

COLLEGEVILLE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 617

AN ORDINANCE OF THE BOROUGH OF COLLEGEVILLE, MONTGOMERY COUNTY PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF COLLEGEVILLE, CHAPTER 680, ARTICLE IX, OFF-STREET PARKING, REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Borough of Collegeville under 8 Pa.C.S.A. §3301.1(a), The Borough Code, shall enact ordinances deemed beneficial to the borough;

WHEREAS, the Borough Council desires update the provisions for off-street parking in the Borough;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Collegeville Borough Council, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION I

Article IX
Off-Street Parking

§ 680-72 Declaration of legislative intent.

It is the specific intent of this article to:

- A. Set reasonable standards and provide reasonable controls to assure sufficient parking capacity for the uses or potential uses of land in the Borough.
- B. Provide flexibility in the implementation of these standards by permitting construction of a reduced number of parking spaces under appropriate conditions.
- C. Prevent hazards to public safety caused by the intrusion of parking upon public rights-of-way and provide suitable facilities for off-street parking.
- D. Provide design standards that will minimize the impact of parking lots on adjoining property owners.

§ 680-73 Required off-street parking facilities.

Any building or structure erected, altered, or used, and any lot used or occupied for any of the following purposes shall be provided with the minimum number of off-street parking spaces set forth below, together with adequate driveways and street access in compliance with the requirements of the Collegeville Borough Subdivision and Land Development Ordinance. The required spaces below are in addition to any state or federal handicapped space requirements or part thereof.

Use	Requirement
Dwellings	
Two-family, multifamily	1.5 spaces per dwelling unit for studios up to 2-bedrooms, 2 spaces per dwelling unit for 3+ bedrooms
Single-family attached (townhouse) & detached	2 spaces per dwelling unit
Places of assembly (theater, church, stadium, auditorium, etc.) & places of indoor amusement	1 space per 3 seats for places of assembly, 1 space per 350 square feet of gross sales floor area for places of indoor amusement
Freestanding retail stores	1 space per 300 square feet of gross sales floor area
Shopping centers	1 space per 350 square feet of gross sales floor area
Offices	1 space per 300 square feet of gross usable office space excluding halls, bathrooms, stairway, elevators, utility rooms, and floor area
Industry (excluding those specifically listed below)	1 space per employee for the largest shift
Laboratory	1 space per 450 square feet of gross floor area
Warehouse or storage	1 space per 1,500 square feet of gross floor area
Services	
Doctor, dentist, or similar type, including outpatient clinics	1 space per 200 square feet of gross floor area
Barber, beautician, tailor, or similar type	1 space per 200 square feet of gross floor area
Health spa, yoga or massage studio, gym, or similar type	1 space per 250 square feet of gross floor area
Tourist home, rooming house, bed-and-breakfast	1 space per rental unit
Self-service laundromat	1 space per 3 washers and/or dryers
Library, museum, or similar place	1 space per 500 square feet of floor area
Hospital, inpatient clinic, sanitarium	1 space per 1 bed
Hotel, motel, or similar use	1 space per rental unit, plus 1 space per 800 square feet of gross floor area in common or public use (i.e. bar). Full service restaurants and meeting

	rooms that allow outside guests are to be counted separately above and beyond the hotel use.
Restaurants and other food/beverage establishments	One space per 4 seats
Motor vehicle repairs (body or mechanical)	3 spaces per service bay
Vehicle sales	1 space per 500 square feet of indoor sales area, plus 1 space per 5,000 square feet of outdoor sales area
Indoor sports facility	
Bowling alley	5 spaces per lane
Racquet sports	2 spaces per court
Studio for dance, art, music, or photography	1 space per 5 students
Bank, financial institution	4 spaces per indoor teller, plus 2 per walk-up ATM
Day-care or preschool facilities	4 per classroom
Retirement complex. The following minimum parking standards shall apply to any age restricted development in the Borough:	
Independent dwelling units (single-family or multifamily dwellings)	1 space for each independent dwelling unit to be used primarily by the residents of the units and 1 additional space for every 5 independent units to be used primarily by visitors
Skilled care facilities and personal care congregate facilities, nursing homes	1 space for every 2 beds in skilled care facilities, nursing homes, and personal care congregate facilities
Employee parking	1 space for each employee working on the largest shift
Schools	
Elementary or intermediate	2 spaces per classroom
High school	8 spaces per classroom
Any use not specifically listed in this chapter shall provide parking spaces in compliance with the parking generation manual of the Institute of Transportation Engineers (ITE) as last amended	

Student homes	One space per two students
Convenience store	1 space per 200 gross square feet of store floor area

§ 680-74 Parking held in reserve.

If the number of spaces required by § 680-73 is substantially larger than the number of spaces anticipated by the applicant, then the applicant may hold some of the parking in reserve in order to avoid unnecessary paving while ensuring adequate area for potential parking demands.

- A. The number of spaces which must be paved initially may be reduced by up to 50% by the Borough Council, upon the recommendation of the Borough Planning Commission. All stormwater engineering and land development approvals shall be designed based on total parking requirements, including the reserve.
- B. Suitable area must be reserved for the balance of the total number of spaces required by § 680-73; these spaces shall be constructed by the applicant if and when determined necessary by Council, upon the recommendation of the Borough Zoning Officer. The Council may require the installation of these parking spaces when there is evidence of a continued overflow of parking.
- C. A financial guaranty shall be provided by the applicant to cover the cost of installation of the parking spaces held in reserve, for a period of 18 months following the installation of the initially constructed parking spaces. The type and dollar value of the guaranty must be approved by Borough Council upon recommendation of the Borough Solicitor and Engineer.
- D. To qualify for use of the reserve parking concept, the applicant shall provide evidence supporting reduced parking needs to the Borough Planning Commission and Engineer for their review and recommendations.

§ 680-75 Additional requirements.

- A. All parking lots must meet the requirements of the Borough Subdivision and Land Development Ordinance.
- B. Parking lots shall not be used for the sale, repair, or dismantling of any vehicles, equipment, materials, or supplies.
- C. All commercial, industrial, and institutional uses shall provide adequate off-street loading/unloading space.
- D. All schools or churches may designate an area of level lawn or field for overflow parking for special events.
- E. A publicly-owned parking lot with a minimum of 10 parking spaces that is within 500 feet walking distance of a non-residential use or property may be utilized towards meeting the parking requirements.
- F. The applicant may locate required parking within 1000 feet walking distance of the front entrance of the subject property in a dedicated off-site parking lot. The owners of two or more participating establishments shall submit a site plan showing joint use and the location of the common off-street parking area with their application.

§ 680-76 Shared parking.

- A. The parking spaces required under § 680-73 above may be reduced when two or more establishments share the same parking area, whether on the same lot or abutting lots, according to the chart below.

- (1) Determine the required amount of parking for each proposed land use as if it were a separate use.
 - (2) To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each time period. Calculate the column total for each time period. The column (time period) with the highest value shall be the minimum parking requirement.
- B. All parties using the shared parking arrangement shall enter into a contractual agreement regarding rights and obligations.

Use	Weekday 9:00am - 6:00pm	Weekday 6:00pm - 9:00am	Weekend 9:00am - 6:00pm	Weekend 6:00pm - 9:00am
Office/Industrial	100%	20%	5%	5%
Retail/Commercial	90%	80%	100%	60%
Hotel/Motel	70%	100%	70%	100%
Restaurant	70%	100%	100%	100%
Entertainment/ Recreation	40%	100%	80%	100%
Multifamily Residential	60%	100%	80%	100%
Institutional (Non-Religious)	100%	40%	10%	10%
Institutional (Religious)	20%	40%	100%	50%

§ 680-77 Off-street loading.

In addition to required off-street parking, off-street loading spaces shall be required for all commercial and industrial uses requiring regular delivery or shipping of goods, merchandise, or equipment by semitrailer truck. Off-street loading areas shall comply with the following:

- A. Required loading areas shall not be used for storage of vehicles or materials or as off-street parking.
- B. The location and size of loading areas shall be adequate for the safe parking of trucks and maneuvering space shall be provided so that ingress and egress can occur on the lot without backing out onto a public street.
- C. Two or more establishments may use common loading area if it meets the requirements of Subsection **B**, above.

§ 680-78 Reserved

Section II. REPEALER

Any and all terms, conditions and provisions or any Ordinance or Resolution of Colleeville Borough in conflict with the terms, conditions and provisions of this Ordinance, are hereby repealed to the extent of such conflict.

Section III. SEVERABILITY

It is hereby declared to be the legislative intent, that if a court of competent jurisdiction declares any provision of this Chapter to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Chapter shall continue to be separately and fully effective.

Section IV. EFFECTIVE DATE

This Ordinance shall be effective immediately upon its legal enactment by the Borough Council of the Borough of Collegeville.

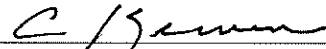
Ordained and enacted, by the Council Members of Collegeville Borough, Montgomery County, Pennsylvania, this 7th day of June , 2023.

ATTEST:

COLLEGEVILLE BOROUGH COUNCIL



Tamara Twardowski, Secretary



Cathy Kernen, President

APPROVED:

Aidsand Wright-Riggins, Mayor