public meeting within thirty (30) days of said notice. The Township

Zoning Officer's report will be presented and discussed at the public meeting and the LMT BOC will render a written decision at a public meeting within forty-five (45) days of said meeting. If required, the property owner shall then have one (1) year to develop the overflow reserve parking spaces and areas including all related stormwater management improvements into the required off-street parking spaces in compliance with previously approved plot/site plan.

**§ 208-605. Loading Requirements.**

- A. 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 and the maximum size vehicle, in a manner that will not routinely obstruct traffic on a public street.
- B. In those instances where loading facilities are required in accordance with this Section (§ 208-605.) and elsewhere in this Chapter or Chapter 180 of the LMT Codified Ordinances relating to Subdivision of Land as applicable, loading facilities shall comply with the following requirements:
  - (1) Loading facilities shall comply with the applicable standards and requirements of Chapter 180. Deviations from the standards and requirements listed in Chapter 180 that are proposed during the:
    - (a) Subdivision/land development process may be requested and may be permitted as a modification according to the provisions set forth in Chapter 180.
    - (b) Zoning permit process that do not involve the subdivision/land development process may be requested and may be permitted as a variance according to the provisions for a variance set forth in Article 9 this Chapter relating to *Variances in Zoning Hearing Board's Functions* (§ 208-905.C.).
- C. Additional Loading Requirements.
  - (1) General Loading Requirements.
    - (a) Loading facilities shall be separated from off-street parking areas by striping, curbing, landscaping, etc.
    - (b) See Article 3 of this Chapter for additional accessory use or structure density and dimensional requirements of the applicable zoning districts. Additionally, see Article 5 of this Chapter relating to *Permitted Accessory Use or Structure Setback and Yard Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications* (§ 208-507.B.(5)) for specific setback and yard modifications for accessory uses and structures.
    - (c) Passenger Loading Facilities. The site shall be arranged to minimize the need for passengers being "dropped off" or "picked up" to cross traffic lanes on or adjacent to the site.

**§ 208-606. Vehicle Stacking Facilities.**

Vehicle stacking facilities are subject to the following criteria:

- A. Vehicle stacking facilities associated with any use having a drive-thru/drive up facilities or other similar uses provided in Table 6-6.1 in the subsection below (§ 208-606.E.) shall be provided to prevent vehicle backups on adjoining streets.
- B. Vehicle stacking lanes shall have on-site directional signs, indicator lights or pavement markings identifying the direction of travel and lane status (such as “open” vs. “closed”).
- C. Required vehicle stacking lanes shall not:
  - (1) Impede upon on-site or off-site traffic movements, including off-street parking or loading areas; or
  - (2) Create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
- D. Vehicle stacking lanes shall be separated from off-street parking areas and other vehicle stacking lanes by striping, curbing, landscaping, etc. Individual vehicle stacking lanes shall be striped, marked, or otherwise distinctly delineated.
- E. The minimum required dimensions of one (1) vehicle stacking space shall not be less than required in Table 6-6.1 in this subsection below:

**TABLE 6-6.1  
VEHICLE STACKING SPACE DIMENSIONS**

MINIMUM WIDTH	MINIMUM DEPTH
12 ft.	20 ft.

F. The following vehicle stacking space requirements for specific uses shall be provided as listed in Table 6-6.2 in this subsection below:

**TABLE 6-6.2  
 VEHICLE STACKING REQUIREMENTS**

USE	NAICS	REQUIRED STACKING SPACES	MEASURED FROM
Banks and Other Similar Financial Establishments with Drive-Thru/Drive Up Window or ATM; or Other Establishments with Drive-Thru/Drive Up Window or ATM	Including but not limited to: 522	1 or 2 lanes: 4 per lane or kiosk; or 3 or more lanes: 3 per lane or kiosk	Window or ATM
Food Service and Drinking Place Establishments with Drive-Thru/Drive Up Window	Including but not limited to: 445 722	6 per menu board or window, with at least 4 of the required spaces between the menu board and pick up window	Menu Board or Window
Other Establishments with Drive-Thru/Drive Up Window	N/A	1 or 2 lanes: 4 per lane or kiosk; or 3 or more lanes: 3 per lane or kiosk	Front of Drive-Thru/Drive Up Lane or Window
Establishments with Vehicle Fueling/Gas Pumps	Including but not limited to: 447110 447190 811111	2 per fuel/gas pump	End of Pump Island
Establishments with Vehicle Washing Facilities	Including but not limited to: 811192	Self Service: 3 per washing bay at entrance; and 1 vehicle per washing bay at exit  Full Service or Automatic: 5 per washing bay at entrance; and 2 per washing bay at exit	Outside of Washing Bay
Establishments with Vehicle Oil Change and Lubrication Facilities	Including but not limited to: 811191	3 per service bay	Outside of Service Bay
Other Uses having Drive-Thru/Drive Up Facilities	N/A	Other uses not specified in this Table: Number of spaces (and related measurements from) normally required for similar uses listed elsewhere within this Table	