

ARTICLE 1900
Off-street Parking and Loading

§ 208-1901. General regulations.

A. Off-street parking, loading and unloading facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term "parking space" includes either covered garage space or uncovered parking lot space located off the public right-of-way.

B. Parking Spaces

Parking spaces shall meet the following minimum dimensions:

Type of Parking Space	Width (feet)	Length (feet)
Angle or 90 Degree	9	18
Parallel	8	22
Handicapped	14*	19

* One (1) of every eight (8) handicapped PARKING SPACES shall be at least seventeen (17) feet wide for van access. A minimum of one van-accessible space is required.

C. A garage or carport may be located wholly or partly inside the walls of the principal building or attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements. The garage may be constructed under a yard or court. The space above an underground garage shall be deemed to be a part of the open space of the lot on which it is located.

D. If the number of off-street PARKING SPACES required by this chapter cannot reasonably be provided on the same LOT where the PRINCIPAL USE associated with these PARKING SPACES is located, then parking spaces may be located on a lot other than that containing the principal use as a conditional use pursuant to the provisions below. These off-site spaces are referred to in this section as satellite PARKING SPACES.

1. All such satellite PARKING SPACES (except spaces intended for EMPLOYEE USE) must be located within five hundred (500) feet of the LOT on which the PRINCIPAL USE associated with such parking is located.
2. Walking paths to the use shall not cross streets except at designated crosswalks. No walking path to a principal use shall cross Route 19.
3. All such PARKING SPACES must be located in a zoning district that permits the PRINCIPAL USE.

4. An agreement must be executed between the owners of the USES sharing these PARKING SPACES. If the agreement expires, each owner shall provide the required PARKING SPACES for their PRINCIPAL USE.

E. Surfacing. Off-street parking area requirements shall be as follows:

1. PARKING AREAS that include lanes for DRIVE-THROUGH windows or contain PARKING AREAS that are required to have more than ten (10) PARKING SPACES and that are used regularly at least five (5) DAYS per week shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion and dust.
2. PARKING AREAS that are not provided with the type of surface specified in Subsection A shall be graded and surfaced with crushed stone, gravel or other suitable material to provide a surface that is stable and will help to reduce dust and erosion. The perimeter of such PARKING AREAS shall be defined by bricks, stones, railroad ties or other similar devices. In addition, whenever such a PARKING AREA abuts a paved STREET, the DRIVEWAY leading from such STREET to such area (or, if there is no DRIVEWAY, the portion of the PARKING AREA that opens onto such STREETS) shall be paved as provided in Subsection A for a distance of fifteen (15) feet back from the edge of the paved STREET. This subsection shall not apply to SINGLE-FAMILY or TWO-FAMILY residences that are required to have only one (1) or two (2) PARKING SPACES.
3. PARKING SPACES in areas surfaced in accordance with Subsection A shall be appropriately demarcated with painted lines or other markings. PARKING SPACES in areas surfaced in accordance with Subsection B shall be demarcated whenever practicable.
4. PARKING AREAS shall be properly maintained in all respects. In particular, and without limiting the foregoing, PARKING AREA surfaces shall be kept in good condition (free from potholes, etc.) and PARKING SPACE lines or markings shall be kept clearly visible and distinct.
5. Consideration should be given to providing for heavy vehicular USE areas (i.e., maintenance, garbage collection, deliveries, etc.) whereby reinforced surfaces are used in the travel ways and areas of USE by such vehicles to prevent surface/structural failure.

F. Width.

1. Aisles.

- (a) The minimum width of aisles providing access to spaces, varying with the angle of the parking for parking lots shall be as follows:

Angle of Parking (Degrees)	Minimum Aisle Width* (Feet)
30°	12 (1-way)
45°	12 (1-way)
60°	16 (1-way)
90°	24 (2-way)

NOTES:

*Minimum aisle width is based on use of one-way aisles for angle parking and two-way circulation with ninety-degree parking.

- (b) Entrance and exit drives:
 - (i) A minimum of 10 feet and a maximum of 15 feet for one-way use only.
 - (ii) A minimum of 20 feet and a maximum of 30 feet for two-way use.
- G. Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the movement of any other motor vehicle. In no case shall parking areas be designed to require or encourage cars to back into a public street in order to leave the lot.
- H. Off-street parking and loading space as required in this section shall be provided for all new buildings and structures and for additions to existing buildings or structures. The word "addition," as used above, shall include any alteration intended to enlarge or increase capacity by adding or creating dwelling units, floor area or seats.
- I. Existing off-street parking or loading facilities provided at the effective date of this chapter and actually being used at that time in connection with the operation of an existing use shall not be reduced below the minimum required in this chapter.
- J. Except as provided in Sections 208-2501.C. and 208-2502.C of this Chapter, and except for interior alterations not affecting the use of a lot, when existing structures or uses not in conformity with the off-street parking requirements of this Article are expanded in floor area or over new lot area, increased in density or otherwise changed, the entire structure or use shall be brought into compliance with the off-street parking requirements of this Article
- K. In the case of mixed uses, the total number of required parking or loading spaces shall be the sum of the required spaces for the various uses computed separately, except when the uses share parking facilities under the provisions of §208-1902 (B).

§ 208-1902. Parking facilities required.

Off-street parking facilities shall be provided as listed in the Table below.

- A. For other uses that do not fit into one of the categories listed below, determination of the appropriate parking space requirements shall be recommended by the Planning Commission based on a parking needs study.

Use	Required Off-Street Parking Spaces per Indicated Area
Single Family Detached Dwelling	Two (2)
Multi-Family Dwelling	One bedroom - 1.25 spaces per dwelling unit
	Two bedrooms - 1.5 spaces per dwelling unit
	Three bedrooms or more - 2 spaces per dwelling unit
Bed and Breakfast	One (1) per employee on peak shift plus one (1) per sleeping unit, and one (1) for the owner
Continuing Care Retirement Community	0.2 per dwelling unit, plus one (1) for each employee on the peak shift
Halfway House	One (1) for each employee on the peak shift, plus two (2) for visitors
Assisted Care and Nursing Facilities	One (1) per three (3) beds and one (1) for each employee on the peak shift
Mobile Home Park	2 per dwelling unit
Commercial Greenhouse, Garden Center or Plant Nursery	One (1) per employee plus one (1) for each 400 sq ft of growing and display area accessible to the public.
Golf Course/Country Club	Two (2) per hole
Gym, Health Salon	One (1) for each 250 sq. ft. GFA
Indoor Recreation Facilities	One (1) for each 250 sq. ft. GFA
Outdoor Recreation Areas	One (1) for each 2,500 sq. ft. of recreation area
Sale of Agricultural Products	One (1) for each 300 sq. ft., minimum of three (3) spaces
Adult-Oriented Establishment	One (1) per occupant based on the occupancy load as determined by the Uniform Construction Code
Amusement Arcade	One (1) for every 200 sq. ft. GFA
Automobile Sales	One (1) for each 400 sq. ft. of indoor and outdoor display area
Bank and Financial Institution	One (1) for each 250 sq. ft. GFA, plus three (3) for each ATM not located in a drive-thru.
Banquet Facilities	One (1) for every employee on the peak shift, plus one space for every 2 seats of the total capacity of the facility
Bowling Alley	Five (5) per lane
Child Day Care	One (1) for each employee plus one (1) per every three (3) children in the center
Components Facility, Clean, Indoor and Noxious Free	One (1) for each 2,000 sq. ft. plus one (1) for each employee on the peak shift
Construction Materials, Storage and Sales	One (1) for each employee and one space for each 500 sq. ft.

GFA = Gross Floor Area
sq. ft. = Square Feet

Use	Required Off-Street Parking Spaces per Indicated Area
Construction Materials, Storage and Sales	One (1) for each employee and one space for each 500 sq. ft.
Distribution Facilities	One (1) for each two (2) employees on peak shift
Funeral Homes and Mortuaries	One (1) for each fifty (50) sq. ft. GFA in the parlors plus 1 per 300 sq. ft. of remaining GFA
Gasoline Station, without convenience store	One (1) for each employee plus two (2) for each service bay.
Gasoline Station, with convenience store	One (1) for each employee plus two (2) for each service bay plus one (1) per 250 sq. ft. GFA of convenience store area
Hotel, Motel and Hotel Office Complex	One (1) per employee on peak shift plus one (1) per sleeping unit, plus spaces for offices located on site as required
Industrial Uses	One (1) for each 2,000 sq. ft. plus one (1) for each employee on the peak shift
Kennels, Private or Commercial	One (1) per 400 sq. ft., not less than 5.
Laundry and Dry Cleaning Establishments	One (1) for each two hundred fifty (250) sq. ft. GFA
Manufacturing, Light	One (1) for each 2,000 sq. ft. plus one (1) for each employee on the peak shift
Medical Clinic or Laboratory/Medical Office	One (1) for each 250 sq. ft. GFA
Movie or Stage Theater	One (1) for each 3 seats
Personal Service Establishments	One (1) for each two hundred fifty (250) sq. ft. GFA
Personal Storage Facilities	One (1) space plus one (1) for each employee
Professional Occupations	One (1) for each 250 sq. ft. GFA
Professional Offices	One (1) for each 250 sq. ft. GFA
Religious Facilities: Churches, Temples, Synagogues and Mosques	One (1) per four (4) seats or eighty (80) lineal inches of pew, or if there are no pews or seats, one (1) per fifteen (15) sq. ft. GFA used for assembly
Research and Testing Facilities	One (1) for each 2,000 sq. ft. plus one (1) for each employee on the peak shift
Restaurants and Taverns	One (1) for each four (4) seats, plus one (1) per employee on the peak shift
Restaurant with Drive-Thru	One (1) per fifty (50) sq. ft. GFA
Retail Businesses	One (1) for each two hundred fifty (250) sq. ft. GFA
Shopping Center	One (1) for each two hundred fifty (250) sq. ft. GFA

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Use	Required Off-Street Parking Spaces per Indicated Area
Supermarket	One (1) for each two hundred fifty (250) sq. ft. GFA
Technological Industries	One (1) for each 2,000 sq. ft. GFA plus one (1) for each employee on the peak shift
Transportation and Truck Terminal	One (1) for each employee on the peak shift plus one (1) for each 1,000 sq. ft. GFA
Vehicular Body Shop	One (1) for each employee on the peak shift plus one (1) for each vehicle repair bay
Vehicular Repair Garage	One (1) for each employee on the peak shift plus one (1) for each vehicle repair bay
Vehicular Wash	One (1) for each 800 sq. ft. GFA
Veterinarian, excluding kennel	One (1) for each 250 sq. ft. GFA
Warehousing	One (1) for each 2,000 sq. ft. GFA plus one (1) per employee on peak shift
Wholesale Business	One (1) for each employee on the peak shift plus one (1) for each 3,500 sq. ft. GFA
Cemetery or Crematory	One (1) per 250 sq. ft. of buildings, plus one (1) per 4 seats for places of assembly
Civic, Social and Fraternal Organizations	One (1) for each 100 sq. ft. GFA
Secondary schools and Colleges and Universities	One (1) for each employee or faculty member plus one (1) for each ten (10) students or one (1) for each three (3) seats in the principal place of assembly, whichever is greater
Elementary and Middle Schools	One (1) for each employee or faculty member plus one (1) per classroom
Hospital	One (1) for every 3 beds, plus one (1) for each 250 sq. ft. devoted to out-patient services
Municipal buildings and facilities	One (1) for every 250 sq. ft.
State and federal buildings and facilities	One (1) for every 250 sq. ft.
Museum	One (1) for every 250 sq. ft.

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B. Shared Parking

1. In order to accommodate the usage of the same parking spaces for two (2) or more different land uses, requiring different principal hours of use, a lower number of the required parking spaces may be permitted. Subsequent changes in land uses within the mixed use development shall require a new occupancy permit and proof that sufficient parking will be available. The following provisions apply to shared parking:
 - (a) The required parking for mixed uses shall be computed as follows:
 - (i) Determine the minimum amount of parking required for each land use as though it were a separate use.
 - (ii) Using the Table below, determine the number of spaces needed by each use for each of the four (4) time periods by multiplying the parking required for each use by the corresponding percentage of use for that time period.
 - (iii) Calculate the total number of spaces needed for all uses for each time period.
 - (iv) The time period with the highest number of parking spaces required for the sum of all uses shall be the number of parking spaces required.

CALCULATING PARKING FOR MIXED-USE DEVELOPMENTS

USE	WEEKDAY		WEEKEND	
	Daytime (8 AM- 6PM)	Evening (6PM – 11 PM)	Daytime(8 AM- 6PM)	Evening(6PM – 11 PM)
Office/Industrial	100%	10%	10%	5%
Retail/Personal Services	60%	90%	100%	70%
Hotel	75%	100%	75%	100%
Residential	50%	75%	100%	80%
Restaurant	75%	100%	100%	100%
Entertainment/ Recreational	40%	100%	80%	100%
All other uses	100%	100%	100%	100%

2. To apply for usage of the shared parking requirement, a table shall be submitted showing the breakdown of the gross floor area devoted to each of the above five (5) land use categories. The total amount of required parking shall be tabulated by use and time period. The time period requiring the highest number of parking spaces shall be selected as the basis for the shared parking requirement.

3. Agreement For Shared Parking Plan

A shared parking plan shall be enforced through written agreement. An attested copy of the agreement between the owners of record shall be submitted to the Planning Director who shall forward a copy to the Township Solicitor for review and approval. Proof of recordation of the agreement shall be presented to the Planning Director prior to issuance of a certificate of occupancy. The agreement shall:

- (a.) List the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
- (b.) Provide a legal description of the land;
- (c.) Include a site plan showing the area of the parking parcel
- (d.) Describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
- (e.) Agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
- (f.) Assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;
- (g.) Describe the method by which the covenant shall, if necessary, be revised.

§208-1903. Marking.

- A. In all paved parking areas which contain five (5) or more spaces, all parking spaces shall be clearly delineated by painted lines marked with durable white or yellow paint in stripes a minimum of four inches (4") wide extending the length of the parking space. All vehicular entrances and exits to parking areas shall be clearly marked for all conditions. Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings.

§208-1904. Curbs and Wheelstops.

- A. All outdoor hard surfaced off-street parking areas shall be curbed unless sheet drainage of surface water can be achieved subject to approval by the Municipal Engineer.
- B. Wheelstops shall be provided along boundaries of adjoining properties, public rights-of-way, sidewalks or landscaped areas unless curbs are provided in that portion of the parking lot.

§208-1905. Shopping Cart Return Areas.

- A. One (1) shopping cart return area shall be provided for each ten thousand (10,000) square feet of gross floor area in retail stores that provide shopping carts. Shopping cart return areas shall measure nine (9) feet by eighteen (18) feet and shall provide containment on three (3) sides and shall be identified by an above-grade sign secured to the containment structure. The surface area of the sign shall not exceed four (4) square feet.

§208-1906. Lighting.

- A. Any lighting used to illuminate off-street parking areas shall be designed to reflect the light away from the adjoining premises of any Residential Zoning District or residential use and away from any streets or highways. Light standards shall not exceed fifteen (15) feet in height. The lighting system shall furnish an average minimum of 1.0 footcandle during hours of operation and shall be designed with a full cut-off luminaries with a cutoff angle of ninety (90) degrees.

§208-1907. Stormwater Management.

- A. All paved areas shall be designed so that stormwater runoff shall not adversely affect adjacent properties. The method of stormwater management and the design of the proposed facilities shall be subject to the requirements of the Township Stormwater Management Ordinance and to review and recommendation by the Township Engineer.

§ 208-1908.LOADING AND UNLOADING AREAS.

- A. Whenever the normal operation of any DEVELOPMENT requires that goods, merchandise or equipment be routinely delivered to or shipped from that DEVELOPMENT, a sufficient off-street LOADING AND UNLOADING AREA must be provided in accordance with this section to accommodate the delivery or shipment operations in a safe and convenient manner.
- B. The LOADING AND UNLOADING AREA must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, given the nature of the DEVELOPMENT in question. The following table indicates the number and size of spaces that, presumptively, satisfy the standard set forth in this subsection. However, the Zoning Officer may require more or less LOADING AND UNLOADING AREA if reasonably necessary to satisfy the foregoing standard.

GROSS FLOOR AREA of Building (square feet)	Number of Spaces*
1,000 to 19,999	1
20,000 to 79,999	2
80,000 to 127,999	3
128,000 to 191,000	4
192,000 to 255,999	5
256,000 to 319,999	6
320,000 to 391,999	7
For each additional 72,000 square feet or fraction thereof	Add 1 space

NOTES:

*Minimum dimensions of twelve by fifty-five (12 x 55) feet and overhead clearance of fourteen (14) feet from street grade required for each space.

- C. LOADING AND UNLOADING AREAS shall be so located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from a public RIGHT-OF-WAY and complete the LOADING AND UNLOADING operations without obstructing or interfering with USE of any public RIGHT-OF-WAY or any PARKING SPACE or PARKING LOT AISLE.
- D. No area allocated to LOADING AND UNLOADING facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street PARKING AREA be used to satisfy the area requirements for LOADING AND UNLOADING facilities.
- E. All required LOADING AREAS shall be located on the same LOT as the USE to be served, and no portion of the vehicle shall project into any traffic lane. No LOADING AREA shall be located less than one hundred (100) feet from any residential DISTRICT. No LOADING facility shall be constructed between the building SETBACK line and the STREET RIGHT-OF-WAY LINE or between a YARD LINE and a property line.
- F. All open off-street LOADING areas shall be improved with an all-weather dustless material.
- G. No storage of any kind nor motor vehicle repair work of any kind, except emergency work, shall be permitted within any required LOADING area.
- H. All off-street LOADING areas shall be separated from walkways, sidewalks, STREETS and alleys by curbing or other protective devices as approved by the Township Engineer.

§ 208-1909. Parking facilities for the physically handicapped.

- A. Location. PARKING SPACES for the physically handicapped shall be located as close as possible to ramps, walkways, entrances and elevators. Where feasible, these PARKING SPACES shall be located so that the physically handicapped are not forced to wheel or walk across main traffic lanes or behind parked cars to reach the ramps and other facilities. The spaces shall be situated in those areas of the PARKING LOTS located nearest to each primary building entrance.
- B. Area. Each handicapped PARKING SPACE shall contain a rectangular area of at least nineteen (19) feet long and fourteen (14) feet wide. One (1) of every eight (8) handicapped PARKING SPACES shall be at least seventeen (17) feet wide for van access. A minimum of one van-accessible space is required.
- C. Required number of spaces. The following number of PARKING SPACES shall be reserved for the physically handicapped:

Required Spaces for Physically Handicapped	
Total PARKING SPACES in LOT	Required Minimum Number
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 % of total
Over 1,000	20, plus 1 for each 100 over 1,000

- D. Identification.

PARKING SPACES for the physically handicapped shall be identified by SIGNS, seventy (70) square inches, located such that the bottom edge of the SIGN must be at least eighty (80") inches above the parking surface. The SIGNS shall state that the space is reserved by law for the physically handicapped. Where these SIGNS are placed flush against BUILDINGS or STRUCTURES or in other locations not accessible to vehicular or pedestrian traffic, the height may be reduced to six (6) feet. Painted pavement markings containing the international handicapped symbol must be provided in addition to required SIGNS.

E. Curbs.

1. Where a curb exists between a PARKING LOT and a sidewalk, a horizontally scored ramp of not more than twelve percent (12%) slope or curb cut shall be provided for wheelchair access.
2. The curb cut shall not be less than four (4) feet wide and shall have a grade of not more than one (1) foot in twelve (12) feet.
3. Curb cuts shall be provided within thirty (30) feet of each accessible entrance to the STRUCTURE, at all pedestrian walk intersections and elsewhere to provide reasonably direct circulation within each DEVELOPMENT. Where a curb cut is provided at an intersection quadrant, curb cuts shall be provided at the opposite quadrants along the involved crosswalks.
4. The curb cuts shall not be more than one hundred fifty (150) feet apart.

F. Sidewalks.

1. Sidewalks shall be scored or textured to indicate the location of doors to blind PERSONS.
2. Exterior sidewalks shall not be obstructed.
3. Exterior sidewalks shall have a side slope not greater than one (1) inch in four (4) feet. They shall be at least four (4) feet wide and have a grade of not more than (1) foot in twenty (20) feet.
4. Wherever sidewalks cross DRIVEWAYS, PARKING LOTS or other sidewalks, they shall blend to a common level.

G. Storm drains.

Storm drain grates and similar devices shall not be located within the required area of access for the physically handicapped.

H. Grade.

The grade of PARKING SPACES for the physically handicapped shall not be more than one (1) foot in twenty (20) feet. The grade for the parking facility shall provide positive DRAINAGE with no slope less than two percent (2%).

§ 208-1910. Performance standards applicable to all nonresidential uses.

A. Parking.

All nonresidential and multifamily uses shall submit a plan for off-street parking as part of the application for permit. Upon permit approval, the parking plan shall be binding upon the applicant.

1. Any use submitting a binding parking plan requiring vanpooling or carpooling by employees may be permitted to reduce the parking requirement by one space for each vanpool or carpool space provided. Vanpool or carpool spaces can reduce the parking requirement by no more than 10%.

2. No repair or maintenance of vehicles of any kind, except for emergency repairs, shall be permitted in any accessory nonresidential parking facility.
3. In PARKING AREAS containing ten (10) or more PARKING SPACES, up to fifteen percent (15%) of the PARKING SPACES need contain a rectangular area of only eight (8) feet in width by sixteen (16) feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.
4. Twelve (12) foot wide DRIVEWAYS are permissible for two-way traffic when:
 - (a) The DRIVEWAY is not longer than fifty (50) feet;
 - (b) It provides access to not more than six (6) spaces; and
 - (c) Sufficient turning space is provided so that vehicles need not back into a public STREET.
5. Parking and LOADING requirements based on floor area shall be determined by the total GROSS FLOOR AREA of the USE, excluding incidental storage, mechanical areas and preparation areas.
6. Unless no other practicable alternative is available, PARKING AREAS shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public STREET. This requirement does not apply to PARKING AREAS consisting of DRIVEWAYS along a local STREET that serve SINGLE-FAMILY DETACHED DWELLING UNITS.
7. Limitation on trucks. Except for trucks used in FARMING the property on which they are located or trucks used in conjunction with a permitted USE, trucks and/or trailers exceeding four (4) tons empty weight shall not be stored or parked in any residential ZONING DISTRICT unless engaged in moving household goods or making deliveries.
8. Parking for specialized vehicles.

Specialized vehicles such as recreational vehicles, campers, trailers, MOBILE HOME coaches, boats and boat trailers may be parked or stored in all residential DISTRICTS under the following conditions:

- (a) That such vehicles are not used as living quarters.
- (b) That the location of the PARKING or storage AREA shall be in the buildable area of the LOT and shall not be in front of the principal STRUCTURE in the Suburban Residential or Conservation Residential DISTRICTS.

9. Special access, surface and location requirements for garages, PARKING LOTS, AUTOMOBILE SERVICE STATIONS and vehicle sales LOTS shall be as follows:
- (a) No BUILDING, STRUCTURE or premises shall be used, erected or altered which is intended or designed to be used as a community garage, an AUTOMOBILE REPAIR SHOP, a service station or a PARKING LOT or STRUCTURE as the PRINCIPAL USE on a property, which has an entrance or exit for vehicles either in the same block front or within two hundred (200) feet of the property boundary of any SCHOOL, public playground, church, hospital, public library, convalescent, nursing or rest home, and no such entrance or exit, except for a community garage, shall be located within twenty (20) feet of any residential zone.
 - (b) No gasoline pump, oil draining pit or similar appliance for any purpose shall be located within fifteen (15) feet of any RIGHT-OF-WAY or within fifty (50) feet of a residential zone, except where such a pump, pit or appliance is within a completely enclosed BUILDING and distant at least fifteen (15) feet from any vehicular entrance or exit of such BUILDING. Except for GASOLINE STATIONS, no gasoline pumps shall be permitted as an ACCESSORY USE for another activity.
10. Trailers.
- (a) The Parking of Storage trailers (except for agricultural purposes) is not permitted in Residential DISTRICTS, the Highway Commercial (HC) DISTRICT and in the Planned OFFICE, Business and Research Park (PORBP) DISTRICT. The Parking of Storage trailers is permitted in the Planned Industrial Park (PIP) DISTRICT and in the Warrendale Industrial (WI) DISTRICT subject to being screened from view of adjacent property and from the RIGHT-OF-WAY.
 - (b) The Parking of Temporary CONSTRUCTION trailers is permitted in conjunction with CONSTRUCTION activity in a SUBDIVISION or LAND DEVELOPMENT.
11. PARKING AREAS in excess of ten thousand (10,000) square feet for business, industrial or INSTITUTIONAL USES located less than one hundred (100) feet from any residential DISTRICT shall require a minimum BUFFERYARD D (as defined in Appendix A) adjacent to any residential DISTRICT.