

ORDINANCE NO. 855-2024

AN ORDINANCE OF EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF EAST PENNSBORO TOWNSHIP, NAMELY CHAPTER 23 (DESIGN AND NATURAL RESOURCES), PART II (PARKING), ARTICLE III (OFF-STREET PARKING REQUIREMENTS), SECTION 23-2.03 (OFF-STREET PARKING REQUIREMENTS) TO PROVIDE FOR A TABLE FOR OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL AND NON-RESIDENTIAL USES WITHIN THE TOWNSHIP; AND REPEALING INCONSISTENT ORDINANCES AND ESTABLISHING AN EFFECTIVE DATE.

NOW THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Township Commissioners in and for the Township of East Pennsboro, Cumberland County, Pennsylvania, as follows:

SECTION 1: The Code of Ordinances, Chapter 23, [Design and Natural Resources], Part II [Parking], Article III [Off-Street Parking Requirements], Section 23-2.03[Off-Street Parking Requirements] is amended as follows:

ARTICLE III. OFF-STREET PARKING REQUIREMENTS.

§23-2.03. Off Street Parking Requirements.

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 the Tables below. Land uses as otherwise specified and/ defined within Chapter 27 shall be assigned a comparable ratio to those comparable uses as provided within the Chapter. 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 the Township have been met.

Table:

Residential Uses.

Land Use	Spaces Required
1. Bed & 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/Assisted 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)	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.
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) additional 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.

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 Required Parking Table:

Land Use	Spaces Required
1. Agricultural 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 (Theater, Stadium, Auditorium, 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 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. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Fire Company Social Hall	One (1) parking space for every seventy-five (75) square feet of gross floor area.

12. 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 for every four hundred (400) square feet of gross floor area of office space, plus one (1) parking space for every two hundred fifty (250) square feet of living space.
13. Funeral	One (1) parking space for every five (5) parlor seats at capacity, plus two (2) parking spaces for employees.
14. Government Buildings & 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.
15. Home Occupations	Three (3) parking spaces for the residents, one (1) parking space for nonresident employee, and one (1) parking space for patron use.
16. 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.
17. 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.
18. 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.
19. 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.

20. 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.
21. Library, Museums, Galleries	One (1) parking space for every five hundred (500) square feet of gross floor area.
22. 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.
23. 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.
24. Mixed Use Buildings	<p>Commercial - One (1) space per 300 square feet.</p> <p>Up to twenty-five (25) percent Residential Use - One (1) space per residential unit.</p> <p>Twenty-six (26) to fifty (50) percent Residential Use- One and a half (1.5) spaces per residential unit.</p> <p>Fifty-one (51) to seventy-five (75) percent Residential Use- Two (2) spaces per residential unit.</p> <p>More than seventy-five (75) percent of Residential - See Residential Use Table - Multifamily Dwelling and Apartment Buildings.</p>
25. Multi-Use Building	One (1) space per three hundred (300) square feet of gross floor area.
26. Office Building, Professional Office, Business	One (1) parking space for every four hundred (400) square feet of gross floor area.
27. Personal Services (Barbershop, Beauty Shop, Etc.)	Two (2) spaces for each operator plus one (1) space for each employee on the largest work shift.
28. 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.

29. Public Utilities and Facilities Buildings	One (1) parking space for every four hundred (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.
30. Recreation Areas Not affiliated with Colleges, Universities and or Schools.	See following subcategories.
a. Athletic Fields	Thirty (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, Driving Range	Six (6) parking spaces for each golf hole. One (1) parking spaces for each driving tee.
Miniature	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.
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.
31. Religious Institutions	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".

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 w/ Drive Thru	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	See following subcategories.
a. Stand-Alone	One (1) parking space for every three hundred (300) square feet of gross floor area, plus one (1) parking space for each employee on the largest shift.

<p>b. Shopping Center, Mall, Strip Mall</p>	<p>Less than fifty thousand (50,000) square feet of gross floor area: One (1) parking space for every three hundred (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.</p> <p>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.</p> <p>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.</p>
<p>35. Schools Public or Private</p>	<p>See following subcategories.</p>
<p>a. Elementary and Middle Schools</p>	<p>One (1) parking space for each classroom, plus one (1) space for every four hundred (400) square feet of administrative floor area plus one (1) parking space for each 6 (six) seats in an auditorium and all other places of assembly.</p>
<p>b. High School</p>	<p>Three (3) parking spaces for each classroom, plus one (1) space for every four hundred (400) square feet of administrative floor area plus one (1) parking space for each six (6) seats in an auditorium and all other places of assembly</p>
<p>c. College, Trade, Technical, Vocational Schools</p>	<p>One (1) parking space for every four (4) students based on the design capacity of the building(s), plus one (1) parking space for every four hundred (400) square feet of administrative floor area</p>

d. Athletic Stadiums, Field Houses and Grandstands associated with Public or Private Elementary Schools, Middle Schools, High Schools, Colleges, Trade Schools, Technical Schools, Vocational Schools	One (1) space for each four (4) seats, including temporary seats.
e. Studios (Art, Dance, Karate Yoga, Etc.)	One (1) parking space for every four hundred (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.

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:
 - (i) 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.
 - (ii) 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 2: REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3: SEVERABILITY. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this ordinance.

SECTION 4: In all other aspects, Chapter 23 [DESIGN AND NATURAL RESOURCES] 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 5: This Ordinance shall take effect and be in force from and after its approval as required by law.

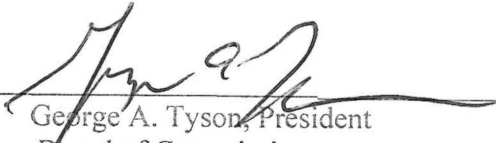
ENACTED AND ORDAINED by the Board of Commissioners of East Pennsboro Township, Cumberland County, Pennsylvania, in lawful session, duly assembled, this 2nd day of January, 2024.

ATTEST:



A. John Pietropaoli, Sec.

TOWNSHIP OF EAST PENNSBORO

By: 

George A. Tyson, President
Board of Commissioners