

ZONING

205 Attachment 8

Borough of Oakmont

Chart H

Parking Requirements

[Amended 3-20-2023 by Ord. No. 01-2023; 3-18-2025 by Ord. No. 01-2025]

	Authorized Land Use	Minimum Parking Requirement (number of spaces)	Minimum Loading Requirements
1	Boardinghouse	1:guest room + 2 visitor	
2	Multiuse buildings	As determined by the Borough	As determined by the Borough
3	Group care facility	1:4 beds + 1 employee space	1 berth
4	Group care home	1:4 beds + 1 employee space	1 berth
5	Home-based business, no impact	1 space/dwelling unit (in addition to residential requirement)	
6	Home occupation	1:dwelling unit (in addition to residential requirement)	
7	Manufactured mobile home park	1.5: mobile home	
8	Multifamily, apartment dwelling	1:bedroom	>20,000 s.f. = 1 berth
9	Multifamily, townhouse dwelling	2:dwelling unit	
10	Nursing home	1:6 beds + 1:staff or visiting doctor + 1:2 employees	1 berth
11	Single-family, attached dwelling	2:dwelling unit	
12	Single-family, detached dwelling	2:dwelling unit	
13	Adult book/video store	1:100 sf of GFA	
14	Adult entertainment nightclub	1:100 sf of GFA	
15	Amphitheater	1:5 seats provided for visitor use	
16	Amusement arcade	1 space/200 sf of net floor area and 1 space/2 employees on peak shift	
17	Animal hospital with kennel	1 space/employee and 2 spaces/exam room	
18	Animal hospital without kennel	1 space/employee and 2 spaces/exam room	
19	Artisan workspace/sale	1 space	
20	Automobile rental	1 space/3 vehicles rented + 1 space/employee	1 berth
21	Automobile repair	1:2 employees + 2:automobile service bay	1 berth

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22	Automobile sales and service	Sales - 1:600 sf of net floor area (NFA) Service - 1:2 employees + 2:automobile service bay	1 berth
23	Automobile salvage/junkyard	1:employee on peak shift +2:patron spaces	
24	Bar/tavern	1 space/50 sf of public or net floor area and 1 space/employee on peak shift	1 berth
25	Bed-and-breakfast	1 space/guest room and 1 space/permanent resident	
26	Beverage distribution	(indoor display) and 1	1 berth
27	Billboard		
28	Biomedical operation	1:500 sf of GFA	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1
29	Boat launch	1:boat slip + 1:employee	As determined by the Borough
30	Boatworks	1:boat slip + 1:employee	As determined by the Borough
31	Storage yard	1:200 sf of GFA + 1:employee	
32	Bulk materials or machinery storage	1:200 sf of GFA + 1:employee	1 berth
33	Car wash	3 stacking spaces/wash bay	
34	Cemetery/crematorium/mausoleum	10:chapel or parlor +1:funeral vehicle + 1:employee	
35	Day-care center	1:employee on peak shift + 1:5 students	
36	Civic buildings (e.g., library, museum)	Library: 1 space/250 sf of net floor area Museum: 1 space/400 sf of net floor area Borough Building: 1 space/300 sf of gross floor area	As determined by the Borough
37	Club/lodge (civic/social)	1 space/75 sf of net floor area of largest assembly area	As determined by the Borough
38	Coffee shop	1:300 sf of GFA	

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39	Collection and recycling facility	As determined by the Borough	As determined by the Borough
40	Commercial boat operation	1:boat slip + 1:employee	As determined by the Borough
41	Communications tower	1 space	
42	Concrete or asphalt batch plant	1 space/1,000 sf and 1 space/employee on peak shift	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1
43	Confectionary	1 space/200 sf of gross floor area	
44	Convenience store	1:400 sf of GFA	1 berth
45	Day care home (adult and/or child)	2:bed and 1:employee on peak shift	
46	Doggie day care	1:employee + 1:1,000 sf of GFA	
47	Dry-cleaning plant	1 space/200 sf of gross floor area	0-9,999 s.f. = 1 berth 10,000-19,999 s.f. = 2 berths Each add'l 20,000 s.f. = 1 berth
48	Emergency services, private	1:500 sf of GFA	
49	Emergency Services, public	1:500 sf of GFA	
50	Essential services	1 space/employee on peak shift	
51	Exterminator	1:employee + 400 sf of GFA	
52	Extraction of minerals	As determined by the Borough	As determined by the Borough
53	Financial institution	1 space/200 sf of gross floor area and 1 space/employee on peak shift and 5 off-street waiting spaces/drive-in window	
54	Food processing and packing plant	1:2 employees on peak shift	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
55	Fuel/energy recharge service station	1:400 sf of GFA	
56	Furniture refinishing plant	1 space/400 sf of showroom space + 1 space/employee	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth

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57	Garage, public		
58	Garden center/nursery/greenhouse	1:300 sf of NFA + 1:1000 sf of outdoor display	1 berth
59	Gas and/or oil well production	As determined by the Borough	As determined by the Borough
60	Golf, miniature	1 space/200 sf of course area	
61	Health-and-fitness-related establishment	1 space/200 sf of gross floor area	
62	Health care facility	1:bed + 1:2 full-time employees	As determined by the Borough
63	Hotel/motel	1 space/employee on peak shift and 1 space/sleeping unit; and add'l regulations for restaurant/bar/conference room if accessory use open to general public	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
64	Incinerator	Greater of 1 space/750 sf of gross floor area or 1 space/employee on peak shift	1 berth
65	Kennel	1 space/employee and 1 space/1,000 sf	
66	Laundry and/or dry-cleaning establishment	1 space/200 sf of gross floor area	0-9,999 s.f. = 1 berth 10,000-19,999 s.f. = 2 berths Each add'l 20,000 s.f. = 1 berth
67	Manufacturing, heavy	1:2 employees on peak shift	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
68	Manufacturing, light	1:2 employees on peak shift	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1
69	Marina	1:boat slip + 1:employee	As determined by the Borough
70	Mechanical repair, large	1 space/400 sf of showroom space, 1 space/employee	1 berth

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	Authorized Land Use	Minimum Parking Requirement (number of spaces)	Minimum Loading Requirements
71	Mechanical repair, small	1 space/400 sf of showroom space, 1 space/employee	1 berth
72	Medical or dental clinic	5 spaces/doctor or dentist on duty	
73	Mini-warehouse	1:2 employees on peak shift + 1:10 storage spaces	20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
74	Monument works	1:employee + 400 sf of GFA	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
75	Mortuary/funeral home	1 space/3 seats in the first viewing room parlor and 10 spaces/each additional parlor	1 for every 4 viewing rooms
76	News and magazine store	1 space/200 sf of gross floor area and 1 space/employee (does not include vehicle refueling positions)	10,000-19,999 s.f. = 2 berths Each add'l 20,000 s.f. = 1 berth
77	Nightclub	1 space/50 sf of public or net floor area and 1 space/employee on peak shift	
78	Office, professional or business	1 space/200 sf of gross floor area	<40,000 s.f. = 1 berth Each add'l 40,000 s.f. = 1 berth
79	Office, public	1 space/200 sf of gross floor area	Each add'l 40,000 s.f. = 1
80	Park, private	As determined by the Borough	
81	Park, public	As determined by the Borough	
82	Parking lot (commercial)		
83	Personal services	1 space/200 sf of net floor area and 1 space/2 employees on peak shift	10,000-19,999 s.f. = 2 berths Each add'l 20,000 s.f. = 1 berth
84	Place of assembly	1 space/75 sf of net floor area of largest assembly area or for a theater, 1 space/3 seats	As determined by the Borough

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	Authorized Land Use	Minimum Parking Requirement (number of spaces)	Minimum Loading Requirements
85	Place of worship	1 space/75 sf of net floor area of largest assembly area or for a theater, 1 space/3 seats	As determined by the Borough
86	Railroad	As determined by the Borough	As determined by the Borough
87	Recreation facility, private	As determined by the Borough	As determined by the Borough
88	Recreation facility, public	As determined by the Borough	As determined by the Borough
89	Research and development	1:1,000 sf of GFA	
90	Restaurant, drive-through	1 space/50 sf open to the public and 1 space/employee on peak shift area	1 berth
91	Restaurant, fast-food	1 space/50 sf of gross floor area and 1 space/employee on peak shift	1 berth
92	Restaurant, standard	1 space/2 patrons during peak seating and 1 space/employee on peak shift	1 berth
93	Retail, large	1:200 sf of GFA	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
94	Retail, small	1:200 sf of NFA	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
95	School, business or industrial	1 space/3 seats utilized at maximum capacity or 1 space/200 sf of gfa, whichever is greater	
96	School, public or private	Elementary and Junior High: 1 space/staff employee on peak shift and 1 space/classroom Secondary and Post-Secondary: 1 space/staff and 4 spaces/classroom	
97	Shopping center, community	1 space/200 sf of gross floor area	0-19,999 s.f. = 1 berth 20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth

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	Authorized Land Use	Minimum Parking Requirement (number of spaces)	Minimum Loading Requirements
98	Shopping center, neighborhood	1 space/200 sf of gross floor area	20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
99	Station, commuter rail	As determined by the Borough	
100	Station, passenger (railway/bus)	As determined by the Borough	
101	Swimming pool (commercial)	1:3 patrons based on the max # of persons that can be in the pool at the same time in accordance with the pool design capacity + 1:employee or 1:5 sf of surface water area	
102	Telecommunications tower	1 space	
103	Theater, indoor	1 space/3 theater seats	
104	Trade shop	1 space/200 sf of gross floor area	As determined by the Borough
105	Truck terminal	As determined by the Borough	As determined by the Borough
106	Warehouse	1:employee on peak shift or 0.5:1,000 sf of GFA, whichever is greater	20,000-60,000 s.f. = 2 berths Each add'l 60,000 s.f. = 1 berth
107	All other uses	As determined by the Borough	As determined by the Borough