

ORDINANCE NO. 881

**AN ORDINANCE OF THE BOROUGH OF HOLLIDAYSBURG
AMENDING PARTS 4 AND 5, SECTIONS 404 AND 508, OF CHAPTER 27
OF THE CODE OF ORDINANCES (ZONING ORDINANCE)
WITH RESPECT TO PARKING REQUIREMENTS**

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE COUNCIL OF THE BOROUGH OF HOLLIDAYSBURG AS FOLLOWS:

SECTION 1: (B) is deleted from Section 404(8) of Chapter 27 and replaced with the following:

With the exception of a Group residence located in a C-2 District (due to the fact that the parking limits in §508(3)(D) in a C-2 District are maximum number of off-street parking spaces), Group residences should ignore the minimum number of off-street parking spaces required by §508(3) for normal residences and instead provide a number of parking spaces at a rate no less than one off-street parking for each staff member (on a peak shift), plus one space per two residents where they are allowed to own and operate a motor vehicle. All such spaces should follow the requirements of §§508(1) and 508(2). The changing of a structure's land use to or from a group residence shall not result in the elimination of any existing off-street parking spaces that were required under the former use.

SECTION 2: (D) is deleted from Section 508(3) of Chapter 27 and replaced with the following:

D. Differentiation based upon Zoning District. In order to protect the established character of residential neighborhoods, parking minimums are listed for residential development. In an effort to more efficiently utilize space in a dense, urban environment that is the Borough of Hollidaysburg, promote the redevelopment of existing historic buildings, and reduce storm water runoff:

In the R-1, R-2, R-3, PR, RB, HS, and CR Districts, for those land uses designated with asterisk (*), the chart below sets forth the minimum number of off-street parking spaces for the applicable land use. Otherwise, the chart below sets forth the maximum number of off-street parking spaces for the applicable land use; the total number of spaces to be approved by Borough Council with the recommendation of the Planning Commission and Borough Engineer.

LAND USE**OFF-STREET PARKING**

| | |
|---|--|
| agricultural service business | 1 space per each 400 sq. ft. of enclosed gross floor area |
| art gallery or art museum | 1.2 spaces per 1000 sq. ft. of enclosed gross floor area |
| auditorium or noncommercial movie theater | 1 space per each 4 fixed seats or 6 linear feet of fixed benches; if there is no fixed seating, 1 space for each 75 sq. ft. of enclosed gross floor area |
| automobile parts store | 1 space per each 300 sq. ft. of enclosed gross floor area |
| automobile repair shop | 1 space per each service bay, a service bay shall not count as a parking space |
| automobile sales | 1 space per each 600 sq. ft. of enclosed 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 |
| bait shop | 1 space per each 300 sq. ft. of enclosed gross floor area |
| bakery | 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 ware for the next 25,000 sq. ft. + 1 space per each 800 sq. ft. of enclosed gross floor area over 50,000 sq. ft. |
| bank or financial institution | 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 |
| bar, tavern, night club, dance hall | 1 space per each 100 sq. ft. of enclosed gross floor area |
| basketball court, tennis court, racquetball court | 5 spaces per each court or 1 space per each three spectator seats, whichever is greater |
| beauty parlor, barber shop | 1 space per each 200 sq. ft. of enclosed gross floor area |
| *bed and breakfast establishment | 1 space per guest bedroom + 2 spaces for permanent residents |
| beverage distributor | 1 space per each 350 sq. ft. of enclosed gross floor area |

LAND USE

OFF-STREET PARKING

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|---|---|
| bicycle repair shop | 1 space per each 350 sq. ft. of enclosed gross floor area |
| *boarding house | 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) |
| bookstore | 1 space per each 250 sq. ft. of enclosed gross floor area |
| bowling alley | 3 spaces per each alley + 50% of the additional parking spaces required by this table for other land uses on the premises (e.g., restaurant, bar) |
| building, plumbing, welding and/or heating supplies store | 1 space per each 500 sq. ft. of enclosed gross floor area used for display + 1 space per each 1,000 sq. ft. of enclosed gross floor area of warehouse area + 1 space for each company vehicle |
| campground | 1 space per campsite |
| car wash | 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 |
| cemetery | 1 space per employee |
| clubs, lodges | 1 space per each 300 sq. ft. of enclosed gross floor area |
| community center | 1 space per each 300 sq. ft. of enclosed gross floor area |
| contractor's yard | 1 space per each 2,000 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is more |
| *convalescent center, nursing home | 1 space per each 600 sq. ft. of enclosed gross floor area |
| convenience store | 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) |
| *convent, monastery, or religious residence | 1 space per each 1,000 sq. ft. of enclosed gross floor area |

LAND USE**OFF-STREET PARKING**

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| correctional facility | 1 space per every employee + 1 space per every 25 inmates of maximum capacity |
| crematorium | 1 space per every 4 seats of chapel capacity + 1 space per each 3 employees |
| data processing facility | 1 space per 300 sq. ft. of enclosed gross floor area |
| day care center | 2 spaces for each three teachers, employees or administrators |
| dry cleaning establishment | 1 space per each 300 sq. ft. of enclosed gross floor area |
| emergency medical or ambulance service | 1 space per employee + 1 space for each motor vehicle operated in connection with the service |
| employment agency | 1 space per 200 sq. ft. of enclosed gross floor space |
| exterminator | 1 space per 800 sq. ft. of enclosed gross floor area |
| farm (agricultural or silvicultural) | 1 space per employee |
| fire or police station | 1 space per each 2 employees |
| food catering facility | 1 space per each employee |
| funeral home, mortuary | 1 space per 1,000 sq. ft. of enclosed gross floor area |
| furniture store | 1 space per 1,000 sq. ft. of enclosed gross floor area |
| gasoline station | 1 space per each fuel nozzle + 1 space per each 50 sq. ft. of usable floor area in the cashier's office (All gas station/ convenience store businesses shall be classified as a convenience store in this table.) |
| golf course (non-miniature) | 100 spaces per each 9 holes |
| golf course (miniature) | 1.5 spaces per each hole |
| golf driving range | 1.5 spaces per each tee |
| government building | 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 |

LAND USE

OFF-STREET PARKING

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| grocery store, supermarket | 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) |
| gunsmith, hunting supplies store | 1 space per each 350 sq. ft. of enclosed gross floor area |
| hardware store | 1 space per each 400 sq. ft. of enclosed gross floor area |
| health club | 1 space per each 200 sq. ft. of enclosed gross floor area |
| historical use or historical museum | 1.2 spaces per 1,00 sq. ft. of enclosed gross floor area |
| hospital | 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.) |
| *hotel, motel, inn | 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) |
| junkyard, landfill | 2 spaces for every 3 employees + 1 space for each motor vehicle customarily used in connection with the facility |
| kennel or animal grooming facility | 1 space per each 400 sq. ft. of enclosed gross floor area |
| laundromat, commercial laundry | 1 space per each 200 sq. ft. of enclosed gross floor area |
| library | 1 space per each 1,000 sq. ft. of enclosed gross floor area |
| liquor store | 1 space per each 400 sq. ft. of enclosed gross floor area |
| 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 2,500 sq. ft. of outside display area + 2 spaces per each service bay + 1 space per each employee |
| manufacturing, industrial, and/or research and development facility | 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. |

LAND USE**OFF-STREET PARKING**

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| meeting room facility other than those listed | 1 space for each 4 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is less |
| mining and/or mineral extraction facility | 1 space per employee + 1 space for each company vehicle |
| model home sales office | 1 space per each 300 sq. ft. of enclosed gross floor area |
| movie theater (commercial) | 1 space per each 4 fixed seats or 6 linear feet of fixed benches; if there is no fixed seating, 1 space for each 75 sq. ft. of enclosed gross floor area |
| multi-household residential complex sales office | 1 space per each 300 sq. ft. of enclosed gross floor area |
| museum (other than art or historical) | 1.2 spaces per 1,000 sq. ft. of enclosed gross floor area |
| nursery or greenhouse (commercial) | 1 space per 1,000 sq. ft. of enclosed gross floor area + 1 space per 2,000 sq. ft. of outside sales area |
| office (business or professional, but not medical or dental) | 1 space per 300 sq. ft. of enclosed gross floor area |
| office (medical or dental) | 1 space per each 250 sq. ft. of enclosed gross floor area |
| park, playground or other noncommercial recreational facility | 1 space for every 4 persons of maximum design capacity for the facility |
| personal care home | 1 space per each 600 sq. ft. of enclosed gross floor area |
| pet shop | 1 space per each 300 sq. ft. of enclosed gross floor area |
| pharmacy or drug store | 1 space per each 250 sq. ft. of enclosed gross floor area |
| photography studio | 1 space per each 400 sq. ft. of enclosed gross floor area |
| place of worship | 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 maximum number of parking spaces may be reduced proportionately subject to the recommendation of the Planning Commission and approval by the Council. |

LAND USE**OFF-STREET PARKING**

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| printing and/or publishing facility | 1 space per 1,000 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is greater |
| radio or television station | 1 space per 1,000 sq. ft. of enclosed gross floor area |
| railroad, bus or other transit terminal or station | 1 space per each 600 sq. ft. of gross floor area |
| railroad maintenance facility or switching yard | 1 space per employee |
| repair shop (for common household appliances such as radios, televisions, and vacuum cleaners) | 1 space per each 600 sq. ft. of enclosed gross floor area |
| *residential dwelling containing 2 or less bedrooms | 2 spaces per dwelling |
| *residential dwelling containing more than 2 bedrooms | 2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms |
| *residential dwelling exclusively for the elderly | 1 space per dwelling |
| restaurant (sit down), including restaurants with bars | 1 space per each 200 sq. ft. of enclosed gross floor area |
| restaurant (fast food) | 1 space per each 100 sq. ft. of enclosed gross floor area |
| school (for dance, music, crafts, martial arts or the fine arts) | 1 space per each 200 sq. ft. of enclosed gross floor area |
| school, public or private (elementary) | 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 |
| school, public or private (junior high) | 1 space for each 15 students of design capacity + 1 space per each 400 sq. ft. of enclosed gross floor area for offices or teacher lounges |
| school, public or private (high school or "vo-tech" school) | 1 space for each 10 students of design capacity + 1 space for each 400 sq. ft. of enclosed gross floor area for officer or teacher lounges |

LAND USE

OFF-STREET PARKING

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| school (trade school) | 1 space for each 2 students |
| self-service storage facility | 1 space for each 2,000 sq. ft. of enclosed gross floor area |
| sexually oriented business | 1 space per 200 sq. ft. of enclosed gross floor area. Adult theaters shall follow the requirements for movie theaters |
| shopping center, shopping mall, department store | Stores shall provide a minimum of 1 space per each 200 sq. ft. of enclosed gross floor area for retail and a maximum of 1 space per each 180 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 nonretail uses within the same building (e.g., restaurant) |
| skating rink | 1 space for each 250 sq. ft. of enclosed gross floor area |
| slaughterhouse | 1 space per each 1,000 sq. ft. of enclosed gross floor area |
| stadium (including high school football stadiums) | 1 space per 75 sq. ft. of assembly area or 1 space per every 5 fixed seats, whichever is greater (20 inches of fixed bench shall be considered a fixed seat here) |
| swimming pool | 1 space for each 100 sq. ft. of water surface area + 1 space for each 30 sq. ft. of area used for spectator seating purposes |
| telecommunications tower | 1 space within the fenced area [Ord. 781] |
| travel agency | 1 space per each 200 sq. ft. of enclosed gross floor area |
| truck terminal | 1 space per 1,000 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is greater |
| utility facility, commercial communication facility or tower | 1 space per employee at the peak shift on an average day |
| veterinary office, animal clinic | 1 space per each 500 sq. ft. of enclosed or animal hospital gross floor area |
| warehouse | 1 space per 2,000 sq. ft. of enclosed gross floor area |
| others not listed above | to be determined by Borough Council, based on a recommendation from the Planning Commission |

SECTION 3: Add (5) to Section 508 as follows:

5. Small Business Exception to Off-Street Parking. In recognition of the need to strongly encourage the reuse of existing building space, and recognizing the availability of existing parking lots and on-street parking areas, a commercial enterprise that utilizes less than 7,000 sq. ft. of an existing building (not new construction) shall be exempt from providing off-street parking spaces.

SECTION 4: If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinances. It is hereby declared as the intent of the Council of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 5: Except as set forth herein, no other amendment is made to the Borough of Hollidaysburg Zoning Ordinance or Ordinance for Subdivision and Land Development Regulations, and the existing provisions un-amended hereby shall remain in full force and effect. All other ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

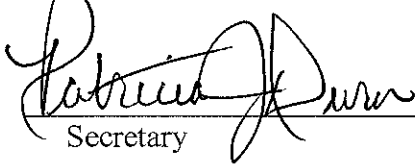
SECTION 6: This Ordinance shall become effective upon the earliest date provided by law.

ORDAINED AND ENACTED by the Council of the Borough of Hollidaysburg, Blair County, Pennsylvania, this 9th day of August, 2018.



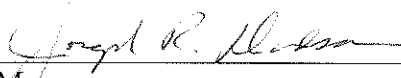
President of Council

ATTEST:



Secretary

Approved by me this 9th day of August, 2018.



Mayor