

**Table of Off-Street Parking Requirements**

(See also § 220-41B if within the DC District)  
[Amended 5-12-2008 by Ord. No. 790]

Use	Number of Off-Street Parking Spaces Required	Plus 1 Off- Street Parking Space for Each:
	1 per 2 students on-site during peak use	
Veterinarian office	4 per veterinarian	1.2 employee

**Industrial Uses**

In addition to parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time, which spaces are not required to meet the stall size and aisle width requirements of this chapter:

All industrial uses (including warehousing, distribution and manufacturing)	1 per 1.2 employees, based upon the maximum number of employees on- site at peak periods of time	1 visitor space for every 10 managers on the site
Self-storage development	1 per 20 storage units	1.2 employee

**B. Parking reduction in DC Downtown Commercial District.**

- (1) Purposes: to recognize the availability of on-street parking in the DC District, and the limited ability to provide parking to serve existing buildings, and the potential of customers walking to businesses in the DC District.
- (2) The parking requirements in the Table of Off-Street Parking Requirements shall be modified within the DC District as follows:
  - (a) No off-street parking shall be required for lawful nonresidential uses within the DC District within buildings that existed prior to the adoption of this chapter.
  - (b) Off-street parking shall be required for any additional dwelling units or any new construction of any building or any expansion of a building beyond the 10% waiver provided in § 220-42C(2).
  - (c) Optional fee in lieu of parking.
    - [1] As a special exception, the Zoning Hearing Board may permit the reduction of off-street parking requirements in the DC District if the applicant commits to pay a fee in lieu of providing a certain number of required off-street parking spaces.
    - [2] For each required off-street parking space that is waived, a fee shall be required of \$2,000, unless such amount is modified by resolution of Borough Council.
    - [3] All such fees shall be paid to the Borough or an authority authorized by the Borough to receive such fees. All such fees shall be accounted for separately. All such fees shall only be used for the creation of additional on-street or off-street public parking to serve the downtown. Such fees may also be used for the payment of debt for improvements to increase the amount of public parking or for the acquisition of land for public parking.

- [4] The fee shall be a one-time payment. The reduction of the required number of parking spaces shall continue with the land over time, regardless of ownership of the property.
  - [5] The application shall be provided to the Borough Planning Commission and Borough Council for review prior to an approval by the Zoning Hearing Board.
- (d) See also provisions in § 220-42 below regarding off-site parking and flexibility in parking requirements.