

Article 15: VP Vehicular Parking District

Amendments:

ARTICLE XV

VP VEHICULAR PARKING DISTRICT

PURPOSE

Vehicular Parking Districts (VP) are designed to accommodate off-street parking for the exclusive use of the patrons or employees of stores, shops or businesses in an adjoining commercial and/or office service district.

SEC. 15.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance.

- 1. Off-street vehicular parking.

SEC. 15.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance, and further subject to the requirements listed below.

- 1. Park and ride lot or other facility of similar nature which, in the opinion of the Planning Commission, will not be detrimental to the orderly development of the adjacent district and/or uses, in particular, single family residential neighborhoods.
- 2. Storage lots for new passenger vehicles as accessory to passenger vehicle dealerships, subject to the following:
 - (a) The storage lot shall be used solely for the parking of new untagged passenger vehicles. Vehicles stored shall be limited to automobiles, vans, mini-vans, pick-up trucks and similar vehicles. Commercial vehicles, semi-tractors and trailers, and construction equipment shall not be permitted.
 - (b) No sales shall be conducted from the storage lot, nor shall customers be shown vehicles on the lot.
 - (c) There shall be no vehicle cleaning, washing, repair, or servicing of any kind conducted on the storage lot. No loudspeaker shall be permitted on the site.

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SEC. 15.1 PRINCIPAL PERMITTED USES

SEC. 15.2 SPECIAL LAND USES

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- (d) The parking layout for stored vehicles may be permitted to vary from the requirements of Article 24, Parking Requirements, subject to the approval of the Township Fire Department and the Planning Commission.
- (e) No vehicles shall be mounted on ramps or stored above ground level.
- (f) The vehicle storage lot shall be completely screened from adjacent residential uses or districts, and shall be buffered from view from public right-of-way—consistent with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering.
 - 1) If the vehicle storage lot serves a use located in the ARC or OS ARC District, landscape improvements shall be provided along public rights-of-way consistent with Sections 14.8 and 14.9 of this ordinance.
 - 2) If the vehicle storage lot serves a use in a district other than ARC and OS ARC, a four (4) foot brick or brick-formed masonry wall shall be provided parallel to the front lot line. An ornamental fence may be permitted by the Planning Commission. No wall or fence shall be located closer to the street than the front setback line applicable to the premises immediately adjacent along said street. The Planning Commission may approve variation in this wall location based upon surrounding conditions, however, in no instance shall such wall setback be no less than ten (10) feet. Front lot line walls shall also be subject to an approved landscape plan.
 - 3) The front setback area between the front lot line and the four foot screening wall or fence shall be landscaped to buffer the storage lot and present an attractive appearance from the sidewalk and public right-of-way. A minimum ten (10) foot wide planting strip shall be established between the street setback line and any pavement or building. The planting strip shall consist of a minimum of (1) deciduous shade tree for every thirty (30) linear feet of frontage, and grass. Street trees shall also be provided. The Planning Commission may approve alternatives as consistent with the spirit and intent of this section.
- (i) All lighting shall be focused downward and shielded so as not to glare off-site or into the public right-of-way, or negatively impact residential uses.
- (j) A plan for site security shall be submitted for review by the Planning Commission.
- (k) No off-site storage lot shall be used to satisfy off-street parking requirements for the principal use.
- (l) There shall be no loading or unloading of new vehicles at the storage lot. All vehicles deliveries shall be made to the principal site and vehicles transferred to the off-site storage lot. The vehicle travel/transfer route between the principal site

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and the storage lot shall not use residential streets, and shall be designated on the site plan for approval by the Planning Commission.

- (m) Signage shall be limited to one (1) name plate or address sign only, not to exceed two (2) square feet in area.

SEC. 15.3 DEVELOPMENT REQUIREMENTS

All principal permitted uses and special land uses in the VP Vehicular Parking District shall comply with all applicable requirements of this Ordinance, including, but not limited to the following:

1. Site plan and development approval for all uses as specified in Article 29 of this Ordinance.
2. Off-street parking design and layout, as specified in Article 24 of this Ordinance, unless approved otherwise under Section 15.2.2 (e).
3. Landscaping, screening and land use buffers, as specified in Article 26 of this Ordinance.
4. Signs for all uses as specified in Article 25 of this Ordinance.
5. Special Provisions, as specified in Article 28 of this Ordinance
6. The following specific requirements shall apply within a VP Vehicular Parking District:
 - (a) The parking area shall be used solely for parking private passenger vehicles, for periods of less than one (1) day, unless otherwise approved pursuant to this Article.
 - (b) Signs shall be limited to entrance and exit signs and one additional sign indicating the conditions of use, unless otherwise permitted by this Article.
 - (c) No building shall be erected on the premises except for a shelter for attendants which shall not exceed twelve (12) feet in height and shall be set back a minimum of twenty-five (25) feet from the street setback line.
 - (d) Control devices may be used to regulate the egress and ingress to the lot if approved by the Planning Commission.
 - (e) Where a Vehicular Parking District is intended to serve as ingress/egress to an adjacent Commercial and/or Office Service district, the Planning Commission, prior to granting approval of the proposed layout, shall insure that the proposed development will not be detrimental to the orderly development of the adjacent districts and/or uses, in particular, single family residential neighborhoods.
 - (f) Yard Grading and Drainage as specified in Section 28.15 of this ordinance.

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- (g) All structures shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.
- (h) Sidewalks shall be provided as specified in Section 28.16 of this ordinance.
- (i) Exterior lighting shall comply with the standards of Section 28.8, Exterior Lighting.
- (j) The method of trash pick up shall be presented to the Planning Commission for approval. Dumpsters and similar waste receptacles shall be subject to the requirements of Section 28.9, Waste Receptacles
- (k) Fencing. All fencing and/or screening walls required and approved by the Planning Commission as part of Site Plan Approval shall be permitted.
 - 1) Protective or Security Fencing: Protective or security fencing shall be considered a structure enclosing a piece of land or separating contiguous land either in whole or part, serving the purpose of preventing intrusion onto or across a lot of record or any parcel or tract of unplatted land from without or straying from within. The following shall govern the height, location and placement of protective or security fencing:
 - a) Permit Required: In all Vehicular Parking Districts it shall be unlawful for any person to build, repair or relocate a protective or security fence without first having secured a fence permit therefore from the Department of Building and Code Enforcement.
 - b) Maximum Height: The maximum height of a protective or security fence shall be four (4) feet.
 - c) Material: Fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall have an angle at the top of not less than 90 degrees. The fence shall comply with the requirements of applicable requirements of the State Construction Code enforced by the Township. Chain link or “cyclone” fences shall be prohibited. Plastic or other type of strips intertwined in fencing shall be prohibited.
 - d) Placement: No fence shall be built closer to the street than the front setback line applicable to the, premises pursuant to the Schedule of Regulations (Article 20), provided no fence shall be built closer to the street than the established front building line

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along said street or in front of the building closest to the street on the fenced premises.

- (l) Front yard and street yard landscaping shall be provided consistent with the requirements for the adjacent commercial or office district which the VP use serves, unless otherwise approved by the Planning Commission.