

ORDINANCE NO. 518

AN ORDINANCE AMENDING CHAPTER 260 OF THE CODE OF THE BOROUGH OF DANVILLE ENTITLED ZONING.

SECTION I

Chapter 260, Section 260-32 is hereby replaced with the following:

§207-32. Automotive services; off-street parking and loading.

A. Off-street parking. Any off-street parking developed in the Borough of Danville shall be developed only in accordance with the provisions of this section. In all districts, except the C-2 District, in connection with every manufacturing, business, institutional, recreational, residential or any other use, there shall be provided at the time any building or structure is erected, enlarged, increased in capacity or changed in use off-street parking space for automobiles available to the occupants of such buildings or visitors thereto at no charge; provided, however, that for dwellings in the C-2 District, there shall be provided off-street parking for each dwelling unit in accordance with this section.

(1) Size and access.

(a) Each off-street parking space in a parking lot shall have an area of not less than 153 square feet, exclusive of access drives or aisles, and shall be of usable shape and condition; provided, however, that when a new parking lot is constructed for a supermarket, the size of each parking space in the supermarket shall be not less than 180 square feet. Except in the case of dwellings, no parking area shall contain less than three spaces.

[Amended 9-9-1997 by Ord. No. 393]

(b) There shall be adequate provisions for ingress and egress to all parking spaces. Access to off-street parking areas shall be limited to several well-defined locations and in no case shall there be permitted unrestricted access along the length of the street or alley upon which the parking area abuts.

(c) No off-street parking shall be located in the front yard of any residential lot, except in a driveway providing access to a garage or within a required side yard.

(d) no point of ingress or egress shall be nearer, one to the other, than 300 feet, except where inadequate highway frontage precludes the feasibility of complying with this requirement.

(2) Number of parking spaces required. The number of off-street parking spaces required shall be as set forth in Table I following, in accordance with the definition of "floor area" as set forth in Article II hereof;

provided, further, that in any R District, on any lot having an area of one acre or less, private garage space may be provided for not more than four motor vehicles. Space for one additional motor vehicle may be provided for each 1/5 acre by which the area of the lot exceeds one acre; and in any R District, not more than one garage space provided on any lot shall be used for the housing of a commercial motor vehicle greater than 1/2 ton capacity. In any case of a building, structure or premises the use of which is not specifically mentioned herein, the provisions for a use which is so mentioned and to which said use is similar, in the opinion of the Zoning Hearing Board, shall apply.

(3) Off-site facilities. All permitted and required accessory off-street parking spaces, open or enclosed, shall be located on the same zone lot as the use to which such spaces are accessory, except that such spaces may be provided elsewhere but shall be provided within a radius of no greater distance than 250 feet from that zone lot; provided, however, that for spaces to serve residential dwellings in the C-2 District, such spaces shall be permitted to be located up to five hundred (500) feet from the property to be served. And provided, further, that required spaces are provided off the site in accordance with the provisions set forth herein and that such spaces shall be in the same ownership as the use to which they are accessory and shall be subject to deed restrictions filed in an office of record, binding the owner and his heirs and/or assigns to maintain the required number of spaces available throughout the life of such use, and such spaces shall conform to all regulations of the district in which they are located.

Provided, however, that in lieu of evidence of ownership of the required off-site parking space in a C-2 District, there shall be provided annual proof of access thereto.

Table I Off-Street Parking

Uses	Minimum Required Parking Spaces
1. Churches and schools	1 for each 3.5 seats in an auditorium or for each 17 classroom seats, whichever is greater
2. Business and professional offices and banks, except medical and dental offices	1 for each 200 square feet of floor area
3. Community buildings and social halls	1 for each 200 square feet of floor area
4. Country clubs, golf courses	1 for each 200 square feet of floor area occupied by all principal and accessory structures, except those used for parking purpose**
5. Dwellings	2 for each family or dwelling unit***

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| 6. Motels, hotels, rooming houses and dormitories | 1 for each 2 bedrooms |
| 7. Apartments, townhouses and garden apartments* | 2 for each dwelling unit |
| 8. Funeral homes and mortuaries | 10 for each parlor |
| 9. Hospitals, nursing and convalescing homes, personal care homes | 1 for each bed, plus 1 for each employee |
| [Amended 12-9-2002 by Ord. No. 448] | |
| 10. Manufacturing plants, research or testing laboratories and bottling plants | 1 for each 1,000 square feet of floor area, plus 1 for each 4 employees in the maximum working shift; the total parking area shall not be less than 25% of the building floor area |
| 11. Medical or dental clinics or offices | 5 spaces for each doctor or dentist and 1 for each employee in the maximum working shift |
| 12. Restaurants, beer parlors and nightclubs | 1 for each 2.5 seats |
| 13. Retail stores, store groups, shops and personal services | In a C-1 Zone, 1 for each 300 square feet of floor area, when the floor area exceeds 1,000 square feet; in all other C Zones, where required, 3 for each 300 square feet of floor area |
| 14. Wholesale establishments or warehouses | 1 for each 2 employees in maximum working shift; the total parking area shall be not less than 25% of the building floor area |
| 15. Outdoor recreational facilities | An adequate number of spaces so that all vehicles located at the facility can be accommodated in existing parking lots and not on the Borough's roads |
| 16. Auctions, galleries | 5 for each 500 square feet of floor area |
| 17. Bowling alleys | 5 for each lane |

18. Movie theaters, auditoriums 1 for each 2.5 seats and sport stadiums

19. Home occupations In addition to spaces required for the dwelling, 1 for each nonresident employee; if there are no nonresident employees, 1 for each home occupation

20. Group housing Not less than 1 space per bedroom unit, plus 1 per employee in the maximum working shift, but not less than a total of 3 spaces per unit

NOTES:

* Except elderly housing where one parking space for each three dwelling units shall be provided.

** There shall be not less than 20 off-street parking spaces for each use.

***Except in the C-2 District there shall be not less than one (1) off-street parking space for any dwelling unit with not more than one (1) bedroom.

B. Off-street loading. In any district, in connection with every building or building group or part thereof hereafter erected and having a gross floor area of 5,000 square feet or more which is to be occupied by manufacturing or commercial uses or distribution of material or merchandise by vehicles, there shall be provided and maintained, on the same zone lot with such building, off-street loading berths in accordance with the requirements of Table II following.

(1)Size and location. Each loading space shall be of sufficient size to accommodate vehicles that are likely to utilize the berth, but not less than 10 feet in width, 30 feet in length and 14 feet in height, and may occupy all or any part of any required yard, except where located adjacent to any R District where they shall be set back a minimum of six feet from any such property line.

Table II Off-Street Loading

Uses	Square Feet of Floor Area	Required Off-Street Loading Berths
1. Schools	15,000 or more	1
2. Hospitals (in addition to space for ambulance)	From 10,000 to 30,000	1
	For each additional 30,000 or major fraction thereof	1 additional
3. Undertakers and funeral homes	5,000	1
	For each additional 5,000 or major fraction thereof	1 additional
4. Hotels and offices	10,000 or more	1
5. Retail, commercial, wholesale, manufacturing, storage and miscellaneous	From 10,000 to 25,000	1
	From 25,000 to 40,000	2
	From 40,000 to 60,000	3
	From 60,000 to 100,000	4
	For each additional 50,000 or major fraction thereof	1 additional

C. Joint facilities for parking or loading. Off-street parking and loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use, and provided that all regulations governing the location of accessory spaces in relation to the use served are adhered to. Further, no accessory space or portion thereof shall serve as a required space for more than one use unless otherwise approved by the Zoning Hearing Board in accordance with the purposes and procedures set forth herein.

D. Development and maintenance of parking and loading areas. Every parcel of land hereafter used as a public or private parking area or loading area, including a commercial parking lot, shall be developed

and maintained in accordance with the applicable sections of Chapter 216 Streets, Sidewalks and Driveways, Article V, Off-Street Parking and Driveways, and the following requirements:

[Amended 7-11-2006 by Ord. No. 477

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

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(1) Screening and landscaping. Off-street parking areas for more than five vehicles and off-street loading areas shall be effectively screened on each side which adjoins or faces premises situated in any R District or institutional premises by a solid fence or hedge. Such fence or hedge shall be not less than four feet nor more than six feet in height and shall be maintained in good condition without any advertising thereon. Any space between such fence or hedge and the side lot line adjoining premises or the front lot line facing premises in any R District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. The landscaping of parking lots shall conform with the requirements of § 260-25C.

(2) Minimum distances and setbacks. No off-street parking or loading area or part thereof for more than five vehicles shall be closer than 10 feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot. If not in an R District but adjoining such district, the parking area shall be set back not less than five feet from the established street right-of-way line within 50 feet of any R District.

(3) Surfacing. Any off-street parking or loading area shall be surfaced with asphalt, concrete, brick, cement pavers or similar durable and dustless material. Dustless material shall not include loose stone of any size. All off-street parking areas shall be so graded and drained as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for the orderly and safe loading, parking and storage of self-propelled vehicles.

(a) Exception: Residential driveway/parking of 450 square feet or less, constructed in a rear or side yard and accessed from a Borough alley.

(4) Lighting. Any lighting used to illuminate any off-street parking or loading areas shall be so arranged as to reflect the light away from the adjoining premises in any R District.

E. Automobile service stations and parking lots.

(1) Location of establishments and access thereto. Vehicular service stations, commercial parking lots for five or more motor vehicles, automobile repair shops or any vehicular access thereto are regulated as follows:

(a) A site development plan shall accompany all applications and shall show building and fuel pump placement and dimensions, parking, landscaping, internal circulation and the size and location of signage.

(b) All vehicular servicing activities except for those normally performed at fuel pumps shall be performed within completely enclosed buildings.

(c) Minimum setbacks of fuel pumps shall be 20 feet from the front yard setback line.

(d) Fuel pumps shall not interfere with parking spaces or internal circulation and shall be located at least 30 feet from all parking areas.

(e) A minimum width of 250 feet at the building setback line is required.

(f) Shall not be located within 100 feet of any boundary line of any R District; provided, however, that where the rear lot line of the property shall be less than 100 feet distant from an R District, there shall be established along such rear lot line a buffer zone which shall be landscaped in accordance with the provisions of § 260-25 hereof and no part of any parking space shall be less than 20 feet from any residential property line.

(g) Shall not be located within 100 feet of property dedicated to or intended for schools, playgrounds, churches, hospitals, public libraries and institutions for dependents or for children, when located along the same street or road and in the same block as said properties.

(h) Vehicular access to the above automotive uses shall be well-defined driveways and shall not be closer to the intersection of any two street right-of-way lines than 50 feet.

F. Truck and truck trailer parking in residential districts. No truck trailers, trucks over four tons or vehicles used for the collection of solid waste may be parked overnight on residential zone lots.

G. Drive-in eating and drinking places. Such businesses where persons are served in automobiles shall be not closer than 100 feet to an R District and shall be located on a major public street and shall provide ingress and egress so as to minimize traffic congestion and shall comply with the following:

(1) A minimum of eight on-site vehicular waiting spaces are required for occupied vehicles waiting for window service.

(2) The above spaces shall not interfere with parking spaces intended for non-drive-through customers, internal circulation or pedestrian safety.

(3) A site development plan shall be submitted showing building placement and dimensions, vehicular and pedestrian access, internal circulation, landscaping and size and location of signage.

H. Other drive-in business. For banks, financial institutions and any other business uses with drive-through service, applications shall be accompanied by a site development plan showing building placement and dimensions, the location of all drive-through facilities, parking, internal circulation and the location and size of signage.

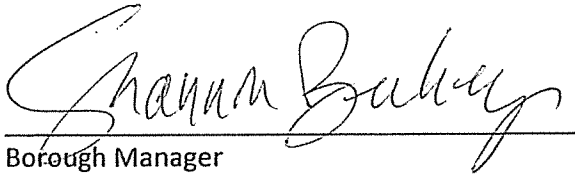
SECTION II

All other parts of Chapter 260 of the Code of the Borough of Danville are hereby reenacted without change.

SECTION III

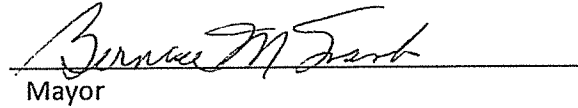
This ordinance shall take effect immediately upon adoption.

Adopted and approved this 10th day of June 2014.


Borough Manager

SEAL


Council Vice -President


Mayor