

ZONING

270 Attachment 5

Borough of Mount Joy

Table of Off-Street Parking Requirements

(See also § 270-81B if within the CBD District)

Use	Number of Off-Street Parking Spaces Required	Plus 1 Off-Street Parking Space for Each:
Residential uses:		
Dwelling unit, other than types listed separately in this table	2 per dwelling unit,* except 1 per conversion apartment that only includes one bedroom or is an efficiency unit (*Note: If desired, one space may be in a garage and one space and in a driveway.)	
Townhouses and rowhouses	See § 270-62	
Home occupation	See § 270-62	
Housing permanently restricted to person 62 years and older and/or the physically handicapped (other than a retirement community)	1 per dwelling/rental unit, except 0.4 per dwelling/rental unit if evidence is presented that the nonphysically handicapped persons will clearly primarily be over 70 years old	Nonresident employee
Boardinghouse	1 per rental unit or bed for adult, whichever is greater	Nonresident employee
Group home	§ 270-62	
Institutional uses:		
Place of worship or church	1 per 5 seats in room of largest capacity	Employee
Hospital	1 per 3 beds	1.2 employees
Nursing home	1 per 5 beds	1.1 employees
Assisted living facility and/or retirement community	1 per 4 beds, plus 1.5 for each individual dwelling unit	1.1 employees
Day-care center	1 per 10 children, with spaces designed for safe and convenient dropoff and pickup	1.1 employees
School, primary or secondary	1 per 4 students aged 16 or older	Employee
Utility facility	1 per vehicle routinely needed to service facility	
College, university or trade school	1 per 1.5 students not living on campus who attend class at peak times (plus required spaces for on-campus housing)	Employee
Library, community center or cultural center or museum	1 per 5 seats (or 1 per 250 square feet of floor area accessible to patrons and/or users if seats are not typically provided)	Employee

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Treatment center	1 per 2 residents aged 16 years or older, plus 1 per nonresident intended to be treated on site at peak times	Nonresident employee
Swimming pool, nonhousehold	1 per 50 square feet of water surface, other than wading pools	Employee
Commercial uses:	(All commercial uses, as applicable, shall provide additional parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time. These additional spaces are not required to meet the stall size and parking aisle width requirements of this chapter.)	
Auto service station or repair garage	5 per repair/service bay and 1/4 per fuel nozzle, with such spaces separated from accessways to pumps	Employee, plus any parking needed for a convenience store under "retail uses"
Auto, boat, recreational vehicle or manufactured home sales	1 per 15 vehicles, boats, RVs or homes displayed	Employee
Bed-and-breakfast use	1 per rental unit, plus the 2 per dwelling unit	Nonresident employee
Bowling alley	2 per lane, plus 2 per pool table	1.2 employees
Car wash	Adequate waiting and drying areas	1.2 employees
Financial institution (includes bank)	1 per 200 square feet of floor area accessible to customers, plus office parking for any administrative offices	1.2 employees
Funeral home	1 per 5 seats in rooms intended to be in use at one time for visitors, counting both permanent and temporary seating	Employee
Miniature golf	1 per hole	1.2 employees
Haircutting/hairstyling	1 per customer seat used for haircutting, hairstyling, hair washing, manicuring or similar work	1.2 employees
Hotel or motel	1 per rental unit, plus 1 per 4 seats in any meeting room (plus any required by any restaurant)	1.2 employees
Laundromat	1 per 3 washing machines	On-site employee
Offices, other than above	1 per 300 square feet of total floor area	
Personal service use, other than haircutting/hairstyling (minimum of 2 per establishment)	1 per 200 square feet of floor area accessible to customers	1.2 employees
Indoor recreation (other than bowling alley), membership club or exercise club	1 per 4 persons of maximum capacity of all facilities	1.2 employees

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Outdoor recreation (other than use specifically listed in this table)	1 per 4 persons of capacity (50 may be on grass overflow areas with major driveways in gravel)	1.2 employees
Restaurant	1 per 4 seats, or 3 spaces for a use without customer seats	1.2 employees
Retail sales (other than types separately listed)	1 per 200 square feet of floor area of rooms accessible to customers	
Retail sales of only furniture, lumber, carpeting, bedding or floor covering	1 per 400 square feet of floor area of rooms accessible to customers	
Tavern	1 per 30 square feet of total floor area	1.2 employees
Theater or auditorium	1 per 4 seats, 1/2 of which may be met by convenient parking shared with other business uses on the same lot that are typically not routinely open beyond 9:00 p.m.	1.2 employees
Trade/hobby school	1 per 2 students on site during peak use	1.2 employees
Veterinarian office	4 per veterinarian	1.2 employees
Industrial uses:	(In addition to parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time, which spaces are not required to meet the stall size and aisle requirements of this chapter.)	
All industrial uses (including warehousing, distribution and manufacturing)	1 per 1.2 employees, based upon the maximum number of employees on site at peak periods of time	1 visitor space for every 10 managers on the site
Self-storage development	1 per 20 storage units	1.2 employees