

ARTICLE XXX
Parking

§ 180.104. Minimum required automobile parking spaces. [Amended 7-2-69 by Ord. No. 464; 1-21-76 by Ord. No. 537]

180.104.1. **[Amended 3-19-80 by Ord. No. 605; 3-16-83 by Ord. No. 659; 10-2-85 by Ord. No. 700; 9-15-99 by Ord. No. 903]** There shall be provided at the time of erection of any main STRUCTURE or at the time any main STRUCTURE is enlarged or increased in capacity minimum off-STREET automobile parking spaces including the required number of PARKING STALLS plus not less than fifty percent (50%) in total area for adequate provision of ingress, egress and general circulation. All off-STREET parking spaces shall be paved with an all-weather, dust free surface and all off-STREET parking shall be limited to paved areas. Such provision shall be made in all districts for each separate use as follows:

180.104.1.1. DWELLING: two (2) paved PARKING STALLS, one (1) of which shall be enclosed.

180.104.1.2. Townhouses: two (2) paved PARKING STALLS, one (1) of which shall be enclosed, for each DWELLING UNIT. In addition, there shall be provided one (1) additional off-STREET paved PARKING STALL for each four (4) units.

180.104.1.3. CHURCH, school: one (1) PARKING STALL for each five (5) seats provided in the sanctuary or principal place of worship or in the school auditorium.

180.104.1.4. Apartment house or multiple DWELLING: one and one-half (1/2) PARKING STALLS, one (1) of which shall be enclosed, for each DWELLING UNIT.

180.104.1.5. Funeral home or mortuary: ten (10) PARKING STALLS for each reposing room, but not less than twenty-four (24).

180.104.1.6. Golf course: one (1) PARKING STALL for each five hundred (500) square feet of floor area of clubhouse.

180.104.1.7. Retail business: one (1) PARKING STALL for each one hundred fifty (150) square feet of floor area.

180.104.1.8. Wholesale business: one (1) PARKING STALL for each five hundred (500) square feet of floor area.

180.104.1.9. Restaurant: one (1) PARKING STALL for each fifty (50) square feet of floor area.

180.104.1.10. Bank, professional or business office: one (1) PARKING STALL for each three hundred (300) square feet of floor area.

180.104.1.11. Automobile sales, nursery: one (1) PARKING STALL for each five hundred (500) square feet of business LOT area.

180.104.1.12. AUTOMOBILE SERVICE STATION: one (1) PARKING STALL for every three hundred (300) square feet of floor area.

180.104.1.13. Health club: one (1) PARKING STALL for each one hundred fifty (150) square feet of floor area.

180.104.1.14. Nursing and Convalescent Homes - One parking stall for every 1.75 beds. **[Added 4-17-96 by Ord. No. 851]**

180.104.2. For the purpose of this Article, "floor area" shall mean the gross floor area used or intended to be used for service to the people as customers, clients or tenants, including areas occupied by fixtures and equipment used for sale or display of merchandise. It does not mean areas used principally for nonpublic purposes, such as storage areas in retail establishments.

180.104.3. When necessary to lessen congestion or secure safety from fire, panic and other dangers, COUNCIL may, at the request of the COMMISSION, require that these minimum requirements be increased to a maximum of one hundred fifty percent (150%).

180.104.4. PARKING STALL Dimensions **[Added 2-7-18 by Ord. No. 1103]**

180.104.4.1 The minimum PARKING STALL be nine (9) feet in width and 18 feet in length.

180.104.4.2 The minimum dimensions for parking lot layouts at various angles shall be as follows:

180.104.4.2.1 90 Degree Parking

180.104.2.1.1 Minimum Stall Width: Nine (9) feet.

180.104.2.1.2 Minimum Stall Length, Length of Line: 18 feet

180.104.2.1.3 Minimum Stall Length, Depth to Wall: 18 feet.

180.104.2.1.4 Minimum Aisle Width between Stalls (Two=Way Traffic): 24 feet.

180.104.2.1.5 Minimum Bumper Overhang: 2.5 feet.

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180.104.2.2 45 Degree Parking

180.104.2.2.1 Minimum Stall Width: 12 feet.

180.104.2.2.2 Minimum Stall Length, Length of Line: 26.5 feet

180.104.2.2.3 Minimum Stall Length, Depth to Wall: 18.7 feet.

180.104.2.2.4 Minimum Aisle Width between Stalls (One-Way Traffic): 14 feet

180.104.2.2.5 Minimum Bumper Overhand: Two (2) feet.

180.104.2.3 60 Degree Parking

180.104.2.3.1 Minimum Stall Width: 9.8 feet

180.104.2.3.2 Minimum Stall Length, Length of Line: 22.9 feet

180.104.2.3.3 Minimum Stall Length, Depth to Wall: 19.8 feet

180.104.2.3.4 Minimum Aisle Width between Stalls (One-Way Traffic): 16 feet

180.104.2.3.5 Minimum Bumper Overhang: Two (2) feet

180.104.4.3 Handicapped parking spaces shall be in compliance with current Americans with Disabilities Act standards.

180.104.5 Parking Demand Analysis. When no specific parking requirement is provided in this Chapter, an applicant shall submit an analysis from a licensed traffic engineer to establish the anticipated parking demand for the proposed development. The applicant shall submit the following: **[Added 4-18-18 by Ord. No. 1107]**

180.104.5.1 Specific information related to the proposed development, including but not limited to: building area; employees; acreage; seating capacity; visitors; customers; shifts; deliveries; and dwelling units. Estimates of parking demand, which may include a recommendation from the Institute of Transportation Engineers, data collected from uses that are the same or comparable to the proposed use or other relevant information. The proposed traffic circulation for the development, as directed by the BOROUGH TRAFFIC ENGINEER.

180.104.5.2 Any other information necessary to understand current and projected parking demand, as directed by the BOROUGH TRAFFIC ENGINEER.

180.104.5.3. For multi-use developments, a Parking Demand Analysis shall be submitted to the BOROUGH based on the combined uses of all facilities on the site simultaneously.

§ 180.105. TRUCK or TRAILER VEHICLE parking. [Amended 1-19-72 by Ord. No. 486; 2-15-84 by Ord. No. 679; 8-19-92 by Ord. No. 786, Amended 2-7-18 by Ord. No. 1103]

180.105.1. Except for loading or unloading of transient delivery, on-street parking in all residential districts shall be prohibited for TRUCKS having a registered gross vehicle weight rating of eleven thousand and one (11,001) pounds or greater, or classified as Class 5 or higher by the Commonwealth of Pennsylvania, Department of Transportation. Parking for such TRUCKS shall be limited to the REAR YARD and not visible from the STREET, or inside a garage, as defined in this chapter. All TRUCKS so parked shall bear a current inspection sticker by the Commonwealth of Pennsylvania. In Districts C-1, C-2, C2-S, C-3, C-4 and C4-S, parking for TRUCKS within the specifications described above is permitted only for vehicles incidental to the operation of a business.

180.105.2 Except for loading or unloading of transient delivery, TRAILER VEHICLE and/or HOUSE TRAILER parking is prohibited in all R Residential Districts except in the REAR YARD, not visible from the STREET, or inside a garage, as defined in this chapter. TRAILER VEHICLE and HOUSE TRAILER parking in commercial districts is permitted only for vehicles incident to the operation of business.

§ 180.106. Continuance of facilities.

Whenever an occupancy permit has been issued and the plans so approved contain automobile parking and LOADING SPACE provisions, the subsequent use of such property shall be conditional upon the continuance and availability of the parking and LOADING SPACE provisions contained in such plans. Any other use of such property shall be a violation of this Article. Should the owner or occupant of any STRUCTURE as to which an occupancy permit has been issued containing automobile parking or LOADING SPACE requirements so change the uses to which such STRUCTURE is put as to increase automobile parking or LOADING SPACE requirements under this Article, it shall be unlawful and a violation of this chapter to begin or maintain such altered use until such time as the increased automobile parking or loading provisions of this Article are complied with and an amended certificate of occupancy is obtained from the ADMINISTRATOR. Existing off-STREET parking and loading facilities provided at the effective date of this chapter and actually being used at that date for the parking of automobiles or as LOADING SPACE in connection with the operation of an existing STRUCTURE or use, or off-STREET parking and loading facilities provided after the effective date of this chapter for the parking of automobiles or as LOADING SPACE in connection with the operation of a STRUCTURE or use existing at the effective date of this chapter, shall not be reduced to an amount less than that required by this chapter for a similar new STRUCTURE or new use.

180.106.1. **[Added 09-15-99 by Ord. No. 903]** A permit from the Borough Code Enforcement Officer is required prior to expansion of existing or creation of new parking surfaces. All parking surfaces shall be constructed in accordance with the following:

The new parking surface shall be a paved surface constructed from paving materials such as concrete, asphalt, brick or block.

Expansion of existing parking surfaces shall be prepared to match the paving material of the existing prepared surface and shall abut the existing paved surface.

The residential access shall be a single curb cut and shall not have a width greater than twenty-four feet (24').

In the case of a residential governor's drive, one (1) additional access may be established that is not greater in width than 12 feet (12'), and the two accesses shall be connected with a continuous pavement.

The parking surface shall not interfere with the free and safe flow of traffic on any public street, and if parallel to the road, shall be accessed by way of existing driveway so that on-street parking is not affected.

The ingress and egress of the parking surface shall conform to sight distance requirements.

The residential parking surface shall comply with all other Borough and State requirements.

§ 180.107. RECREATIONAL VEHICLE parking. [Added 1-19-72 by Ord. No. 486, Amended 2-7-18 by Ord. No. 1103]

180.107.1. RECREATIONAL VEHICLES may be parked in a garage, as defined in this chapter, in any district.

180.107.2. RECREATIONAL VEHICLES may not be parked in an open space in any residential district except as follows:

180.107.2.1. The RECREATIONAL VEHICLE shall be licensed and bear a current inspection sticker issued by the Commonwealth of Pennsylvania if one is required of the vehicle for highway use.

180.107.2.2. Except for loading or unloading, RECREATIONAL VEHICLE parking shall be prohibited in all residential districts except in the REAR YARD, not visible from the STREET, or inside a garage, as defined in this chapter.

180.107.2.3. RECREATIONAL VEHICLES shall not be used as temporary or permanent DWELLINGS.

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180.107.2.4. No more than one (1) RECREATIONAL VEHICLE shall be parked on a LOT at any given time.