

27 Attachment 1

Borough of Philipsburg

Land Use, Off-Street Parking and Off-Street Loading Requirements

Character The Character's Meaning

"p"
This means that the land use shown at the far left of the involved row is a permitted principal use in the involved column's zoning district. As such, the use may be set up on a lot in the involved district so that it is neither subordinate nor incidental to another use on the same lot. Unless the Table specifically states otherwise, the establishment and existence of a permitted principal use are subject only to the zoning officer's grant of a zoning permit and an occupancy permit, both of which are to be given on the basis of whether or not the use, its buildings, and its lot comply with the applicable regulations of this Chapter (see §27-114, "Zoning Permits" and §115, "Occupancy Permits").

"a"
This means that the land use shown at the far left of the involved row is a permitted accessory use in the involved column's zoning district. As such, the use may be set up on a lot in the involved district so that it is subordinate and incidental to another use on the same lot. Unless the table specifically states otherwise, the establishment and existence of a permitted accessory use are subject only to the zoning officer's grant of a zoning permit and an occupancy permit, both of which are to be given on the basis of whether or not the use, its buildings, and its lot comply with the applicable regulations of this Chapter (see §27-114, "Zoning Permits" and §27-115, "Occupancy Permits").

"t"
This means that the land use shown at the far left of the involved row is a temporary use in the involved column's zoning district. As such, the use may be temporarily set up on a lot in the involved district subject to the requirements and regulations of Part 4, "Temporary Uses."

"s"
This means that the land use shown at the far left of the involved row is a special exception use (i.e., a "special exception") in the involved column's zoning district. As such, the use may be set up on a lot in the involved district subject to the approval of the Zoning Hearing Board under the procedures and conditions given in Part 3, "Special Exceptions and Conditional Uses."

ZONING

Character The Character's Meaning

"c" This means that the land use shown at the far left of the involved row is a conditional use in the involved column's zoning district. As such, the use may be set up on a lot in the involved district subject to the approval of the Borough Council under the procedures and conditions given in Part 3, "Special Exceptions and Conditional Uses."

"PART 'x'" or "§ 'x'" A reference to a specific Part or Section of this Chapter that appears below (but in the same cell as) one of the above five characters means that in the involved column's zoning district the establishment and existence of the land use shown at the far left of the involved row is subject to the additional restrictions, conditions, regulations, and/or procedures given in the cited Part or Section.

Land Use	R	R	R	R	C	C	I	R	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
	1 A	1 B	2	3	1	2	1	C		
Agricultural service business							P		1 space per each 400 sq. ft. of enclosed gross floor area	none
Antique shop		p	p						1 space per each 500 sq. ft. of enclosed gross floor area	none
		a	a							
Arcade, pool hall, or dance hall									1 space per each 300 sq. ft. of enclosed gross floor area	none
Art gallery or art museum									1 space per 1000 sq. ft. of enclosed gross floor area	none
Auditorium or non-commercial movie theater									1 space per each 6 fixed seats or 9 linear feet of fixed benches; if there is no fixed seating, 1 space for each 75 sq. ft. of enclosed gross floor area	none
Automobile parts store									1 space per each 300 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Automobile repair shop									1 space per each service bay, a service bay shall not count as a parking space	none
Automobile sales									1 space per each 600 sq. ft. of enclosed gross floor area + 1 space for each 2000 sq. ft. of outside display area + 100% of the additional parking spaces required by this table for other land uses on the same lot (e.g., an automobile repair shop); 170 sq. ft. of lot area shall be provided for each vehicle stored on the premises	none
Bait shop									1 space per each 300 sq. ft. of enclosed gross floor area	none

ZONING

	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I	R C	
Land Use									
Bakery					p a	p a	p a		
								Required Off-Street Parking Spaces	
								1 space per each 500 sq. ft. of enclosed gross floor area for the first 25,000 sq. ft. of gross floor area + 1 space per each 650 sq. ft. of enclosed gross floor area for the next 25,000 sq. ft. + 1 space per each 800 sq. ft. of enclosed gross floor area over 50,000 sq. ft.	Required Off-Street Loading Berths
									1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Bank or financial institution					p a	p a	p a		
								Required Off-Street Parking Spaces	
								1 space per each 300 sq. ft. of enclosed gross floor area + 3 reservoir waiting spaces of not less than 20 ft. in length shall be provided at each drive-in window	
									none
Bar, tavern, night club					p a	p a	p a		
								Required Off-Street Parking Spaces	
								1 space per each 100 sq. ft. of enclosed gross floor area	none
Basketball court, tennis court					p a	p a	p a		
								Required Off-Street Parking Spaces	
								2 spaces per each court or 1 space per each three spectator seats, whichever is greater	none

ZONING

Land Use	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I	R C	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Building, plumbing, welding, and/or heating supplies store					p	p	p		1 space per each 500 sq. ft. of enclosed gross floor area used for display + 1 space per each 1000 sq. ft. of enclosed gross floor area of warehouse area + 1 space for each company vehicle	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Camp- ground								p	1 space per campsite	none
Car wash					p	a	p	a	1 space per each employee + storage areas for at least 5 times the number of cars that can be in the wash process at any one time	none
Cellular site (i.e., cell site, radio link) or switching office								p	1 space per employee	none
Cemetery	p	a	p	a	p	a	a	p	1 space per employee	none
Clubs, lodges					s	a	s	s	1 space per each 300 sq. ft. of enclosed gross floor area	none
					A	R	R	A		
					R	T	T	R		
					T	T	T	R		
					I	I	I	C		
					C	C	C	C		
					L	L	L	L		
					E	E	E	E		
					3	3	3	3		
Community center (non-profit)					p	a	p	p	1 space per each 250 sq. ft. of enclosed gross floor area	none
Contractor's yard					p	p	p	p	1 space per each 2000 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is more	none
Convalescent center, nursing home					p	p	p	p	1 space per each 600 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area

Land Use	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I 1	C R	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Convenience store		s			p	p	p		1 space per each 200 sq. ft. of enclosed gross floor area + 80% of the additional parking spaces required by this table for other land uses on the same premises (e.g., gasoline station)	1 berth for each 5000 sq. ft. of enclosed gross floor area up to 10,000 sq. ft. + 1 berth per each 20,000 sq. ft. of enclosed gross floor area over 10,000 sq. ft.
Convent, monastery, or religious residence	p	p	p	p	p	p	p	p	1 space per each 1000 sq. ft. of enclosed gross floor area	none
Correctional facility							p		1 space per employee + 1 space per every 25 inmates of maximum capacity	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Crematorium							p		1 space per every 4 seats of chapel capacity + 1 space per each 3 employees	none
Data processing facility					p	p	p	p	1 space per 300 sq. ft. of enclosed gross floor area	none
Day care center					p				2 spaces for each three teachers, employees, or administrators	none
Dry cleaning establishment					p	p	p		1 space per each 400 sq. ft. of enclosed gross floor area	none
Emergency medical or ambulance service		p			p	p	p		1 space per employee + 1 space for each motor vehicle operated in connection with the service	none
Employment agency					p	p	p		1 space per 200 sq. ft. of enclosed gross floor area	none
Exterminator					p	p	p		1 space per 800 sq. ft. of enclosed gross floor area	none
Farm	p							p	1 space per employee	none
	a							a		

Land Use	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I 1	R C	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Garden, greenhouse (private residential) ¹	a	a	a	a	a				none	none
Gasoline station (All gas station/convenience store businesses shall be classified as a convenience store in this table)									1 space per each fuel pump (the space by the pump itself may not be counted)	none
Golf course (non-miniature)								p a	100 spaces per each 9 holes	none
Golf course (miniature)								p a	1 space per every 3 holes	none
Golf driving range								p a	1 space per each 2 tees	none
Government building	p a	p a	p a	p a	p a	p a	p a	p a	1 space per each 200 sq. ft. of enclosed gross floor area used by the public + 1 space per each 600 sq. ft. of enclosed gross floor area not used by the public	none
Grocery store, supermarket					p	p	p		1 space per each 200 sq. ft. of enclosed gross floor area + 100% of the additional parking spaces required by this table for other land uses in the same building (e.g., restaurant)	1 berth for each 5000 sq. ft. of enclosed gross floor area up to 10,000 sq. ft. + 1 berth per each 20,000 sq. ft. of enclosed gross floor area over 10,000 sq. ft.
Group home exclusively for a class of people protected by the Americans with Disabilities Act, the Fair Housing Act, or their amendments ²	p	p	p	p	p				2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	none

ZONING

Land Use	Required Off-Street Parking Spaces										Required Off-Street Loading Berths			
	R 1	R 1A	R 1B	R 2	R 3	C 1	C 2	I 1	C					
Group home beyond those mentioned above						p							1 space per each employee + 1 space per every 2 residents if they are allowed to own and operate a motor vehicle	none
Gunsmith, hunting supplies store						p	p						1 space per each 350 sq. ft. of enclosed gross floor area	none
Hardware store						p	p	p					1 space per each 400 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Health club						p	p	a					1 space per each 300 sq. ft. of enclosed gross floor area	none
Historical use or historical museum	p					p	p	p	p				1 space per 1000 sq. ft. of enclosed gross floor area	none
Home occupation	a	\$	\$	\$	\$	\$	\$	\$					There is no parking requirement for minor impact home occupations beyond what is required for the involved home. The parking requirements for major impact home occupations (beyond what is required for the involved home) shall be determined in the involved special exception hearing (see Section 505).	There is no loading requirement for minor impact home occupations. The loading requirements for major impact home occupations shall be determined in the involved special exception hearing (see Section 505).
Hospital						p							1 space per every 2 beds + 1 space for each 5 outpatients at the peak outpatient period + 1 space per each 1.5 employees + 1 space per each hospital vehicle (Bassinets may not be counted as beds.)	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Hotel, motel, inn						p	p	a					1 space per each guest room + 50% of the parking spaces that this table would require for other commercial uses within the same building (e.g., restaurant)	none
Industrial use as defined in Article 8, "Terminology"													1 space per each 500 sq. ft. of enclosed gross floor area for the first 25,000 sq. ft. of gross floor area + 1 space per each 650 sq. ft. of enclosed gross floor area for the next 25,000 sq. ft. + 1 space per each 800 sq. ft. of enclosed gross floor area over 50,000 sq. ft.	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.

Land Use	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I	R C	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Junkyard, landfill									2 spaces for every 3 employees + 1 space for each motor vehicle customarily used in connection with the facility	none
Kennel or animal grooming facility					p	p			1 space per each 400 sq. ft. of enclosed gross floor area	none
Laundromat, commercial laundry									1 space per each 200 sq. ft. of enclosed gross floor area	none
Library					p	p			1 space per each 1000 sq. ft. of enclosed gross floor area	none
Liquor store									1 space per each 400 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. - 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Machinery sales and/or service business (farm machinery, construction equipment, industrial or mining equipment, commercial trucks, boats etc. . .)									1 space per each 600 sq. ft. of enclosed gross floor area + 1 space for each 2500 sq. ft. of outside display area + 2 spaces per each service bay + 1 space per each employee	none
Meeting room facility other than those listed					p	p			1 space for each 4 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is less	none
Mining and/or mineral extraction facility									1 space per employee + 1 space for each company vehicle	none
Mobile home containing no more than one dwelling					p	p			2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	none

ZONING

Land Use	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I	R C	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Mobile home containing more than one dwelling		s A R R T T I C L E 3	s A R R T T I C L E 3	s A R R T T I C L E 3	s A R R T T I C L E 3				2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None
Mobile home park (leasing mobile home lots and/or pads)				p					Each leased pad and/or lot must contain enough parking spaces to meet the requirements for the type of mobilehome that is to be sited there	none
Model home sales office	t A R R T T I C L E 4	t A R R T T I C L E 4	t A R R T T I C L E 4	t A R R T T I C L E 4					See Article 4, "Temporary Uses"	See Article 4, "Temporary Uses"
Movie theater (commercial)				p					1 space per each 6 fixed seats or 9 linear feet of fixed benches; if there is no fixed seating, 1 space for each 75 sq. ft. of enclosed gross floor area	none
Multi-household residential complex sales office	t A R R T T I C L E 4	t A R R T T I C L E 4	t A R R T T I C L E 4	t A R R T T I C L E 4	t A R R T T I C L E 4				See Article 4, "Temporary Uses"	See Article 4, "Temporary Uses"

Land Use	Required Off-Street Parking Spaces						Required Off-Street Loading Berths			
	R 1 A	R 1 B	R 2	R 3	C 1	C 2		I	R C	
Museum (other than art or historical)					p	p	p	p	1 space per 1000 sq. ft. of enclosed gross floor area	none
Nursery or greenhouse (commercial)					p	a	p	p	1 space per 1000 sq. ft. of enclosed gross floor area + 1 space per 2000 sq. ft. of outside sales area	None
Office (business or professional, but not medical or dental)					p	a	p	p	1 space per 300 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Office (medical or dental)					p	a	a	p	1 space per each 250 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Park, playground, or other non-commercial recreational facility	p	p	p	p	p	a	a	p	1 space for every 4 persons of maximum design capacity for the facility	none
Parking lot	a	a	a	a	p	a	a	p	none	none
Pet shop					p		p	p	1 space per each 300 sq. ft. of enclosed gross floor area	none
Pharmacy or drug store					p	a	p	p	1 space per each 250 sq. ft. of enclosed gross floor area	none
Photography studio					p	a	a	p	1 space per each 400 sq. ft. of enclosed gross floor area	none
Place of worship	p	p	p	p	p	a	p	p	1 space per each 6 fixed seats or 9 linear feet of fixed benches. If there is no fixed seating, 1 space for each 100 sq. ft. of enclosed gross floor area. For places of worship where 25% or more of the parishioners walk to such place, the parking space requirement may be reduced proportionately subject to the approval of the zoning officer.	none
Printing and/or publishing facility							p	a	1 space per 1000 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is greater	none
Public utility structure (does not include cell sites or switching offices)	p	p	p	p	p	a	p	p	1 space per employee if the involved structure is a building	none

ZONING

Land Use	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I 1	C 1	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Radio or television antenna	a	a	a	a	a	a	a	a	none	none
	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5		
	1	1	1	1	1	1	1	1		
	5	5	5	5	5	5	5	5		
Radio or television station and its trans- mitting/receiving equipment (does not include cell sites or switching offices)					p	p	p		1 space per 1000 sq. ft. of enclosed gross floor area	none
Railroad, bus, or other transit terminal or station					p	a	p		1 space per each 600 sq. ft. of gross floor area	none
Railroad line "rails-to-trails" facility					p	p	p		none	none
Railroad maintenance facility or switching yard							p		1 space per employee	none
Repair shop (for common household appliances such as radios, televisions, and vacuum cleaners)					p	p	p		1 space per each 600 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Residential dwellings within a commercial building					a				2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling + 100% of whatever this table requires for the building's commercial uses	whatever this table requires for the building's commercial uses
Residential house or building containing no more than one dwelling	p	p	p	p					2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	none

Land Use	R 1 A	R 1 B	R 2 3	C 1 2	I 1	C R	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Residential house or building containing more than one dwelling	s A	s R	s A	s A	s R	s A	2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	none
Residential house or building containing more than one dwelling, in which all dwellings are exclusively for the elderly	s A	s R	s A	s A	s R	s A	1 space per dwelling	none
Restaurant (sit down), including restaurants with bars	s A	s R	s A	s A	s R	s A	1 space per each 300 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Restaurant (fast food)	s A	s R	s A	s A	s R	s A	1 space per each 200 sq. ft. of enclosed gross floor area	1 berth for each 5000 sq. ft. of enclosed gross floor area up to 10,000 sq. ft. + 1 berth per each 20,000 sq. ft. of enclosed gross floor area over 10,000 sq. ft.

ZONING

	R 1 A	R 1 B	R 2	R 3	C 1	C 2	I	R C	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Land Use					t A R R T I C L E 4	t A R R T I C L E 4	t A R R T I C L E 4		See Article 4, "Temporary Uses"	See Article 4, "Temporary Uses"
Sales event (temporary)										
School (for dance, music, crafts, martial arts, or the fine arts)					p a	p a	p a		1 space per each 200 sq. ft. of enclosed gross floor area	none
School, public or private (elementary)					p a	p a	p a		1 space for each 20 students of design capacity + 1 space per each 400 sq. ft. of enclosed gross floor area for offices or teacher lounges	none
School, public or private (junior high)					p a	p a	p a		1 space for each 15 students of design capacity + 1 space for each 400 sq. ft. of enclosed gross floor area for offices or teacher lounges	none
School, public or private (high school or "vo-tech" school)					p a	p a	p a		1 space for each 10 students of design capacity + 1 space for each 400 sq. ft. of enclosed gross floor area for offices or teacher lounges	none
School (trade school)					p a	p a	p a		1 space for each 2 students	none
Self-service storage facility									1 space per each 2000 sq. ft. of enclosed gross floor area	none

Land Use	R 1 A	R 1 B	R 2 2	R 3 3	C 1 1	C 2 2	C 3 3	R 1 1	R 2 2	R 3 3	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Sexually oriented business								A	R	R	1 space per 200 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area. Adult theaters shall follow the parking requirements of commercial movie theaters.

Shopping center, shopping mall, department store, or retail store not listed in this table					p	p	p				Stores shall provide a minimum of 1 space per each 300 sq. ft. of enclosed gross floor area used for retail. Stores shall also provide 50% of the parking spaces that this table would require for non-retail uses within the same building (e.g., restaurants).	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
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Signs	a	a	a	a	a	a	a	a	a	a	none	none
	A	A	A	A	A	A	A	A	A	A		
	R	R	R	R	R	R	R	R	R	R		
	T	T	T	T	T	T	T	T	T	T		
	I	I	I	I	I	I	I	I	I	I		
	C	C	C	C	C	C	C	C	C	C		
	L	L	L	L	L	L	L	L	L	L		
	E	E	E	E	E	E	E	E	E	E		
	6	6	6	6	6	6	6	6	6	6		

Skating rink					p	a					1 space for each 250 sq. ft. of enclosed gross floor area	none
Slaughter-house											1 space per each 1000 sq. ft. of enclosed gross floor area	none

Land Use	R 1 A	R 1 B	R 2 3	C 1 2	C 1 2	I 1 2	C 1 2	R 1 2	Required Off-Street Parking Spaces	Required Off-Street Loading Berths
Truck terminal				p	p				1 space per 1000 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is greater	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Veterinary office, animal clinic, or animal hospital				p	p				1 space per each 500 sq. ft. of enclosed gross floor area	none
Warehouse		s A R T I C L E 3		p	p				1 space per 2000 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Yard decorations, gazebos ¹	a	a	a	a	a	a	a	a	none	none

¹ Zoning permits, occupancy permits, and the Borough's permission are not required for the establishment or existence of this use.

² Such classes include the elderly, the homeless, recovering drug addicts, persons with AIDS, the mentally challenged, and the mentally ill.

