

TOWN OF BLOOMSBURG
COLUMBIA COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 27, PART 8 OF THE
CODE OF ORDINANCES OF THE TOWN OF BLOOMSBURG
RELATING TO SUPPLEMENTARY REGULATIONS FOR
OFF-STREET PARKING IN THE COMMERCIAL ZONING
DISTRICT

WHEREAS, due to the expansion of student housing and non-student housing; an increase in the number of services provided by Columbia County, and the employee and customer parking needs associated therewith; new restaurants; and parking by Bloomsburg University students in the Commercial zoning district, the demand for parking in the Commercial zoning district exceeds the number of available parking spaces within the Commercial zoning district; and,

WHEREAS, the Town Council of the Town of Bloomsburg finds it necessary to require that all new uses and the expansions of existing uses comply with the parking requirements of the Zoning Ordinance of the Town of Bloomsburg.

NOW, THEREFORE, BE IT ENACTED AND IT IS HEREBY ENACTED, by the Town Council of the Town of Bloomsburg:

1. Section 27-801(3) Supplementary Regulations: Off-Street Parking and Loading. - Delete subparagraph 27-801(3)(B)(1) - C Commercial Districts in its entirety, and substitute therefor the following:

(1) C Commercial Districts. Off-street parking shall be required for all permitted uses in the Commercial zoning district in accordance with the following provisions: Prior to occupancy;

whenever a new building is constructed or a new use is established; whenever the use of an existing building is changed to a use which requires more off-street parking than can be provided on the lot on which the principal use is located; and whenever an existing building or use is altered or enlarged, so as to increase the number of off-street parking spaces which are required and which cannot be provided on the lot on which the principal use is located.

(a) Off-Street Parking Location. Parking spaces may be located on a lot other than the lot on which the principal use is located, but shall be located within 300 feet from a principal Residential use or located within 500 feet from a principal Non-Residential use and must be located within the Commercial District, with the aforesaid distances being measured from a point on a line on the lot on which the principal use is located closest to a point on a line on a privately-owned ancillary lot on which the off-street parking will be provided. The additional off-street parking spaces on the privately-owned ancillary parking area to be used by the owner of the lot on which the principal use is located shall be under the control and care of the owner or manager of the lot on which the principal use is located. Where a privately-owned ancillary parking area is to be used to provide additional off-street parking for a principal use, the owner of the lot on which the principal use is located shall enter into a written, legally binding agreement with the owner of the privately-owned ancillary parking area which authorizes and limits the use of the additional off-street parking spaces on the privately-owned ancillary parking area to parking for the lot on which the principal use is located, except as otherwise provided for in subparagraph (b). The agreement shall be recorded in the Office for the Recording of Deeds in and for Columbia County and a copy of the recorded document shall be furnished to the Town of Bloomsburg prior to occupancy of the principal use. In the event that the agreement does not remain in full force and effect at all times, the parking requirements for the lot on which the principal use is located must be met on that lot.

(b) Shared Use of Parking Spaces. The required parking spaces for any number of separate uses may be combined on one privately-owned ancillary lot, but the required spaces assigned to one use may not be simultaneously assigned to another use. Parking spaces required for uses whose peak attendance will be at night and/or on Sundays may be assigned to a use which will be closed at night and/or on Sundays.

(c) Pre-Existing Parking Spaces. Pre-existing parking spaces maintained in connection with an existing and continuing principal structure or use, as of the adoption date of this Ordinance, that are needed to comply with the minimum parking space requirements of this Ordinance, shall not be reduced in number and shall not be counted as serving a new or expanded structure or use.

(d) Mixed Uses. In the case of a mixed use building, the number of parking spaces required shall be the sum total of the requirements of all of the individual uses.

(e) Residential Use Parking. Except for housing uses listed in Table 1, parking requirements are as follows:

- 1) One (1) parking space for each dwelling unit.
- 2) Where a dwelling unit is occupied by two (2) or more unrelated individuals, one (1) parking space for every two (2) occupants or, in the event of an odd number of occupants, one additional parking space shall be required.
- 3) The dimensions of each parking space shall be at least nine (9) feet by eighteen (18) feet.
- 4) Except as provided in this section, parking lots shall be designed in accordance with the applicable provisions of this Chapter and the Town of Bloomsburg Subdivision and Land Development Ordinance.
- 5) No part of any public street or road shall be

used as the required area for parking.

(f) Non-Residential Use Parking. The number of off-street parking spaces shall be as shown in Table 1.

1) The dimensions of each parking space shall be at least nine (9) feet by eighteen (18) feet.

2) Except as provided in this section, parking lots shall be designed in accordance with the applicable provisions of this Chapter and the Town of Bloomsburg Subdivision and Land Development Ordinance.

3) No part of any public street or road shall be used as the required area for parking.

This Ordinance is effective upon enactment.

ENACTED this _____ day of _____, 2016.

TOWN OF BLOOMSBURG:

BY: _____
SANDRA B. DAVIS, MAYOR

ATTEST:

LAUREN MARTZ, SECRETARY

(SEAL)

Table 1**Requirements for Number of Off-Street Parking Spaces**

AIRPORTS. At least one parking space for each private plane which can be accommodated at the airport facility but not less than a total of 20 spaces, plus one space for each employee per shift.

ANIMAL HOSPITALS. At least five parking spaces for each veterinarian client plus one space for each employee.

AUTOMOTIVE OR MOBILE HOME SALES and FARM EQUIPMENT SALES. At least one client parking space for each 1,500 square feet of sales area, whether indoor or outdoor, plus one space for each employee.

BUILDING SUPPLIES SALES and STORAGE and OTHER CONTRACTOR'S YARDS. At least one client parking space for each 1,500 square feet of sales area, whether indoor or outdoor, plus one space for each employee.

CEMETERIES. At least six parking spaces not including circulation lanes.

CLUBS, LODGES and FRATERNAL ORGANIZATIONS. At least one parking space for each 100 square feet of floor area.

COLLEGES and UNIVERSITIES. At least one parking space for every three students enrolled plus one parking space for every two employees on the maximum shift. The total number may include those allocated to auditoriums, stadiums and other places of assembly on campus.

COMMUNITY LIVING FACILITIES. At least one parking space for each such facility plus one space for each resident supervisor.

DANCE HALLS, ROLLER SKATING RINKS and OTHER SIMILAR PLACES. At least one parking space for each 100 square feet of floor area.

GARAGES or AUTOMOBILE SERVICE STATIONS. At least two parking spaces for each service bay.

GOLF COURSES or COUNTRY CLUBS. At least one parking space for every 10 members plus one for each employee.

HOME OCCUPATIONS. The requisite number of parking spaces per dwelling unit plus one space for each nonresident employee and at least one space per client or patron.

HOSPITALS and NURSING HOMES. Parking space shall be provided for visitors at the rate of at least one parking space for each three beds for patients. Such spaces shall be in addition to those necessary for doctors and other administrative personnel, with one for each doctor and one for each employee on the maximum shift.

HOTELS, MOTELS, and TOURIST HOUSES. At least one parking space for each guest room, plus one additional space for every two full-time employees. If a restaurant in connection with the above is open to the public, the off-street parking facilities shall not be less than those required for restaurants in addition to those required for guest rooms.

INDUSTRIAL, WAREHOUSE and WHOLESALE ESTABLISHMENTS. At least one parking space for each two employees per maximum shift.

LIBRARIES, MUSEUMS and OTHER SIMILAR PUBLIC BUILDINGS. One space for each 300 square feet of gross floor area plus one space for each employee.

MEDICAL, DENTAL and OTHER HEALTH CARE OFFICES. At least four parking spaces for each practitioner plus one space for each employee.

MORTUARIES and FUNERAL HOMES. At least one parking space for each three seats for public use. Such spaces shall be in addition to:

A. Employee parking needs, with one space for each employee.

B. Service area for mobile equipment such as hearses and ambulances.

NURSERY SCHOOLS. One space for every six children plus one space for every employee.

OFFICE BUILDINGS and BANKS. At least one parking space for each 200 square feet of gross floor area, or fraction thereof. Offices less than 200 square feet shall provide at least one parking space per office.

OPEN AREAS USED FOR COMMERCIAL PURPOSES. At least one parking space for each 1,500 square feet of area, or fraction thereof.

PERSONAL SERVICES and REPAIR ESTABLISHMENTS. At least one parking space for each 200 square feet of gross floor area, or fraction thereof. Establishments with less than 200 square feet shall provide at least one parking space per establishment.

PROFESSIONAL and BUSINESS SERVICES. At least one parking space for each 300 square feet of gross floor area, or fraction thereof. Such services of less than 300 square feet shall provide at least one parking space for each establishment.

PUBLIC TRANSPORTATION TERMINALS. At least one parking space for each 100 square feet of waiting room area plus one space per employee on the maximum shift.

RESTAURANTS and BARS. At least one parking space for each four customer seats, plus one space for every two full-time employees.

RETAIL STORES. At least one parking space for each 250 square feet of gross floor area, exclusive of areas not used for the sale or display of merchandise.

SHOPPING CENTERS. At least one parking space for each 350 square feet of gross floor area, or fraction thereof.

SWIMMING POOLS. Where a swimming pool is the principal use, at least one parking space for each five persons based upon the designed capacity of the pool.

THEATERS, AUDITORIUMS, CHURCHES, SCHOOLS, STADIUMS or ANY OTHER PLACE OF PUBLIC OR PRIVATE ASSEMBLY. At least one parking space for each four seats provided for public or private assembly.

UNIVERSITY ADMINISTRATIVE and FACULTY OFFICES. At least one parking space for each 500 square feet of habitable floor area.

UNIVERSITY BOOKSTORE and HEALTH and COUNSELING FACILITIES. At least one parking space for each 500 square feet of habitable floor area.

UNIVERSITY DORMITORIES. At least one parking space for each three persons in residence based on the design capacity of the building.

UNIVERSITY GARDEN STYLE APARTMENTS. At least three parking spaces for each apartment unit.

UNIVERSITY INSTRUCTIONAL FACILITIES. At least one parking space for every five classroom seats.

UNIVERSITY RESEARCH FACILITIES. At least one parking space for each 500 square feet of habitable floor area.