

**CROCKERY TOWNSHIP**

**PARKING LOT**

**DESIGN AND CONSTRUCTION STANDARDS**

OCTOBER 2008

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## INTRODUCTION

TO ALL DEVELOPERS, CONSULTING ENGINEERS AND CONTRACTORS:

The Crockery Township Design and Construction Requirements are intended to ensure the use of uniform, adequate, and acceptable construction methods and materials. The Township strives at all times to stay up to date regarding construction engineering developments.

This 2008 Edition is considered the standard requirements that are to apply to work and materials bid or contracted on or after January 1, 2009.

Crockery Township also has ordinances to administer, regulate, and provide additional requirements and regulations related to public and private improvements. Owners, consulting engineers, contractors, and plumbers are encouraged to review the document ordinances for requirements pertaining to water services, sanitary sewers, private streets, parking lots, outdoor lighting, and ponds.

Leon Stille, Supervisor  
Erika Harrison Clerk  
Judith VanBemmelen, Treasurer  
Scott Constantine  
Rich Sucheki

# CROCKERY TOWNSHIP

## PARKING LOT DESIGN AND CONSTRUCTION STANDARDS

### INTENT AND PURPOSE

The purpose of this section is to provide reasonable regulations to direct the design requirements for parking lots. These standards are intended as a guide for the design of these lots and are not intended as a complete set of specifications for their construction. Every parcel of land hereafter established as an off-street public or private parking area for more than five vehicles, including a municipal parking lot, commercial parking lot, automotive sales and/or service lot, and accessory parking areas for multiple dwellings, businesses, public assembly, and institutions; shall be developed and maintained in accordance with the following requirements.

#### 1. Size of Parking Space

Each off-street parking space shall have an area of not less than 171 square feet (exclusive of access drives or aisles) and shall be a minimum of nine feet in width and 19 feet in length, except for parallel parking spaces which shall be 24 feet in length.

#### 2. Design, Construction, and Maintenance Requirements

All off-street parking areas, except for parking spaces provided for single-family dwellings and duplexes, shall be designed, constructed, and maintained in accordance with the following standards and requirements:

- A. The parking lot and its driveways shall be effectively screened on each side that adjoins or faces premises situated in any Residential or Agricultural Zoning District by a five-foot high solid fence, wall, compact evergreen hedge, or other screening approved by the Planning Commission.
- B. Parking areas shall be so designed and marked as to provide for orderly and safe movement of vehicles.
- C. Barrier free parking spaces shall conform to the requirements of the latest building codes, state and federal laws for number, size, and location.
- D. Off-street parking spaces shall not be closer than five (5) feet to any building or property line.
- E. All off-street parking areas shall be constructed to prevent erosion and graded to dispose of surface water. No surface water shall be permitted to

drain onto adjoining property unless there is a common engineered drainage system shared with the adjoining property.

- F.** The parking lot and its driveway shall be: (1) designed to provide adequate drainage, (2) surfaced with concrete or asphalt pavement as required by the zoning district, and (3) maintained in good condition, free of dust, trash, and debris.
- G.** The parking lot and its driveways shall not be used for repair, dismantling, or servicing of any vehicles.
- H.** The parking lot shall be provided with entrances and exits so located as to minimize traffic congestion.
- I.** All parking spaces shall be provided with wheel or bumper guards so located that no part of a parked vehicle will extend beyond the parking area; bump any fence, wall, or landscaping; or hang over any sidewalk or pedestrian pathway.
- J.** Lighting facilities shall be so arranged as to reflect the light away from adjoining properties. Light poles shall be no taller than 15 feet in height.
- K.** No part of any public or private parking area regardless of number of spaces provided shall be closer than ten feet to the street right-of-way line. Areas between such parking area and the street that are not used for driveways or sidewalks shall be landscaped with grass and other vegetative materials.
- L.** Access - Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided.
  - i. For one-way access drives, not less than twelve (12) or more than sixteen (16) feet in width.
  - ii. For two-way access drives, not less than twenty-four (24) or more than thirty (30) feet in width.
  - iii. Where a turning radius is necessary, it will be of such an arc as to reasonably allow an unobstructed flow of vehicles, and so located as to secure the most appropriate development of the individual property.
- M.** Surface - Parking areas in the C-1 Commercial zoning district shall have a bituminous or concrete surface and provide adequate drainage. In all other zoning districts, asphalt, concrete, crushed concrete, crushed limestone, or other material may be used as may be approved by the Planning Commission.
- N.** Screening Required - No off-street parking area shall be located closer than fifteen (15) feet to any residentially used or zoned property unless:
  - i. Wholly within a completely enclosed building, or

- ii. Screened by a masonry wall or a uniformly painted solid board fence of uniform appearance.
  - iii. Screened by a compact planting not less than four (4) feet in height.
- O.** Where an off-street parking area abuts or is across the street from residentially used or zoned property, it shall have a landscaped setback of 15 feet on any boundary that is adjacent to or across the street from residentially used or zoned property. All such required landscaped setbacks should be suitably protected, developed, and landscaped. Plantings shall be maintained in good condition and not encroach on adjoining property.
- P.** Driving Aisles - Each off-street parking area shall be served with adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. Aisle widths are dependent upon whether traffic flow is one way or two-way, angle of parking, and whether or not parking is on both sides of the aisle. The following standards shall apply.
- Q.** Aisles for 90, 60, and 45 degree parking shall be 24' for two-way traffic. Aisle widths for 60 degree parking with one-way traffic shall be 16' wide. Aisle widths for 45 degree parking with one-way traffic shall be 14' wide.
- Parking on one side of the aisle only with two-way traffic shall require a 22' wide aisle for 90 degree parking and 20' for 60 and 45 degree parking. Parking on one side with one-way traffic shall require an 18' wide aisle for 90 degree, 14' for 60 degree and 12' for 45 degree parking.
- R.** Lighting - Adequate lighting shall be provided. Lighting fixtures used to illuminate any off-street parking areas shall be so arranged as to cast the light away from adjacent residentially used or zoned property, and the source of light shall be shielded from view from any adjacent property, road, or street. Lighting shall meet the requirements of the current Outdoor Lighting Design and Construction Standards.

### **3. Off-Street Loading Spaces**

In order to prevent undue interference with the public use of streets and alleys, every manufacturing, storage, warehouse, department store, wholesale store, retail store, hotel, hospital, laundry, dairy, mortuary, and other similar type of business that customarily receive or distribute goods by motor vehicle shall provide space on the premises for that number of vehicles that will be at the premises at the same time on an average day of full use.

No such space shall be located closer than 50 feet to any Residential or Agricultural Zoning District. Loading spaces shall not block any street right-of-way or maneuvering areas necessary for reaching any parking space, nor shall any parking space be designated for the dual purpose as a loading space. Loading spaces shall be so located as to be accessible by the type of delivery trucks that customarily deliver supplies to the site.

- A.** Additional Parking Space: Loading space shall be provided as area additional to off-street parking space and shall not be considered as supplying off-street parking space.
- B.** Space Requirements: There shall be provided adequate space for standing, loading, and unloading service not less than twelve (12) feet in width, thirty-five (35) feet in length, and fourteen (14) feet in height, open or enclosed.