

ARTICLE VI

OFF-STREET PARKING AND LOADING

601. REQUIRED NUMBER OF PARKING SPACES.

601.A. Overall Requirements.

1. Number of Spaces. Each use that is newly developed, enlarged, significantly changed in type or increased in number of establishments shall provide and maintain off-street parking spaces in accordance with Table 6.1 and the regulations of this Article, except as exempted by Section 602.F. in the C-D district.
2. Uses Not Listed. Uses not specifically listed in Table 6.1 shall comply with the requirements for the most similar use listed in Table 6.1, unless the applicant proves to the satisfaction of the Zoning Officer that an alternative standard should be used for that use.
3. Multiple Uses. Where a proposed lot contains or includes more than one type of use, the number of parking spaces required shall be the sum of the parking requirements for each separate use, except as may be allowed under Section 601.B.
4. Calculation. Where the calculation of required parking spaces does not result in a whole number, the calculation shall be rounded to the closest whole number.

601.B. Reduction of Parking Requirements by Special Exception

1. Purposes. To minimize impervious surfaces, while ensuring adequate parking; to recognize unique circumstances may justify a reduction in parking.
2. The Zoning Hearing Board may permit a reduction, through the Special Exception process of Section 119, of the number of parking spaces required to be developed if the Applicant proves to the satisfaction of the Board that less parking spaces are needed.
 - a. Proof. To prove that less parking spaces are needed, the applicant shall provide existing and projected employment, customer, resident or other relevant data. Such data may include a study of parking at similar developments during peak periods of use.
 - b. Shared Parking. Under this Section, an applicant may seek to prove that parking permanently shared with another use or another lot with shared internal access or another lot within 400 feet of the entrance to the use will reduce the total amount of parking needed because the uses have different peak times of parking need or overlapping customers.
 - c. Reservation of Future Parking Areas. If a reduction is permitted under this Section, the Board may require as a condition of the special exception that the lot include the reservation, permanently or for a specified number of years, of areas for use if needed in the future for additional parking.
 - i) Such reservation shall be provided in a legal form acceptable to the Zoning Hearing Board Solicitor. A legally binding deed restriction is recommended.

- ii) In such case, the Applicant shall be required to submit site plans to the Zoning Officer showing where and how the additional parking could be accomplished. Such future parking areas shall be designed to meet all City requirements, including stormwater runoff. Such future parking areas shall not be covered by buildings and shall be attractively landscaped unless needed for parking.
- iii) Such additional parking shall be required to be provided within 1 year by the owner of the lot at that time after the Zoning Officer may determine in writing to such owner that such parking has become needed to meet actual use. Such determination shall be based upon the Zoning Officer's on-site review on at least 3 different days.

TABLE 6.1
OFF-STREET PARKING REQUIREMENTS
(See definition of employee in Article II)

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF-STREET PARKING SPACE FOR EACH:
A. AGRICULTURAL USES:		
1. Crop Farming or Raising of Livestock	-----	Employee
2. Kennel (Min. of 4)	1 per employee	15 animals of capacity
3. Plant Nursery	1 per employee	250 sq. ft. of indoor sales floor area and 10,000 sq.ft. of outdoor sales area
4. Stable, Non-Household (Min. of 2)	1 per employee	8 animals of capacity
5. Seasonal Sale of Agricultural Products (Min. of 5)	1 per employee	250 sq. ft. of sales floor area
B. RESIDENTIAL USES:		
1. Dwelling Unit	1 per dwelling unit, except for dwellings approved after the adoption of this Ordinance: - 1.5 per apartment and - 2 per other dwelling unit (which may include a driveway space and a garage space). (see also "Housing for Persons over Age 60" below)	
2. Home Occupation, General	As determined to be necessary by the Zoning Hearing Board	Non-Resident Employee
3. Home Occupation, Light	None additional required.	
4. Housing Permanently Restricted to Persons 60 Years and Older and/or the Physically Handicapped	0.6 per dwelling/ rental unit, except 0.3 per dwelling/ rental unit if evidence is presented that the residents will primary be physically handicapped or over 70 years old	Non-Resident Employee

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF-STREET PARKING SPACE FOR EACH:
5. Boarding House	1 per rental unit, except for a college fraternity or sorority: 1 per 2 beds plus 2 spaces.	Non-Resident Employee
6. Group Home	See Section 402	
<u>C. INSTITUTIONAL USES:</u>		
1. Place of Worship or Church	1 per 5 seats in room of largest capacity. If a place of worship shares parking with a school, then whichever use requires the most parking shall apply instead of the other use.	Employee
2. Care and Treatment Facilities for Children	1 per staff doctor, plus 1 per 3 employees on the maximum shift, plus 1 per 1,000 sq. ft. of total habitable floor area for visitor and resident parking	Plus such additional spaces required by this Table for any supplementary activities that generate additional parking needs
2. Hospital	1 per 3 beds	1.2 Employee
3. Nursing Home	1 per 4 beds	1.2 Employee
4. Personal Care Home	1 per 3 beds	1.2 Employee
5. Day Care as an accessory use to a dwelling	1 space - designed for safe and convenient drop-off and pick-up	Non-resident employee
6. Day Care Center as a principal use	1 per 10 children, with spaces designed for safe and convenient drop-off and pick-up	Non-resident employee
7. School, Primary or Secondary	1 per 4 students aged 16 or older plus 2 visitor spaces	Employee
8. Utility Facility	Vehicle routinely needed to service facility	
9. Dormitory	1 per 2 residents aged 16 or older	Non-resident employee
10. College, University or Trade School	1 per 2 students not living on campus or within 1/2 mile of the campus who attend class at peak times (plus required spaces for on-campus housing)	1.2 Employee on campus during peak times, other than those living on-campus
11. Public Library, Community Center or Cultural Center or Museum	1 per 10 seats for a library; 1 per 5 seats for a community center, cultural center or museum (or 1 per 300 sq. ft. of floor area accessible to patrons and/or users if seats are not typically provided)	1.2 Employee
12. Treatment Center	1 per 2 residents aged 16 years or older plus 1 per non-resident intended to be treated on-site at peak times	Non-Resident Employee
13. Swimming Pool, Non-Household	1 per 40 sq. ft. of water surface, other than wading pools	1.2 Employee

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF-STREET PARKING SPACE FOR EACH:
D. <u>COMMERCIAL USES:</u>	All commercial uses, as applicable, shall provide additional parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time. These additional spaces are not required to meet the stall size and parking aisle width requirements of this Ordinance.	
1. Auditorium, Commercial	1 per 4 seats	
2. Auto Service Station or Repair Garage	5 per repair/ service bay and 1/4 per fuel nozzle with such spaces separated from accessways to pumps	Employee
3. Auto, Boat, Recreational Vehicle or Manufactured Home Sales	1 per 15 vehicles, boats, RVs or homes displayed	Employee
4. Automatic Transaction Machine	3 per machine, conveniently located	
5. Adult Use (including Adult Bookstore, Adult Live Entertainment Use or Massage Parlor) (min. of 10 spaces)	1 per 30 sq. ft. of total floor area	Employee and/or performer
6. Bed and Breakfast Use	1 per rental unit plus the 2 per dwelling unit	Non-resident employee
7. Betting Use	1 per 3 persons of maximum capacity of buildings, as rated by fire regulations	1.2 Employee
7. Bowling Alley	2 per lane plus 2 per pool table	1.2 Employee
8. Bus Station, Inter-city	5 per loading/ unloading stall for buses	Employee
9. Car Wash	2 per washing lane or stall, which may be located in drying or vacuuming areas	1.2 Employee
10. Financial Institution (includes bank)	1 per 250 sq. ft. of floor area accessible to customers, plus 3 convenient spaces for each automatic banking transaction machine	Employee
11. Funeral Home	1 per 5 seats in rooms intended to be in use at one time for visitors	Employee
12. Golf Driving Range	1 per tee	1.2 Employee
13. Miniature Golf	2 per hole	1.2 Employee
14. Golf Course	3 per hole (plus spaces required for any membership club building or restaurant)	2 Employees
15. Ice Skating/ Roller Skating	250 sq.ft. of floor area accessible to users	1.2 Employee

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED	PLUS 1 OFF-STREET PARKING SPACE FOR EACH:
16. Haircutting/ Hairstyling	2 per customer seat used for haircutting, hair styling, hair washing, manicuring or similar work	1.2 Employee
17. Hotel or Motel	1 per rental unit plus 1 per 5 seats in any meeting room (plus any parking required for any restaurant)	1.2 Employee
18. Laundromat	1 per 3 washing machines	On-site Employee
19. Offices or clinic, Medical/dental	5 per each doctor or dentist working on-site at peak times	Employee
20. Office building primarily intended to include medical/dental offices	Requirements shall be split proportionally between No. 19 and No. 21 based upon estimate of expected types of tenants	
21. Offices, other than No. 19 or 20 above (min. of 3 per establishment)	1 per 300 sq. ft. of floor area	
22. Personal Service Use, other than haircutting/ hairstyling (min. of 2 per establishment)	1 per 200 sq. ft. of floor area accessible to customers	Employee
23. Indoor Recreation (other than bowling alley), Membership Club or Exercise Club	1 per 250 sq. ft. of floor area other than racquetball courts accessible to customers/ members plus parking required by any additional use (such as restaurant) plus 2 spaces per racquetball court	1.2 Employee
24. Outdoor Recreation (other than uses specifically listed in this table)	1 per 3 persons of capacity (50% may be on grass overflow areas with major driveways in gravel)	1.2 Employee
25. Restaurant, Standard	1 per 4 seats	2 Employees
26. Retail Sales (other than Types separately listed) or Shopping Center (min. of 5 per establishment, except 10 per video rental store)	1 per 200 sq. ft. of floor area other than accessory warehouse/storage areas not accessible to customers, except 1 per 250 sq. ft. of total leasable floor area if such is greater than 30,000 sq. ft.	----
27. Retail Sales of Only Furniture, Lumber, Carpeting, Bedding or Floor Covering	1 per 400 sq.ft. of floor area, other than accessory warehouse/storage areas not accessible to customers	
28. Tavern or Nightclub	1 per 40 sq. ft. of total floor area	Employee and/or performer
29. Restaurant, Fast Food (Min. of 20 spaces)	1 per 4 seats	2 Employees

602.D. Continuing Obligation of Parking and Loading Spaces. All required numbers of parking spaces and off-street loading spaces shall be available as long as the use or building which the spaces serve still exist, and such spaces shall not be reduced in number below the minimum required by this ordinance. No required parking area or off-street loading spaces shall be used for any other use (such as storage or display of materials) that interferes with the area's availability for parking to serve a use, except that an owner of a parking area may allow use of the spaces by another use during specific times of the day and week when they are clearly not needed for the primary user.

602.E. Location of Parking. Required off-street parking spaces shall be on the same lot or abutting lot with the principal use served, unless the applicant proves to the satisfaction of the Zoning Officer that a guaranteed method of providing the spaces is available using parking spaces within 400 feet of a patron/patient entrance of the principal use being served.*

1. Such distance between the entrance of the use and the parking spaces shall be 200 feet instead of 400 feet for parking that serves uses located within the R2/O district.*
2. To meet the requirement that the availability of the parking be guaranteed, an applicant may provide a suitable deed restriction or a lease extending 25 years or for the life of use of the property, whichever is of shorter duration.

* Provided such parking is in a district where such parking is permitted.

602.F. Downtown Exemption. In recognition the need to strongly encourage new construction and to reuse building space in the Downtown, and recognizing the availability of public parking areas, the requirements for minimum numbers, minimum aisle widths, minimum sizes and landscaping requirements of off-street parking spaces in this Article shall not apply within the C-D district.

603. **DESIGN STANDARDS FOR OFF-STREET PARKING.**

603.A. General Requirements.

1. No parking area shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except for a single family or two-family dwelling with its access onto a local street or parking court.
2. Every required parking space shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle, except spaces for a single family detached dwelling, twin dwelling or for approved "valet" parking areas.
3. Parking areas shall not be within any of the following: a required buffer yard or a required paved area setback.
4. Defined Traffic Ways. All parking areas shall include clearly defined and marked traffic patterns. In any lot with more than 30 off-street parking spaces, raised curbs and landscaped areas shall be used to direct traffic within the lot. Major vehicular routes shall be separated as much as is reasonable from major pedestrian routes within the lot.
5. Separation from Street. All areas for off-street parking, off-street loading and unloading and the storage or movement of motor vehicles shall be physically separated from the street by a raised curb, planting strip, wall or other suitable barrier against unchanneled motor vehicle

entrance or exit, except for necessary and approved vehicle entrances and exits to the lot. All commercial and industrial parking areas approved after the adoption of this Ordinance shall be separated from the street by a grass or landscaped strip of land. Parking spaces may back into an alley. See Section 603.G.

6. Stacking. Each lot shall provide adequate area upon the lot to prevent back-up of vehicles on a public street while awaiting entry to the lot, or while waiting for service at a drive-thru facility.
7. Stormwater Management. The applicant for any new or expanded parking lot that would result in 5,000 square feet or greater of impervious coverage (compared to what previously existed), outside of the C-D district, shall be required to submit stormwater management calculations to the City Engineer and prove to the satisfaction of the City Engineer that stormwater will be adequately managed.

603.B. Size and Marking of Parking Spaces. Each parking space shall include a rectangle with a minimum width of 9 feet and a minimum length of 18 feet, except:

1. The minimum length shall be 21 feet for parallel parking.
2. If a lot or parking deck includes more than 30 parking spaces, a maximum of 20 percent of the required spaces include a rectangle with a minimum width of 8 feet and a minimum length of 16 feet, provided that those spaces are marked as "Compact Cars Only" and provided that those spaces do not include the most desirable spaces in the lot or deck.
3. All spaces shall be marked to indicate their location, except those of a single family or two-family dwelling.
4. If a parking area is permitted to not be paved, then a minimum width of 10 feet per space shall be used.

603.C. Aisles.

1. Each aisle providing access to stalls for one-way traffic only shall be at least the minimum aisle width specified as follows:

Angle of Parking	Minimum Aisle Width
Parallel or 30 degrees	12 feet
45 degrees	14 feet
60 degrees	18 feet
90 degrees	20 feet

2. Each aisle providing access to stalls for two-way traffic shall be at least 20 feet in width.
3. Maximum length of parking aisle- 300 feet.
4. Modification. By special exception, the Zoning Hearing Board may reduce the minimum size of parking spaces or aisles to reflect congested conditions and the need for parking spaces in older commercial areas of the City.

603.D. Access Drives and Driveways.

1. Width of Driveway/Accessway at Entrance onto Public Street (at the edge of the cartway)*	1-Way Use	2-Way Use

Minimum	12 feet	20 feet
Maximum	35 feet	50 feet

* Unless a different standard is required by PennDOT for an entrance to a State street.

2. Drainage. Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.
3. Separation Between Driveways. At least 50 feet shall be provided between the centerlines of any 2 accessways or driveways along one street within one lot.
4. Separation from Intersection. If a driveway or accessway enters onto a collector or arterial street, then the centerline of that driveway or accessway where it enters the collector or arterial street shall be a minimum of 75 feet from the centerline of any other street, where that street enters the collector or arterial street at a different point than the driveway or accessway.
5. State Permit. Where there will be new or intensified access to a State street or other work within the right-of-way of a State street, a State Highway Occupancy Permit shall be obtained, as applicable.
6. Sight Distance for Driveways. See Section 803.C.2.

603.E. Paving, Grading and Drainage.

1. Parking, loading facilities, driveways and vehicle sales display areas shall be graded and adequately drained to prevent erosion or excessive water flow across streets or adjoining properties. See the City Stormwater Management Ordinance.
2. Except for landscaped areas, all portions of required parking, loading facilities and driveways shall be surfaced with asphalt, concrete or decorative paving block, except that portions or all of driveways or parking areas may be left in grass or gravel where the applicant proves to the full satisfaction of the Zoning Officer that:
 - a. the parking or driveway is clearly intended for use for a maximum of 1 year or for a maximum of 30 days in a calendar year or
 - b. serves an agricultural use or
 - c. involves a single family residential driveway with a length of over 100 feet.
3. Each of the following existing parking areas shall be paved with asphalt, concrete or decorative paving block within 3 years of the adoption of this Ordinance:
 - a. parking lots in the C-D district that have existed for at least 5 years prior to the adoption of this Ordinance and that include a minimum of 25 parking spaces, except for lots for which an official development plan or building permit has been approved or is being reviewed prior to approval, and except where the property-owner has signed an agreement to develop the property within a specified period of time;

1. Intent. This section is primarily intended to reduce the thermal pollution of surface waters from parking lot runoff.
2. Any lot approved after the adoption of this Ordinance, outside of the C-D district, that would include more than 25 parking spaces shall be required to provide shade trees within the paved area.
3. One deciduous tree shall be required for every 3,000 square feet of paved area. Such trees may be placed within or around the edges of paved areas.
4. Trees required by this section shall meet the following standards:
 - a. Type of Trees Permitted. Required trees shall be chosen from the following list of approved street trees, unless the applicant provides standard reference material or a signed letter from a registered landscape architect that proves to the satisfaction of the Zoning Officer that another specific type of tree would shade paved areas, be resistant to disease, road salt and air pollution and be attractive.

TYPES OF DECIDUOUS TREES PERMITTED TO MEET ORDINANCE REQUIREMENTS

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

Note- This ordinance only regulates the species of trees that are used to meet requirements of the City. The species of trees that are not required by City ordinances are not regulated.

- b. Quality of Trees. Required trees shall be of symmetrical growth and free of insect pests and disease.
- c. Minimum Size. The trunk diameter (measured at a height of 1 foot above the finished grade level) shall be a minimum of 2 inches or greater.
- d. Planting and Maintenance. Required trees shall be:
 - i) planted in conformance with good landscaping practices, with adequate unpaved surface around each for water and air,
 - ii) properly protected by raised curbs, distance or other devices from damage from vehicles,
 - iii) surrounded by a minimum of 9 square feet of pervious ground area, which shall be protected from vehicles and
 - iv) properly maintained.

- e. A required tree shall not be removed without being replaced within 12 months by another tree that meets the requirements of this section. Trees which have died or have become diseased or pest-ridden shall be replaced within 12 months.
5. Curbing and landscaped islands shall be located as needed to direct the flow of traffic through the parking lot in a smooth, orderly and safe manner to prevent "cross-taxiing."
 6. Existing Trees. For every existing tree on the lot that is healthy and is protected and preserved and maintained after the completion of all construction and that would generally meet the requirements of this section:
 - a. 1 less deciduous tree shall be required to be planted for every such preserved tree with a minimum trunk diameter of between 4 and 16 inches (measured 1 foot above the natural ground level), and
 - b. 2 less deciduous trees shall be required to be planted for every such preserved tree with a minimum trunk diameter of 16 inches or greater (measured 1 foot above the natural ground level).

603.I. Buffer Yard. See Section 803.

603.J. Handicapped Parking.

1. Number of Spaces. Any lot including 4 or more off-street parking spaces shall include a minimum of one handicapped space. The following number of handicapped spaces shall be provided, unless a revised regulation is officially established under the Federal Americans With Disabilities Act:

TOTAL NO. OF REQUIRED PARKING SPACES ON THE LOT	REQUIRED MINIMUM NO./ PERCENT OF HANDICAPPED PARKING SPACES
4 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of required number of spaces
1,001 or more	20 plus 1% of required number of spaces over 1,000

2. Location. Handicapped parking spaces shall be located where they would result in the shortest reasonable accessible distance to a handicapped accessible building entrance. Curb cuts with an appropriate slope shall be provided as needed to provide access from the handicapped spaces.
3. Minimum Size - Each required handicapped parking space shall be a minimum of 8 by 18 feet. In addition, each space shall be adjacent to a 5 feet wide access aisle. Such access aisle may be shared by two handicapped spaces by being placed between them. However, 1 out of every 8 required handicapped parking spaces shall have an adjacent access aisle of 8 feet width instead of 5 feet.
4. Slope. Handicapped parking spaces shall be located in areas of less than 6 percent slope in any direction.
5. Marking. All required handicapped spaces shall be well-marked by clearly visible signs and/or pavement markings.

604. PARKING OF UNREGISTERED, COMMERCIAL AND JUNK VEHICLES.

604.A. Purpose. To prevent the character of residential areas from being harmed by nuisances, hazards and visual blight, and to prevent the establishment of junkyards in residential districts.

604.B. Storage of Unregistered, Commercial or Junk Vehicles.

1. Definitions. For the purposes of this section 604, the following terms shall have the following meanings:
 - a. Commercial Vehicle. A motor vehicle that has a gross vehicle weight of greater than 6,000 pounds and is primarily used for business purposes, including but not limited to making service calls, transporting equipment used in a business or in accomplishing physical work as part of a business (such as hauling material).
 - b. Tractor of a Tractor-Trailer. A truck with a minimum of 3 axles that is primarily intended to pull a trailer, as defined below, and not primarily to carry goods itself.
 - c. Trailer of a Tractor-Trailer. A commercial vehicle with a length of 20 feet or more that is not self-propelled, that is intended to haul materials, vehicles, goods, gases or liquids and that is intended to be pulled by a tractor (as defined above), and that is not a "recreational vehicle".
2. Residential District. Within a residential district, no motor vehicle that does not display current registration and current safety inspection (or safety inspection and registration that expires less than 90 days prior) and no "junk vehicle" (as defined by Article II) shall be parked or stored in any way that is visible from a public street or an adjacent dwelling.
3. Non-Residential District. In a non-residential district, a maximum of 1 "junk vehicles" (as defined by Article II) shall be parked or stored in such a way that the vehicles are visible from a public street or a dwelling. This Section 604 shall not apply to a permitted auto sales use, auto service station, junkyard or auto repair garage, provided that the regulations for that use are met.

4. Exceptions. This section does not apply to the following, provided they are in an operational condition:
 - a. Municipally-owned vehicles
 - b. Ambulance, fire and rescue vehicles
 - c. Buses used primarily for transporting public or private school children to and from school or transporting persons to or from a place of worship
 - d. Recreational vehicles (see definition in Article II and regulations in Section 403)
 - e. Vehicles operated by the U.S. Postal Service or a level of government or a Municipal Authority
 - f. Vehicles actively engaged in the construction or repair of buildings, streets, curbs, sidewalks, rehabilitation or utilities in the immediate area
 - g. Vehicles actively engaged in making routine household deliveries or rendering routine household services to a property that is adjacent or on the same lot as the vehicle is parked.
 - h. Equipment and vehicles clearly primarily intended for agricultural use
 - i. Parking of vehicles that is customarily accessory to a lawful non-conforming principal business use.

5. Commercial Vehicles in a Residential District.

- a. In a residential district, a maximum of 2 "commercial vehicles" (as defined above) may be parked for more than 8 hours in any 48 hour period on private property. Such vehicles shall be permitted only if used by residents of the property as a means of transportation between their home and work. No commercial vehicle in a residential district shall have a gross vehicle weight of over 15,000 pounds if parked outside of an enclosed building.
- b. Idling. In a residential district, the engine of a tractor or a tractor-trailer shall not be idled for more than 10 minutes on the property between the hours of 10 p.m. and 6 a.m. or be repaired, except for clearly emergency repairs.
- c. No trailer of a tractor-trailer shall be parked, stored, maintained or kept in a residential district for more than 8 hours in any 48 hour period.
- d. Streets. See requirements of the State Motor Vehicle Code that require vehicles parked on a public street to have current registration.

605. OFF-STREET LOADING.

605.A. General Requirements.

1. Each use receiving or shipping material or merchandise by trucks shall provide sufficient off-street loading facilities, which meet the requirements of this Section, to accommodate the maximum demand generated by the use. For the purposes of this Section, the words "loading" and "unloading" are used interchangeably.
2. The applicant shall provide evidence to the Zoning Officer that the use will have sufficient numbers and sizes of loading facilities. If a site plan or land development review is required, such information shall also be provided to the Planning Commission, who may advise the Zoning Officer.

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

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

Largest Type of Truck Intended	Minimum Width	Minimum Length
Tractor-trailer	12 (except 11 if more than 10 such spaces on a lot)	40 (with 12 feet clear height)
Trucks Other than tractor-trailers, pick-ups or vans	10	25
Pick-Up Truck or Van	9	18

2. Each space shall have sufficient maneuvering room to avoid conflicts with parking and traffic movements within and outside of the lot. No facility shall be designed or used in such a manner that it threatens a safety hazard, public nuisance or a serious impediment to traffic off the lot.
3. Each space and the needed maneuvering room shall be located such that it does not inhibit traffic on public streets and shall be located outside of required buffer areas and paved area setbacks. An appropriate means of access to a street shall be provided.
4. Paving, Grading and Drainage. See Section 603.E.

605.C. Fire Lanes and Emergency Access.

1. Fire lanes shall be provided where required by State or Federal regulations or other local ordinances. The specific locations of these lanes are subject to review by the City Fire Superintendent or his/her designated staff.
2. All buildings shall have adequate access for emergency vehicles.