

Section 900.00 OFF-STREET PARKING AND LOADING

Section 900.01 Purpose

This Section is intended to provide for adequate off-street parking and loading facilities in proportion to the anticipated parking needs created by each use. These requirements further establish uniform design standards for parking spaces, aisles and access ways for functional performance in order to reduce congestion on streets and to minimize unwanted impacts to adjacent property owners.

Section 900.02 General Requirements

A. Parking Spaces:

Parking spaces shall be provided and adequately maintained by each property owner in every zoning district for off-street storage of motor vehicles for the use of occupants, employees, and patrons of each building and premise constructed, altered or enlarged after the effective date of this Resolution.

All vehicles shall be stored on the premises occupied by the principal building.

The proper number of parking spaces for any given use, as specified in 900.03 of this Section, is based on considerations of the maximum number of motor vehicles that can be expected to be at the premises at the same time on an average day of full use of the premises.

B. Floor Area:

As used in this Section, the term, "floor area" as applied to offices, merchandising or service types of uses shall mean the gross floor area used or intended to be used for services to the public or customers, patrons, clients, patients or tenants including area occupied for fixtures and equipment used for display or sale of merchandise, but excluding floor areas which are used exclusively for storage, for housing of mechanical equipment integral with the building, for maintenance facilities, or for those areas so restricted that customers, patients, clients, salesmen, and the general public are denied access.

C. Requirements for a Use Not Listed:

The requirements for an off-street parking facility for a use not specifically listed shall correspond to those requirements for a use listed which is most similar to the use not listed.

1. Except for parking space provided on residential lots, an access drive shall be provided not less than twenty feet (20') wide and so located as to secure the most appropriate development of the property.
2. Except for parking space provided on residential lots, no parking area shall be constructed less than one thousand (1000) square feet in area.

3. Parking areas with the capacity of four (4) or more vehicles shall be surfaced with a material that shall provide a durable, smooth and dustless surface and shall be graded and provided with adequate drainage facilities to dispose of all collected surface water. All such parking areas shall be adequately maintained so as to provide a durable, smooth, dustless surface.
4. Except for single family residential lots, adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be so arranged as to reflect light away from any residential property adjacent to the area.
5. Where a parking area with a capacity of four (4) or more vehicles adjoins a residential property in a residential district, a buffer at least twenty-five (25) feet wide shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of structural or plant materials no less than four (4) feet in height.

D. Use of Parking Areas:

No commercial repair work, servicing or selling of any kind shall be conducted on any parking area. Only those signs essential to the functions of the area shall be displayed.

E. Increases to Parking Areas:

Any increase in the effective capacity of any premise's use for which off-street parking is required in accordance with this Resolution shall be accompanied by the provision and maintenance of parking space in proper ratio to the increased capacity.

Section 900.03 Off-Street Parking Space Requirements (Minimum)

- A. The joint use of parking facilities by two (2) or more users is recommended whenever such use is satisfactory to each of the users intended to be served and when all requirements for location, design and construction can be satisfied.
- B. In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time. If peak space requirements for individual users occur at distinctly different times from the peak requirements for other joint users, the maximum capacity for the joint use will be less than the sum of total individual space requirements.

A copy of an agreement between joint users shall be filed with the application for a zoning certificate with the Zoning Inspector of Mantua Township. The agreement shall include a guarantee for continued use of the parking facility for each party to the joint use.
- C. As provided in Section 300.00, the Township Board of Zoning Appeals may authorize reduction, modification or waiver of these parking requirements under specific conditions by the issuance of a conditional zoning certificate.
- D. All loading platforms or docks shall be constructed at the side or rear of structures.

- E. All parking space requirements shall be exclusive of all ingress or egress areas. Parking space for motor vehicles in all districts, in connection with every recreational, institutional, cultural, business, and commercial use, shall be provided in accordance with the following:

Table 900.03E
Parking Space Requirements (Minimum)

Type of Use (Table 900.03E)	Number of Spaces Required
A. Residential Uses	
1. Single-Family, Two-Family & Three Family Dwellings	2 spaces for every dwelling unit.
2. Multi-Family (1 Bedroom)	1.5 spaces for every dwelling unit.
3. Multi-Family (2 Bedroom)	2 spaces for every dwelling unit.
4. Multi-Family (3 Bedroom)	3 spaces for every dwelling unit.
5. Multi-Family (4 Bedroom)	4 spaces for every dwelling unit.
6. Bed & Breakfast Establishments	1 space for every guest room, plus the requirements for a normal residential use.
B. Retail Business Uses	
1. Appliance, Furniture, Household Goods Sales and Repair	1 space for the first 1,000 sq.ft. of floor area, plus 1 space for each additional 600 sq.ft. of floor area
2. Convenience Stores	1 space for every 250 sq.ft. of floor area.
3. Restaurants (fast food or carry out)	1 space for every 50 sq.ft. of floor area.
4. Convenience Stores with gasoline pumps	1 space for every 250 sq.ft. of floor area, plus the parking requirements of Gas Stations.
5. Food or Grocery Stores	1 space for every 200 sq.ft. of floor area.
6. Gas Stations	2 spaces for each island of pumps, plus 2 spaces for each service stall, plus 1 space for each two employees.
7. Restaurants (dine in)	1 space for every 3 seats and 1 space for every 3 employees.
8. Restaurants (fast food or carry out)	1 space for every 50 sq.ft. of floor area.
9. Shopping Center (Comprised of more than one business use)	
a. Less than 15,000 sq.ft. of floor area	5 spaces per 1,000 sq.ft. of floor area.
b. Between 15,001 and 600,000 sq.ft. of floor area	4 spaces per 1,000 sq.ft. of floor area.
c. More than 600,000 sq.ft. of floor area	5 spaces per 1,000 sq.ft. of floor area
10. All uses not listed	1 space for every 200 sq.ft. of floor area.
C. Service Uses	
1. Barber and Beauty Shops	1 space for every 150 sq.ft. of floor area.
2. Bicycle, Camper, Motor Vehicle, and RV Sales and Service	1 space for every 200 sq.ft of floor area, plus 1 space for each additional 3,000 sq.ft. of gross land area.
3. Catering	1 space for every 250 sq.ft. of floor area.
4. Financial Institutions	1 space for every 200 sq.ft. of floor area.

Type of Use (Table 900.03E)	Number of Spaces Required
C. Service Uses (cont)	
5. Hotel/Motel	1 space for each guest room, plus 1 space for each employee.
6. Indoor Storage Facility	1 space for every 15 storage units.
7. Motor Vehicle Repair Facility	2 spaces for each service stall, plus 1 space for each two employees.
8. All uses not listed	1 space for every 250 sq.ft. of floor area.
D. Office Uses	
1. Business and Professional	5 spaces for the first 1,000 sq.ft. of floor area, plus 1 space for each additional 300 sq.ft. of floor area.
2. Medical and Dental	4 spaces for each doctor on staff, plus 2 spaces for every employee.
E. Health Medical and Care Facilities	
1. Children's Day Care and Nursery School Facilities	1 space for every 10 clients based on the facilities maximum capacity.
2. Assisted Living Facilities, Convalescent Centers, Nursing Homes and Geriatric Centers	1 space for every 5 beds, plus 2 spaces for each 3 employees and 1 space for each doctor on staff.
3. Health Clinics	4 spaces for each doctor on staff, plus 2 spaces for every employee.
4. Hospitals and Sanitariums	1 space for every 2 beds, plus 2 spaces for each three employees.
5. Funeral Homes, Mortuaries	1 space per for every 100 sq.ft. of floor area of rooms used for services.
F. Public, Education, and Utility Uses	
1. Churches and Places of Worship	1 space for every 5 seats in main auditorium.
2. Colleges, Universities, Vocational Schools	1 space for every 5 students based on the maximum number of students the facility is designed to accommodate, plus 2 spaces for each 3 employees.
3. Elementary, Junior High School	2 spaces for each classroom.
4. High School	1 space for every 8 students.
5. Libraries, Art Galleries, Museums	1 space for every 800 sq.ft. of floor area.
6. All uses not listed	1 space for every 250 sq.ft. of floor area.
G. Recreational and Social Facilities	
1. Amusement Parks (Indoor and Outdoor)	3 spaces for every 1,000 sq.ft. of floor area, plus 3 spaces for every 1,000 sq.ft. of gross land area.
2. Archery Range	1 space for every 2,000 sq.ft. of gross land area.
3. Auditoriums, Gymnasiums, Convention Centers and other Places of Assembly	The number of required spaces shall equal 40% of the seating capacity of the facility.
4. Bowling Alleys	4 spaces per alley plus 1 additional space for each two (2) employees.
5. Dance Halls, Skating Rinks	10 spaces for every 1,000 sq.ft. of floor area.
6. Golf (miniature)	2 spaces per hole.

Type of Use (Table 900.03E)	Number of Spaces Required
G. Recreational & Social Facilities (cont)	8 spaces per green.
7. Golf (nine holes or more)	
8. Handball, Racquet, Squash, and Tennis Courts and Clubs	4 spaces per court plus additional spaces required for affiliated uses (e.g. restaurant).
9. Parks and Playgrounds	Parks and playgrounds over one acre: one space for each picnic table or 12 spaces for each acre of formal park area, whichever is greater.
10. Swimming Pools	1 space for every 75 sq.ft. of water area plus 1 space for every 5,000 sq.ft. of gross land area.
11. Theaters	1 space for every 5 seats
12. All uses not listed	1 space for every 250 sq.ft. of floor area
H. Uses in Combination	100% of the individual use that requires the greatest number, plus 50% of the spaces required by the other uses.
I. Industrial Uses	2 spaces per five (5) employees. The total number being the total number of employees on any two consecutive shifts having the largest number of employees.

Section 900.04 Paving Requirements

Except for single-family and two-family residences, the required number of parking and loading spaces set forth in these sections, together with driveways, aisles and other circulation areas shall be improved with asphalt or concrete paving, except as specified in Section 900.05.

Section 900.05 Optional Porous Material Surface Parking Areas

In order to reduce storm water runoff from a site, an area of the parking surface equal to a maximum of 50 percent (50%) of the required parking spaces may be improved with porous materials in accordance with the requirements of Section 900.06.

Section 900.06 Design Requirements for Porous Material Parking Surfaces

- A. The materials used shall be capable of supporting the weight of the anticipated traffic and present no additional safety risks, as compared to those of a paved surface.
- B. The area designated for porous materials shall not be used for the required parking spaces of disabled drivers or bicyclists.
- C. The porous surface parking areas shall be clearly designated by appropriate signage and striping.

Section 900.07 Drainage Requirements

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

Section 900.08 Maintenance Requirements

The owner of the property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash and other debris.

Section 900.09 Lighting Requirements

Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lighting used to illuminate a parking lot shall be in compliance with Section 800.10.