

**SECTION 520**  
**Off-Street Parking and Access Management Regulations**

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**520.1 PURPOSE.**

The following regulations specify the manner in which off-street parking and loading areas, the driveways providing access thereto and any related street improvements are to be provided for uses in Springfield Township. The purpose of these regulations is to protect the public health, safety and welfare by requiring that all uses be provided with off-street parking areas or a combination of off-street parking areas and loading areas and that such areas be improved in a manner that ensures the long-term desirability of the use to which they are accessory.

**520.2 PARKING FACILITIES REQUIRED.**

Accessory off-street parking spaces shall be provided in conformance with the provisions of Section 520 prior to occupying or using any building, structure, land or portion thereof whenever:

- A. A building is constructed or a new use is established;
- B. An existing building is altered and/or there is an increase in the number of dwelling units, seating capacity and/or floor area of a building; or
- C. The use of an existing building or structure or use of land is changed to a use that requires more off-street parking facilities.

**520.3 UNITS OF MEASURE.**

In computing the number of parking spaces required by this Resolution, the following rules shall apply:

- A. Floor Area. Where floor area is designated as the standard for determining parking space requirements, gross floor area shall be used.
- B. Seating Capacity. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated, or one seat for each 24 linear inches of benches or pews, or when fixed seats are not indicated, the capacity shall be determined as being one seat for each 20 square feet of floor area of the assembly room.
- C. Employees. Where employees are the standard for determining parking space requirements, employees shall mean the maximum combined number of employees on any two successive shifts.
- D. Fractional Numbers. Fractional numbers over one-half shall be increased to the next whole number.
- E. Parking for Mixed Uses. A building occupied by two or more uses, or one use that has specific parking requirements for different components of the use, operating normally during the same hours, shall provide spaces for not less than the sum of the parking spaces required for each use considered separately.

**520.4 OFF-STREET PARKING STANDARDS.**

The number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Table 520.4 below. For a use not specified in Table 520.4, the Zoning Commission shall apply the standard for a specified use that the Commission determines to be most similar to the proposed use. No parking, loading or servicing shall be permitted in any public street right-of-way.

**Table 520.4  
Required Off-Street Parking Spaces**

| <b><u>Principal Building or Use</u></b>                  | <b><u>Minimum Spaces Required</u><sup>(a)</sup></b>  |
|--|--|
| A. <u>Residential Uses:</u>                              |  |
| 1. Dwelling, single-family (detached or attached)        | 4 spaces per dwelling unit, two of which shall be enclosed   |
| 2. Dwelling, multi-family                                | 2 spaces per dwelling unit, one of which shall be enclosed, plus guest parking at the rate of 1 space for every 1 dwelling units |
| 3. Congregate care facilities, including assisted living | 1 space for every 2 beds, plus 1 space for every 2 employees   |
| 4. Group and family homes for handicapped persons        | 1 space for every 2 beds   |

**Principal Building or Use**

**Minimum Spaces Required<sup>(a)</sup>**

**B. Office and Medical Uses:**

- |   |  |
|---|--|
| 1. Business, professional and administrative offices (excluding medical and dental), financial establishments | 1 space per 250 sq. ft. of floor area                        |
| 2. Hospitals  | 1 space for every 2 beds, plus 1 space for every 2 employees |
| 3. Medical, dental offices and clinics, including urgent care clinics   | 1 space per 200 sq. ft. of floor area                        |
| 4. Research and testing laboratories  | 1 space per 300 sq. ft. of floor area                        |

**C. Retail and Service Uses:**

- |   |   |
|---|---|
| 1. General retail and service uses in completely enclosed buildings (except as otherwise specified below)   | 1 space per 200 sq. ft. of floor area   |
| 2. Beauty salons and barber shops   | 2 spaces per beauty or barber chair   |
| 3. Bed and breakfasts   | 1 space per guest room plus requirement for dwelling unit   |
| 4. Business services (cleaning and copying services, repair shops)  | 1 space per 300 sq. ft. of floor area   |
| 5. Funeral home, mortuary   | 1 space per 50 sq. ft. of floor area of assembly room or 1 space for every 4 seats, whichever is greater, plus one space for every vehicle maintained on the premises |
| 6. Furniture and Appliance; Builders' Supply; Showrooms of Plumbers, Decorators, Electricians or similar trades; Nursery and Garden Supply Establishments | 1 space per 400 sq. ft. of floor area   |
| 7. Hotels and motels  | 1 space per guest room or suite, plus 1 space for every 2 employees   |
| 8. Instructional studios (karate, music, dance, exercise)   | 1 space per 150 sq. ft. of floor area plus 1 space for every 2 employees  |
| 9. Restaurants (including bars, taverns)--table service   | 1 space per 40 sq. ft. of floor area or 1 space for every 2 seats of seating capacity, whichever is greater, plus one space for each delivery vehicle                 |

**Principal Building or Use**

**Minimum Spaces Required<sup>(a)</sup>**

- |   |   |
|---|---|
| 10. Restaurants--counter service, when located in a shopping center <sup>(b)</sup>                    | 10 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus one space for each delivery vehicle  |
| 11. Restaurants--counter service, when located as the only use in a free-standing building            | 20 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus one space for each delivery vehicle  |
| 12. Roadside stands   | 2 spaces  |
| 13. Veterinary clinic   | 1 space per 400 sq. ft. of floor area, plus 1 space for every 2 employees   |
| <br>  |   |
| D. <u>Automotive/Transportation Uses:</u>   |   |
| 1. Automobile and truck sales and rental, agricultural equipment and implement sales and service      | 1 space per 2 employees, plus 1 space per 400 sq ft of office and covered sales area, plus 2 spaces for the first 7,500 square feet of outdoor space used for display, plus 1 space for every additional 7,500 sq ft thereafter, plus 1 space per service bay |
| 2. Automobile service station and vehicle repair garage   | 1 space per employee plus 2 spaces per service bay  |
| 3. Gasoline station, car wash facility a  | 1 space per employee  |
| <br>  |   |
| E. <u>General Commercial and Industrial Uses:</u>   |   |
| 1. Wholesale Marketing and Distribution of Goods; Storage; Warehousing of Goods; Printing; Publishing | 1 space per 800 sq. ft. of floor area   |
| 2. All other types of industrial uses   | 1 space per 400 sq. ft. of floor area   |
| <br>  |   |
| F. <u>Recreation / Open Space Uses:</u>   |   |
| 3. Bowling alley  | 5 spaces for every lane (currently combined with place of assembly)   |
| 4. Golf course (nine holes or more)   | 8 spaces per green  |
| 5. Golf driving range   | 2 spaces per tee  |
| 6. Indoor theater   | 1 space for every 3 seats of seating capacity (currently combined with place of assembly)   |
| 7. Miniature golf   | 2 spaces per hole   |
| 8. Outdoor stadium  | 1 space for every 4 seats of seating capacity   |

| <b><u>Principal Building or Use</u></b>                                     | <b><u>Minimum Spaces Required</u><sup>(a)</sup></b>  |
|---|--|
| 9. Sports fitness center  | 1 space per 200 sq. ft. of exercise area, including locker and equipment rooms   |
| 10. Swimming pool, public and private (not associated with a residence)     | 1 space per 50 sq. ft. of defined active recreation area, including water, lawn, deck and bathhouse  |
| 11. Tennis courts   | 4 spaces per court   |
| <b>G. <u>Community / Educational Facilities:</u></b>                        |  |
| 1. Places of Assembly, including places of worship, unless otherwise stated | 1 space for every 4 seats of seating capacity in the assembly area or one space per 150 sq ft of floor area, one space per 50 sq ft for public assembly not containing seats |
| 2. Child and adult day care facilities                                      | 1 space per 8 children or adults, based on center's regulated maximum capacity   |
| 3. Clubs, lodges, fraternal, charitable or social organizations             | 1 space per 150 sq. ft. of floor area in the dining room plus 1 space for every 3 seats in the assembly room   |
| 4. Elementary and junior high schools                                       | 2 spaces per classroom, plus space required for seating in the principal auditorium  |
| 5. Senior high schools  | 1 space for every 2 teachers, employees and administrators, plus 1 space per 10 students, plus space required for the principal auditorium                                   |
| 6. Institutions for higher education  | 1 space for every 2 instructors, employees and administrators, plus 1 space for every 4 students, plus space required for the principal auditorium                           |
| 7. Library, museum  | 1 space per 500 sq. ft. of floor area  |

**Notes to Table 520.4:**

- (a) A minimum of five spaces is required for each facility other than a single-family dwelling.
- (b) For the purposes of this Section, a shopping center shall include one or more multi-tenant building(s) and/or group of buildings where the required spaces are provided in a shared parking lot.

**520.5 ALLOWANCE FOR SHARED PARKING.**

A reduced number of parking spaces may be allowed when it is shown that the lesser number of spaces is appropriate and consistent with these regulations and when it is determined that:

- A. In a mixed-use project or a single-use project for which the different components of the use have varying peak demands, the uses can be adequately accommodated with a lesser number of parking spaces than required based on the sum of the various uses computed separately.
- B. Up to 30% of the required parking spaces can be accommodated on a site located within 500 feet on the same side of the street of the proposed use, as long as binding arrangements are made to share the parking facilities with non-retail uses not normally open, used or operating during the same hours.

**520.6 DEFERRED CONSTRUCTION OF REQUIRED SPACES.**

If the number of parking spaces required in Table 520.4 is substantially larger than the number anticipated by the applicant for the proposed use and the applicant provides sufficient evidence that supports the reduced parking needs, a development plan may be approved with an allowance for the construction of a lesser number of parking spaces provided that:

- A. The total number of spaces initially constructed shall not be less than 70 percent of the spaces required by Table 520.4.
- B. Suitable area(s) are reserved for the construction of the balance of the total number of spaces otherwise required by Table 520.4. Such suitable areas shall be illustrated on the development plan in locations and with landscaping in full compliance with this Resolution.
- C. Any change in use shall be reviewed according to the number of spaces constructed and the total number of parking spaces that can be accommodated on the parcel.
- D. The Zoning Administrator, upon reevaluation of the project's parking needs, may direct that some or all of the parking spaces identified in Section 520.6B be constructed.
- E. When additional parking is determined necessary, it shall be provided according to the approved development plan.

**520.7 OFF-STREET QUEUING SPACES FOR DRIVE-THRU FACILITIES.**

Drive-thru establishments and other establishments which, by their nature, create lines of customers waiting to be served within automobiles, shall provide off-street queuing spaces on the same lot as the use which are in addition to the required number of parking spaces specified in Table 520.4. The number of parking spaces shall comply with the following requirements:

A. Minimum Number of Queuing Spaces by Type of Use/Establishment:

- |   |  |
|---|--|
| 1. Establishments serving and/or selling food and/or drinks:  | 15 queuing spaces  |
| 2. Automatic car wash facilities where a chain conveyor or other similar method is used to move the vehicle through the structure:        | 15 queuing spaces  |
| 3. Facilities with service windows or service entrances such as banks, ticket booths, drive-up ATM machines and other similar facilities: | 15 queuing spaces, but not less than 6 spaces per window or stall when there are 2 or more windows or stalls |
| 4. Self-serve car wash facilities:  | 2 queuing spaces per stall   |
| 5. Gasoline stations:   | 2 queuing spaces per accessible side of a gasoline pump island   |

B. Waiting in Right-of-Way Prohibited. At no time shall vehicles be permitted to wait within the public right-of-way for service at such drive-thru facilities.

C. Queuing Space Dimensions. Each off-street queuing space shall have an area not less than 160 square feet (measuring 8 feet by 20 feet) exclusive of access drives and parking aisles and shall not interfere with parking or circulation.

**520.8 PARKING DESIGN STANDARDS.**

Off-street parking areas shall be designed and constructed in accordance with the minimum dimensions set forth:

A. Dimension of Parking Spaces and Circulation Aisles. The dimension of parking spaces and circulation aisles shall be based on the angle of parking space as set forth in Table 520.8 below:

**Table 520.8**  
Minimum Parking Space Dimensions

|                            | Parking Angle to Aisle |           |         |
|----------------------------|------------------------|-----------|---------|
|                            | 90°                    | 60°       | 45°     |
| 1. Stall Width             | 9 feet                 | 9 feet    | 9 feet  |
| 2. Stall Length            | 20 feet                | 21.5 feet | 21 feet |
| 3. Circulation Aisle Width |                        |           |         |
| a. One way                 | 24 feet                | 19 feet   | 14 feet |
| b. Two way                 | 24 feet                | 22 feet   | 22 feet |

B. Parking Spaces for the Disabled. All new construction and alterations to places of public accommodation and commercial facilities shall provide parking spaces that are designed and constructed to be readily accessible to persons with disabilities in compliance with the Americans with Disabilities Act (ADA) of 1990.

**520.9 LOCATION REQUIREMENTS.**

The location of off-street parking facilities shall comply with the following.

- A. All parking spaces shall be connected to a public street by a driveway, except dwelling units which may be accessed from an alley.
- B. Parking spaces required for dwelling units shall be located on the same lot as the dwelling unit served. Required guest parking in a multi-family development shall be equally distributed throughout the development.
- C. Parking for commercial, office or industrial uses shall not be permitted in residential districts.
- D. All required off-street parking spaces shall have direct access to an aisle or driveway without the need to move any other vehicle.

**520.10 ACCESS TO PARCEL.**

To preserve and maintain efficient traffic movement, permitted access to all public streets shall be limited as defined herein. A goal of these access management standards is to limit and reduce the number of driveways in favor of combined driveways and the construction of service roads to handle access to multiple parcels. These regulations are in addition to any other state, or local approvals required, and to the extent necessary, may be modified based on recommendations in a Traffic Impact Study prepared in compliance with the requirements set forth in the Development Plan Review Procedures.

- A. Location. Access drives shall be located in such a manner as to interfere as little as possible with the use of adjacent residential property and the flow of traffic on adjacent streets, and to avoid undue interference with pedestrian access to street corners.
1. Access drives on corner lots shall be located as far from the street intersection as practicable.
  2. For parking areas having a capacity of 10 or more vehicles, the center line of the access drive apron shall be located not less than 75 feet from the nearest street intersection right-of-way line.
  3. Access drives for conforming uses and lots shall be located not less than 20 feet from a side lot line nor 40 feet from an access drive on an adjoining lot.
  4. Access drives for nonconforming uses and lots shall be located as far as practicable from another access drive, measured from the edge of the pavement, as determined by the Board of Zoning Appeals.
- B. Driveway Alignment. New driveways shall be aligned with existing driveways across a street unless such alignment is shown to be undesirable in a Traffic Impact Study. Where such alignments are shown to be undesirable, the centerlines of opposing driveways shall be offset at least 100 feet.
- C. Number of Access Drives. Each lot shall be permitted to have a single, two-way driveway, except in cases where a Traffic Impact Study is prepared clearly demonstrates that it is beneficial to permit a second driveway from the standpoint of traffic movement. Examples of where a second drive may be justified include large corner lots where driveways on both streets may be desirable and instances where two, one-way drives are preferred more than one, two-way drive.
- D. Width. The width of access drives shall comply with the following:
1. Driveways for single-family detached and attached dwelling units shall be not less than 8 feet in width.
  2. The width of access drives for multi-family dwellings and non-residential uses shall not be less than 12 feet for a one lane access drive or 20 feet for a two lane access drive at the

right-of-way line, and shall not exceed a total of 30 feet in width at the curb line of the street.

3. One-way entrances and exits shall be limited to two lanes and all other access drives shall not exceed three lanes.

E. Left Turn Lanes. Left turn lanes shall be provided within the public street for all truck terminal facilities and for any commercial, manufacturing, wholesale or storage facility with more than 100,000 square feet of gross floor area.

### **520.11 OFF-STREET TRUCK CIRCULATION AND LOADING REGULATIONS.**

When off-street loading spaces are provided for commercial and industrial buildings, they shall comply with the following regulations:

- A. All loading spaces shall be located on the same lot as the use served and no part of any required yard, off-street parking area, or access drive thereto, shall be used for loading or unloading purposes.
- B. Loading spaces shall be located in the side or rear yard in compliance with the requirements of this Section.
- C. Adequate off-street truck maneuvering space shall be provided on each site. The internal site circulation lanes are to be designed with adequate parking space and turning radii to efficiently accommodate delivery vehicles. At no time shall any part of a truck or van be allowed to extend into a street right-of-way while it is parked or being loaded or unloaded. At a minimum, the site shall be designed with adequate space for the parking and maneuvering of WB-62 vehicles.
- D. A truck routing internal site circulation shall be provided for the site together with site access/egress diagrams showing adequate turning radii for WB-62 vehicles in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Standards. Drive lane widths shall be a minimum of 12 feet. Except where one-way traffic is designated, two 12-foot lanes shall be provided for each drive or isle. No portion of the isles or maneuvering space shall be encumbered by parking stalls or loading berths. The required turn radii shall apply to the radii returns at the street as well as internal to the site.
- E. Loading berths shall be provided of sufficient size and number to accommodate the intended use of the site. The applicant shall submit sufficient data to verify the adequacy of the number and size of the loading berths provided. The minimum requirement for loading berths shall be:
  1. One on-site loading berth with a minimum dimension of 12 feet by 60 feet for the first 25,000 square feet of gross floor area or less.

2. One additional loading berth with a minimum dimension of 12 feet by 40 feet for each additional 50,000 square feet of gross floor area, except that for manufacturing, wholesale and storage facilities, such additional loading berth shall be provided for each additional 10,000 square feet of gross floor area.
- F. No loading area shall be located within 40 feet of the nearest point of intersection of any two streets.
  - G. Off-street loading spaces shall not be used for repair or servicing of motor vehicles.
  - H. Streets, sidewalks, alleys or other public rights-of-way or other public property shall not be used for loading purposes nor shall vehicles be parked on such areas during loading and unloading.
  - I. Loading spaces, when provided, shall be in addition to the off-street parking spaces required under Table 520.4, and shall not be considered as meeting the off-street parking spaces required herein.

#### **520.12 IMPROVEMENT AND MAINTENANCE STANDARDS.**

All off-street parking and loading facilities including parking spaces, loading spaces, queuing spaces, access drives and aisles for nonresidential uses shall be provided in accordance with the following improvement standards and specifications:

- A. Paving. All parking and loading areas, access drives, circulation aisles and private driveways shall be improved with bituminous, concrete or equivalent surfacing. Such paving material and base materials related thereto shall be capable of supporting all anticipated loads without damage.
- B. Drainage. All parking areas shall be graded, drained and provided with adequate drainage and storm water management facilities so that the adjacent properties and rights-of-way, including public sidewalks, are not be subject to flooding by water run-off from the proposed parking area.
- C. Lighting. Parking areas and loading areas shall be thoroughly illuminated to protect the public safety as determined by the Zoning Administrator. All lighting used to illuminate such areas shall be so arranged as to direct the light away from adjoining residential districts and streets and shall not be of excessive brightness or cause a glare hazardous to pedestrians or drivers as set forth in Section 530.
  1. No open light sources such as the stringing of light bulbs shall be permitted.
  2. The setback for light poles shall comply with the parking lot setback for the district in which the lot is located.

- D. Curbs and Wheel/Bumper Guards. Curbing, wheel guards or bumper guards shall be provided and anchored in connection with any off-street parking area for 5 or more cars to define parking areas, contain the cars on sloping surfaces, and prevent bumper over-hang.
- E. Marking. Any off-street parking area for 5 or more parking spaces shall indicate the location of each parking space, the location of spaces for persons with disabilities, and the location and direction or movement along the aisles and access drives providing access thereto by painting upon the surface, by raised directional signs, or by markers or other similar measures placed in the surface.
- F. Signs. Signs shall be provided in accordance with Section 510.
- G. Maintenance:
1. Parking areas, loading spaces and access drives shall be maintained free from rubbish.
  2. All adjacent sidewalks shall be kept free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians.
  3. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking and/or loading spaces shall be maintained in a neat and legible condition.
  4. The owner shall, at his own expense, maintain all paved surfaces in a smooth and dust-free condition and repair any disintegration of the surface by patching or resealing when such disintegration takes place.
- H. Storage. All off-street parking areas for nonresidential uses shall not be used for the continuous storage of a vehicle for more than 48 hours, except where expressly permitted in this Zoning Resolution as accessory to the principal use of the lot.

**520.13 PARKING OF DISCARDED MOTOR VEHICLES.**

No person shall park, store or leave, or permit the parking or storing of any unlicensed motor vehicle or any vehicle in a rusted, wrecked, junked, partially dismantled, inoperative, or abandoned conditions, whether attended or not, upon any property within Springfield Township unless the same is completely enclosed within a building.

No person shall store or leave or permit the storing of any boat or trailer that is in a rusted wrecked, junked, partially dismantled, inoperative, or abandoned conditions, whether attended or not, upon any property within Springfield Township unless the same is completely enclosed within a building.

**520.14 PARKING LOT LANDSCAPING AND SCREENING.**

Off-street parking and loading facilities shall be screened and landscaped in accordance with the requirements of Section 530.

**520.15 DEVELOPMENT PLAN REVIEW.**

Any off-street parking area, loading area, circulation aisle, or access drive for a use other than a single-family dwelling, which is constructed, reconstructed or changed as to location, materials, or drainage facilities requires the submission of a development plan according to the procedures specified in Section 720.

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