

ZONING

172 Attachment 1

Township of Newtown

Appendix A

Prior Off-Street Parking and Loading Facilities Provisions

§ 1375.01. Minimum spaces required.

Any of the following buildings hereafter erected, any building hereafter converted into one of the following buildings and any open area hereafter used for commercial purposes shall be provided with at least the minimum off-street garage space or off-street parking space, or both, as set forth below, which space shall be readily accessible to and within a reasonable distance from the buildings served thereby. Such spaces shall be on the same lot as the main building or lot adjacent thereto, except when authorized as a special exception.

- (a) (1) Dwelling other than multiple dwelling: one garage space or one parking space for each dwelling unit.
 - (2) Multiple dwellings not in Apartment or Office Districts: one garage space for every apartment or 1 1/2 parking spaces for every apartment.
- (b) Restaurant, cafe or tearoom: 1 1/2 parking spaces for each 100 square feet of gross floor area devoted to patron use.
- (c) Theater, auditorium, stadium, school (not including public or parochial), recreational establishment, church and other place of public assemblage: one parking space for every 10 seats.
- (d) Retail store, office building or commercial building other than those specified above: one parking space for every 300 square feet of floor area or fraction thereof.
- (e) Wholesale, industrial or manufacturing building: one parking space for each three employees.
- (f) Hospital and sanitarium: one parking space for each 750 square feet of floor area or fraction thereof, exclusive of basement and living quarters of student nurses.
- (g) Open area used for commercial purposes: one parking space for each 1,500 square feet of area or fraction thereof.

§ 1375.02. Reduction of parking facilities.

Off-street parking facilities existing at the effective date of this Zoning Ordinance shall not subsequently be reduced. Off-street parking facilities provided to comply with the provisions of this Zoning Ordinance shall not subsequently be reduced.

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§ 1375.03. Loading and unloading space.

Off-street loading and unloading space with proper access from a street or alley shall be provided on any lot on which a building for trade or business is hereafter erected or substantially altered.

§ 1375.04. Planting and curb required for large parking areas.

All parking areas over 10,000 square feet shall include 10% of the area for planting distributed over the total area in an approved manner and shall have curbs located in such manner that at least one side of each parking space shall have a curb.