

ORDINANCE NO. 825-2021

AN ORDINANCE OF THE TOWNSHIP OF EAST PENNSBORO, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING AND REVISING ORDINANCE NO. 737-2007, CHAPTER 27, THE ZONING ORDINANCE OF EAST PENNSBORO TOWNSHIP BY AMENDING CHAPTER 27, ZONING, PART 2, DEFINITIONS AND PART 21, OFF-STREET PARKING, LOADING AND UNLOADING, TO DEFINE AND PROVIDE STANDARDS AND REGULATIONS OF OFF-STREET PARKING, LOADING AND UNLOADING WITHIN THE TOWNSHIP OF EAST PENNSBORO, AMENDING ASSOCIATED TABLES, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH.

NOW, THEREFORE, be it ORDAINED by the Board of Commissioners of the Township of East Pennsboro, Cumberland County, Pennsylvania, the following:

SECTION 1. Section 27-202 [Definitions] of Part 2 [Definitions] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby amended to add and to include and incorporate the following additional Definitions, in alphabetical order, as follows:

§27-202. Definitions.

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| Agriculture Services. | Primarily engaged in performing soil preparation services, crop services, grain elevators, grain bins and feed mills. |
| Assisted Living. | A residential use for elderly or disabled persons whose health or well-being requires a higher level of support which may include services such as nursing care, housekeeping, or prepared meals. |
| Automobile Washing Module, Automatic. | A fully automated vehicle washing facility. |
| Automobile Washing Module, Hand Washing. | A manual vehicle washing facility at which washing, waxing, drying services are provided and performed by facility employees. |
| Automobile Washing Module, Manual. | A manual vehicle washing facility at which washing, waxing, drying space and equipment are provided by the facility and the work is performed by other than facility employees. |
| Building, Stand-Alone. | A building that all walls are open to the yards. |
| Continuing Care Retirement Community (CCRC). | A residential use with accommodations for independent living, assisted living, and nursing home care, allowing the resident to move through levels of care as needed. |

Covered Mall Building.	A single building enclosing a number of tenants and occupants, such as retail stores, drinking and dining establishments, entertainment and amusement facilities, passenger transportation terminals, offices and other similar uses wherein two or more tenants have a main entrance into one or more malls.
Dwelling, Multifamily.	A building designed for, occupied or used by three or more families living independently of each other, wherein each dwelling unit or apartment shall contain private bath and kitchen facilities, excluding townhouses and single-family attached dwellings.
Apartment Building.	A building containing more than three dwelling units and having a common entrance.
Improved surface.	Areas of concrete, asphalt or paver blocks designed for motor vehicular traffic.
Mall.	A roofed or covered common pedestrian area within a <i>covered mall building</i> that serves as access for two or more tenants and not to exceed three levels that are open to each other. The term “mall” shall include open malls as defined below.
Mall, Open.	An unroofed common pedestrian way serving a number of tenants.
Mixed Use Building.	A building that supports a combination of Commercial and Residential uses under one (1) roof.
Multi-Use Building.	A building that supports multiple Commercial uses under one (1) roof.
Open Mall Building.	Several structures housing a number of tenants, such as retail stores, drinking and dining establishments, entertainment and amusement facilities, offices, and other similar uses, wherein two or more tenants have a main entrance into one or more open malls.
Parking, Shared.	A process by which adjacent property owners utilize parking facilities in common and reduce the number of parking spaces that each use is required to provide on their individual properties.
Parking Lot, For Profit.	A parking lot owned and operated by a person or firm at which parking spaces are leased for a fee.
Parking lot, Municipal.	A parking lot owned and operated by a local government at which parking spaces are provided for use whether gratis, by permit or for a fee.
PA UCC.	Pennsylvania Uniform Construction Code

SECTION 2: Section 27-2101 [Purpose] of Part 21 [Off-Street Parking, Loading and Unloading] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised, and amended to read in its entirety as follows:

§27-2101 Purpose.

1. East Pennsboro Township identifies off-street parking as an important consideration in land development. Off-street parking areas are necessary to accommodate the needs of commercial businesses and residential uses. It is the intent of this Part to promote public health, safety, and welfare by providing reasonable standards for off-street parking that will:

- A. Minimize conflicts between pedestrians and motor vehicles.
- B. Ensure parking areas are adequately illuminated.
- C. Provide for efficient maneuverability and safe vehicle and pedestrian circulation.
- D. Protect the character and stability of residential, business, institutional and industrial areas.
- E. Lessen congestion on public streets.

SECTION 3. Section 27-2102 [General Regulations] of Part 21 [Off-Street Parking, Loading and Unloading] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised and amended to read in its entirety as follows:

§27-2102 General Regulations.

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

- A. The parking facilities required herein shall be available for which such facilities are provided.
- B. No parking or loading area shall be used for any use that interferes with the availability for the parking need it is required to serve.
- C. Outdoor paved parking space(s) shall not be deemed to be part of the open space of the lot upon which it is located.
- D. In residential zoning districts, no part of any minimum front yard setback area shall be used for parking purposes, except for the driveway area located within the front yard setback. The driveway shall have an improved surface sufficient for parking purposes.

(1) Exception:

(a) When the abutting street or road is comprised of compacted stone.

E. When determining the number of parking spaces required on a lot, each use on the property shall be considered separately and totaled.

(1) Exception:

(a) Shared parking.

F. A garage or carport may be located wholly or partly inside the walls of the principal building, or attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements. The garage may be constructed under a yard or court. The space above an underground garage shall be deemed to be part of the open space of the lot on which it is located.

G. Location of Parking Lots and Parking Spaces.

(1) Off-street parking lots and spaces for single-family and two-family residential uses shall be provided on the same lot.

(2) Parking lots and spaces for multi-family dwelling unit structures, and nonresidential uses shall be readily accessible to the buildings served and shall conform to the following requirements:

(a) Required parking lots shall be located within one hundred (100) feet of the principal building or use when located on the same side of a street.

(b) Required parking lots shall be located within three hundred (300) feet of the principal building or use when linked to a defined and constructed pedestrian walkway or sidewalk when located on the same side of a street.

(c) The required parking spaces for a building or use may be located across a minor arterial, collector, or local road with the following conditions:

(1) A crosswalk shall be constructed to ensure safe pedestrian access to and from the parking lot. The design of the crosswalk shall consider the speed limit, sight distance, visibility, road conditions, and other safety factors. If the proposed crosswalk is deemed to be unsafe, the cross-street parking lot shall not be permitted as required parking.

(2) Safety lighting shall be provided at the crosswalk to illuminate the cross area when the area is used in early morning or at night.

(3) A sign shall be provided 200 feet from the crosswalk on each side of the road to warn oncoming vehicles.

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

H. **Parking Lot Ownership.** All parking lots, whether on premises or approved off-premises shall be in the same ownership as the principal and or be part of a land development plan with multiple buildings and or uses and have the expressed right to use the parking area. They may be private for-profit or municipal parking lots. The Zoning Officer shall require the submission of legal documents for review by the Township Engineer, Zoning Officer, and Township Solicitor to ensure this requirement is met prior to the issuance of any permit. Where a parking lot is on a different lot, the applicant and/or the property owner shall enter into an agreement with each other assuring the perpetual use of such off-premises parking and binding the owner and heirs or assigns to maintain the required number of parking spaces on the lot throughout the life of the principal use as specified in this chapter. Any agreement will be duly recorded in the Office of the Recorder of Deeds in Cumberland County, prior to and as a condition of approval of any off-premises parking lot.

I. **Design and Construction Standards.** All off-street parking areas shall conform to the following standards:

(1) **Parking Spaces.** In all districts parking spaces per vehicle shall be not less than ten feet wide and twenty feet long and conform to requirements provided on Table 27-21-1 below.

(a) Except that Accessible parking shall comply with the PA Uniform Construction Code (PA UCC).

(2) **Aisle Widths in Parking Lots.** For angled parking spaces in parking lots, stall dimensions and parking lot aisle dimensions shall be not less than those listed in Table 27-21-1 below.

Table 27-21-1 Park Space and Aisle Widths

Angle of Parking Space	Parking Space Stall Width (feet)	Parking Space Stall Depth (feet)	Parking Lot Aisle Width One-Way Aisle (feet)	Parking Lot Aisle Width Two-Way Aisle (feet)
90°	10	20	18	24
60°	10	20	18	22
45°	10	20	13.5	20
30°	10	20	12	20
Parallel	10	22	12	20

Depth of parking space stalls is the measurement from the curb or edge of the parking space toward the interior portion of the space to be occupied by a parked vehicle and does not include any part of the aisle or driveway.

(3) Entrances, Circulation, Vehicle Movement.

- (a) No parking shall be provided or permitted along the circulation roads or exit and entrance drives. Roads shall be uniform in width, smooth flowing, and provide for 90° intersections wherever possible.
- (b) Entrance and exit drives shall be a minimum of 18 feet wide for any one-way use and a minimum of 28 feet wide for two-way use. All Drive lanes shall meet the provisions of Appendix D of the ICC International Fire Code Fire Apparatus turning radius. Fire lanes shall be provided where determined necessary by the Township Fire Marshall / Fire Chief.
- (c) All dead-end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking area.
- (d) Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
- (e) Off-street parking areas for buildings with thirty or more dwelling units shall have no more than one ingress and/or one egress from any public street per building as depicted in Appendix D of the ICC International Fire Code.

(4) Truck Parking Spaces. Where truck parking is required to be provided, the minimum width of a truck parking space shall be twelve (12) feet and the minimum depth shall be sixty (60) feet. Aisle widths in truck parking lots shall be seventy-five (75) feet.

(5) Setbacks from Buildings, Lot Lines, Buffers and Street Right-of-way.

- (a) All parking spaces and access drives shall be located at least five (5) feet from any multiple dwelling building, office, commercial, institutional, industrial, and other similar nonresidential buildings located on the lot. The five (5) foot corridor thus established between the parking area and building shall be for the purpose of providing a pedestrian access walkway.
- (b) All parking spaces and access drives shall be at least eight (8) feet from any exterior lot line, except where a buffer yard is required. In that situation, the parking lot shall be at least two (2) feet from the buffer yard.
- (c) Except at designated entrance and exit drives, parking areas shall be physically separated from any public and/or private street right-of-way by a minimum six (6) foot vegetative planting strip. In no case shall parking areas be designed to require or encourage cars to back into a public or private street in order to exit the parking area.
- (d) No off-street parking area shall be located within a public right-of-way.

(6) Separation.

(a) Unless deemed unnecessary by the Township, pedestrian crosswalks and landscaped refuge islands to separate the parking spaces from the exit, entrance, and circulatory drives shall be provided for and approved by the Township Engineer.

(7) Accessible Parking. Accessible parking spaces shall be provided for all uses, with the exception of single and two-family residential uses, and shall comply with all requirements found in the PA UCC.

(8) Parking Lot Lighting.

(a) All public parking areas shall be illuminated to a minimum of 1 foot candle at ground level during after-dark operating hours.

(b) Any lighting used to illuminate off-street parking areas, in addition to also conforming with the requirements of §27-1901, Subsection 8C, of the Zoning Ordinance of the Township of East Pennsboro, shall be so arranged as to reflect the light away from adjoining premises and public right-of-way. Light standards shall be protected from vehicular traffic by curbing, concrete barriers, or guide rail.

(9) Curb Radii. Where curbs are provided in parking lots for light standards and islands, minimum five-foot radius curvature shall be required for all curb lines.

(10) Parking Lot Surfacing. All off-street parking areas shall be surfaced to provide a durable and dustless surface. All driveways which provide ingress and egress to off-street parking areas which enter or exit onto an improved street shall be paved in accordance with PennDOT 408 specifications, as amended and Township Ordinances as applicable.

(11) Drainage. All drainage shall be controlled so as not to create any undesirable conditions. All storm water drainage shall comply with the Townships Stormwater Management Ordinance. All storm drainage facilities and plans are subject to the stormwater management requirements and approval by the Township Engineer.

(12) Landscaping Strips. Parking areas with more than fifty (50) spaces shall have landscaping strips of a minimum width of ten (10) feet and depth equal to the parking stalls in order to separate the parking spaces from the entrance and exit drives and circulatory roads.

(13) Service Traffic. Customer and service traffic shall be separated whenever possible. Loading and unloading areas shall be located as not to interfere with customer parking areas.

(14) Parking Lot Aisle Length. Parking aisles shall not be longer than three hundred (300) feet without providing an interconnected aisle (continuous loop).

(15) Traffic Control. Entrance and exit arrangements, acceleration and deceleration lanes, public access roads and traffic signals may be required depending on the size of the development complex, the anticipated traffic, and the condition of the public roads.

(16) Parking Area Permitted. Large parking lots shall be divided into parking areas which should not exceed 300 feet long and a width of four (4) parking lanes or two hundred forty (240) feet. These areas shall have their entire perimeter defined by curbs, walks, landscaping strips, or other divides to control traffic to the parking lanes.

(17) Marking. Parking spaces shall be defined by lines painted or so marked with a road surface tape with a minimum width of four (4) inches. Repainting the lines to ensure their visibility, as adjudged by the Township Engineer, shall be the responsibility of the property owner.

SECTION 4. Section 27-2103 [Off-Street Parking Requirements] of Part 21 [Off-Street Parking, Loading and Unloading] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised, and amended to read in its entirety as follows:

§27-2103 Off-Street Parking Requirements

1. Any of the following permitted buildings and uses hereafter erected or enlarged, and any building or use converted into one of the following buildings or uses, and open area hereafter used for commercial or industrial purposes shall be provided with not less than the minimum parking spaces as set forth below in Tables 27-21-3 and 27-21-4. Where the computation of required parking spaces results in a fractional number, any fraction shall require one (1) space. Parking available in public rights-of-way shall not be considered in determining whether or not the off-street parking requirements of Part 21 have been met.

A. Residential Uses

Table 27-21-3

Land Uses - Residential	Required Parking Spaces
1. Bed-and-Breakfast	One (1) parking space for each sleeping room, plus three (3) parking spaces for the permanent residents.
2. Boardinghouse Lodging/Rooming House	One (1) parking space for each sleeping room, plus three (3) spaces for the permanent residents.
3. Group Home	One (1) parking space for each sleeping room, plus three (3) spaces for the permanent residents.
4. Congregate Care / Assistance Living Residence	One and one-half (1 ½) parking spaces for each unit, plus one (1) parking space for each employee on the largest work shift.
5. Continuing Care Retirement Community (CCRC) see definition	Independent living dwelling units: One (1) parking space for each one (1) dwelling unit, plus one (1) parking space for each employee on the largest work shift.

Table 27-21-3

Land Uses - Residential

Required Parking Spaces

One and one-half (1 ½) parking spaces for each unit, plus one (1) parking space for each employee on the largest work shift.

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| 6. Nursing/Convalescence Home | One and one-half (1 ½) parking spaces for each unit, plus one (1) parking space for each employee on the largest work shift. |
| 7. Multifamily Dwelling and apartment buildings | Two (2) spaces for each dwelling unit with up to two (2) bedrooms, each additional bedroom requires one (1) more parking space, plus one (1) parking space for each on-site employee. |
| 8. Single-Family Attached Dwelling | Three (3) parking spaces for each dwelling unit. For the purposes of this chapter, an attached or unattached garage or carport on the premises shall be considered as one (1) parking space. |
| 9. Single-Family Detached Dwelling | Three (3) parking spaces for each dwelling unit. For the purposes of this chapter, an attached or unattached garage or carport on the premises shall be considered as one (1) parking space. |
| 10. Single-Family Semi-detached Dwelling | Three (3) parking spaces for each dwelling unit. For the purposes of this chapter, an attached or unattached garage or carport on the premises shall be considered as one (1) parking space. |

B. Nonresidential Uses.

Any of the following three (3) methods may be used to calculate the minimum number of required Off-Street Parking Spaces per use for nonresidential uses.

- (1) Provide a written report from a qualified professional that the provided calculations of the demand are based on accepted standards as published in the most recent copy of the Institute of Transport Engineer's Parking Generations Reports or another acceptable standard.
 - (a) Submitted documents will be reviewed by the Zoning Officer in consultation with the Township Engineer and Township designated Traffic Engineer to determine adequacy of the proposed parking design.
- (2) Provide Statistical Data for similar locations, building size and similar customer base.
 - (a). Submitted documents will be reviewed by the Zoning Officer in consultation with the Township Engineer and Township designated Traffic Engineer to determine adequacy of the proposed parking design.
- (3) Prescriptive Parking Requirements in the Table 27-21-4:

Table 27 -21-4

All floor areas to be gross floor area unless otherwise specifically noted.

Land Uses - Nonresidential	Required Parking Spaces
1. Agriculture Services	One (1) parking space for every five hundred (500) square feet of gross floor area.
2. Ambulance Station	One (1) parking space for every four hundred (400) square feet of gross floor area of office space, plus one (1) parking space for every employee on the largest shift.
3. Assembly-Related Uses (theaters, stadiums, auditoriums, auction house, sports arena, etc.)	One (1) parking space for every four (4) fixed seats, or one (1) parking space for every seventy-five (75) square feet of gross floor area with no fixed seating.
4. Automobile Garage, Automobile Service Station, Automobile Body Shop, Kiosk Fueling Station	Two (2) parking spaces for each service bay. One (1) stacking space for each fueling dispenser/charging station, plus one (1) space for each employee of the largest work shift. (Note: Service bays are not parking spaces.)
5. Bar or Nightclub	One (1) parking space for every one hundred fifty (150) square feet of gross floor area or one (1) parking space for every three (3) persons allowed within the maximum occupancy load, whichever is greater.
6. Child/Adult Day Care	One (1) parking space for each day-care employee, plus two (2) visitor parking spaces, plus two (2) stacking spaces independent of driveway.
7. Church	One (1) parking space for every four (4) seats in the primary area of worship. Areas of worship without fixed seating shall be considered "Assembly-Related Uses"
8. Car Wash (Vehicle Wash)	Two (2) stacking spaces for each manual washing module. Six (6) stacking spaces for each automatic washing module. Four (4) stacking spaces for each hand washing module. Two (2) stacking spaces for each vacuum and air station.
9. Commercial Bank	One (1) parking space for every five hundred (500) square feet of gross floor area and four (4) stacking spaces per drive through window or ATM Two (2) spaces for each walk-up ATM.
10. Commercial Greenhouse	One (1) parking space for each employee, plus one (1) parking space for every four hundred (400) square feet of defined retail sales area.
11. Commercial Health Club	One (1) parking space for every three hundred (300) square feet of gross floor area, or one (1) parking space for every three (3) persons allowed within the maximum occupancy permitted, whichever is greater.
12. Fire Company Social Hall	One (1) parking space for every seventy-five (75) square feet of gross floor area.
13. Fire Station	One (1) parking space for every five hundred (500) square feet of gross floor area of apparatus bay and equipment space, one (1) parking space

Table 27 -21-4

All floor areas to be gross floor area unless otherwise specifically noted.

Land Uses - Nonresidential	Required Parking Spaces
	for every four hundred (400) square feet of of gross floor area of office space, plus one (1) parking space for every two hundred fifty (250) square feet of living space.
14. Funeral Home	One (1) parking space for every five (5) parlor seats at capacity, plus two (2) parking spaces for employees.
15. Government Buildings and Uses (Community Center, Municipal Building, etc.)	One (1) parking space for every five hundred (500) square feet of office space, plus one (1) parking space for every one hundred (100) square feet of assembly area, meeting room, conference room, etc.
16. Home Occupations	Three (3) parking spaces for the residents, one (1) parking space for nonresident employee, and one (1) parking space for patron use.
17. Hospital	One (1) parking space for every three (3) hospital beds, plus one (1) parking space for every four hundred (400) square feet of administration area.
18. Hotels and Motels	One (1) parking space for each guest room, plus one (1) parking space for every two (2) employees of the largest work shift.
19. Industrial Uses	One (1) parking space for every six hundred (600) square feet of gross floor area used for industrial purposes (processing, assembly, treatment, storage, fabrication, etc.) or one (1) parking space for every two (2) employees on the two (2) largest shifts, whichever is greater, plus one (1) parking space for every four hundred (400) square feet of office/administration area.
20. Kennels	One (1) parking space for each employee, plus one (1) parking space for every one thousand (1,000) square feet of gross floor area.
21. Laundromat/Laundry Service	Three (3) stacking spaces per drive through window plus one (1) parking space for every three (3) washing machines and two (2) spaces for the service counter, plus one (1) parking space for each employee on the largest shift.
22. Library, Museums, Galleries	One (1) parking space for every five hundred (500) square feet of gross floor area.
23. Membership Organizations, Civic and Fraternal Organizations, Clubs	One (1) parking space for every five hundred (500) square feet of office area, plus one (1) parking space for every seventy-five (75) square feet of assembly area.
24. Medical Center (Clinic) (Stand Alone Building)	Two (2) spaces for each exam room plus one (1) space for each employee on the largest work shift.

Table 27 -21-4

All floor areas to be gross floor area unless otherwise specifically noted.

Land Uses - Nonresidential

Required Parking Spaces

25. Mixed Use Buildings	Commercial - One (1) space per 300 square feet. Up to twenty-five (25) percent Residential Use – One (1) space per residential unit. Twenty-six (26) to fifty (50) percent Residential Use– One and a half (1.5) spaces per residential unit. Fifty-one (51) to seventy-five (75) percent Residential Use – Two (2) spaces per residential unit. More than seventy-five percent Residential – See Table 27-21-3 Multifamily Dwelling and apartment buildings
26. Multi-Use Building	One (1) space per 300 square feet of gross floor area.
27. Office Building, Professional Office, Business	One (1) parking space for every 400 square feet of gross floor area.
28. Personal Services (Barbershop, Beauty Shop, etc.) (Stand Alone Building)	Two (2) spaces for each operator plus one (1) space for each employee on the largest work shift.
29. Public Stable	One (1) parking space for every four (4) horse (animal) stalls, plus one (1) parking space for each employee on the largest shift.
30. Public Utilities and Facilities Buildings	One (1) parking space for every 400 square feet of gross floor area, plus one (1) parking space for each stored vehicle, plus one (1) parking space for each employee on the largest shift.
31. Recreation Areas Not affiliated with Colleges, Universities and or Schools.	
a. Athletic Fields	30 parking spaces for each field.
b. Basketball Courts	Five (5) parking spaces for each court.
c. Bowling Alley	Three (3) parking spaces for each alley.
d. Campground	One (1) dust-free parking space for every campsite.
e. Golf - Regulation, Golf Driving Range, Golf – Miniature	Six (6) parking spaces for each golf hole. One (1) parking spaces for each driving tee. Two (2) parking spaces for each golf hole.
f. Park	Two (2) parking spaces for each acre.
g. Rifle or Archery Range	One (1) parking space for each target area, excluding overlapping ranges.
h. Skating Rink (Indoor or Outdoor)	One (1) Parking space for every one hundred (100) square feet of skating area.
i. Swimming Pool	One (1) parking space for every fifty (50) square feet of swimming pool surface area, plus one (1) parking space for every four hundred (400) square feet of building and deck area.

Table 27 -21-4

All floor areas to be gross floor area unless otherwise specifically noted.

Land Uses - Nonresidential

Required Parking Spaces

- j. Tennis and Racquetball Courts Two (2) parking spaces for each court, plus one (1) parking space for every two hundred (200) square feet of clubhouse and non-court floor area.

- 32. Restaurant Bar-Tavern One (1) parking space for every one hundred fifty (150) square feet of gross floor area, or one (1) parking space for every three (3) persons allowed within the maximum occupancy, whichever is greater.

- 33. Restaurant - Fast-Food One (1) parking space for every one hundred fifty (150) square feet of gross floor area, or one (1) parking space for every three (3) persons allowed within the maximum occupancy, whichever is greater.
 - a. Restaurant with Drive-Through In addition to the spaces required above, twelve (12) stacking spaces for the drive-through window with a minimum of eight (8) of these for the ordering station. Such spaces shall be designed to not impede pedestrian or vehicle circulation on the site or abutting street. All drive through lanes shall be designed to keep all patron vehicles on the same property as the establishment and not on streets or roadways.

- 34. Retail
 - a. All Stand-Alone Retail Store One (1) parking space for every 300 square feet of gross floor area, plus one (1) parking space for each employee on the largest shift.

 - b. Shopping Center, Mall or Strip Mall. Less than fifty thousand (50,000) square feet of gross floor area: One (1) parking space for every 300 square feet of gross floor area excluding corridors and service areas not related to individual tenant spaces, plus one (1) parking space for each tenant space.

More than fifty thousand (50,000) to one hundred thousand (100,000) square feet of gross floor area: four (4) spaces per one thousand (1,000) square feet of gross floor area, excluding corridors and service areas not related to individual tenant spaces.

More than one hundred thousand (100,000) square feet of gross floor area: two and one-half (2½) spaces per one thousand (1,000) square feet of gross floor area, excluding corridors and service areas not related to individual tenant spaces.

- 35. Schools Public or Private
 - a. Elementary, Middle 1 parking space for each classroom, plus 1 space for every 400 square feet of administrative floor area plus 1 parking space for each 6 seats in an auditorium and all other places of assembly.

 - b. High School Three (3) parking spaces for each classroom, plus one (1) space for every 400 square feet of administrative floor area plus 1 parking space for each 6 seats in an auditorium and all other places of assembly.

Table 27 -21-4

All floor areas to be gross floor area unless otherwise specifically noted.

Land Uses - Nonresidential

Required Parking Spaces

- c. College, Trade, Technical, Vocational Schools
1 parking space for every 4 students based on the design capacity of the building(s), plus 1 parking space for every 400 square feet of administrative floor area
- d. Athletic Stadiums, Field Houses and Grandstands associated with Public or Private Schools, Colleges, and Trade, Technical, and Vocational Schools
One (1) space for each four (4) seats, including temporary seats.
- e. Studios (Art, Dance, Karate, Yoga etc.)
(Stand Alone)
One (1) parking space for every 400 square feet of gross floor area.
- 36. Self-Service Storage Facility
One (1) parking space for each employee.
- 37. Veterinary Services/Hospital
Two (2) spaces for each exam room plus one (1) space for each employee on the largest work shift.
- 38. Warehousing, Trucking
One (1) parking space for each two (2) employees on the largest shift.

C. Shared Parking Facilities.

(1) Shared parking facilities shall be permitted in all Commercial Districts.

(2) Shared parking facilities shall meet the following requirements.

(a) The nearest point of the parking lot shall be no further than 300 feet from the use served using designated crosswalks and sidewalks.

(b) The required parking shall be not less than the total required separately for each use with the following exceptions:

(1) It shall be demonstrated that the uses jointly utilizing the parking facility are utilizing the same at different periods of the day or different days of the week.

(2) The parking area must remain under the control of the owner or operator of the use to which the parking area is appurtenant or the owner or operator of the use shall have the right to parking on the property, and for either the right shall be recorded as a deed restriction, irrevocable license, easement or other recordable document in a form satisfactory to the Township filed in the Cumberland County Courthouse in the chain of title of the land to be burdened in perpetuity or for a period to extend throughout the life of the use requiring the maintenance of the required number of spaces.

SECTION 5. SEVERABILITY.

If any section or provision of this Ordinance is declared by any Court of competent jurisdiction to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect the constitutionality, legality or validity of this Ordinance as a whole, nor the constitutionality, legality or validity of any other section or provision of this Ordinance other than the one so declared to be unconstitutional, illegal, or invalid.

SECTION 6. REPEALER.

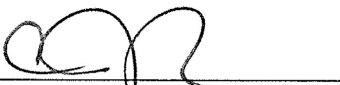
All Ordinances or parts of Ordinances which are inconsistent or less stringent herewith are hereby repealed.

SECTION 7. In all other respects, Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro shall remain as heretofore enacted, ordained, and amended, which said Chapter, as amended, is hereby re-enacted in its entirety herein.

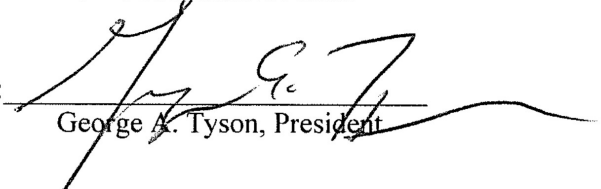
SECTION 8. This Ordinance shall take effect immediately upon its enactment.

ENACTED AND ORDAINED this 7th day of April, 2021

ATTEST:


A. John Pietropaoli, Secretary

EAST PENNSBORO TOWNSHIP
BOARD OF COMMISSIONERS

By: 
George A. Tyson, President