

[AVALON, BELLEVUE, BEN AVON] BOROUGH

ORDINANCE NO. 18-06

**AN ORDINANCE AMENDING ARTICLE VIII OF THE AVALON-BELLEVUE-BEN AVON JOINT ZONING ORDINANCE TO FURTHER PROVIDE FOR OFF-STREET PARKING AND LOADING REQUIREMENTS**

**WHEREAS**, the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance ("Joint Zoning Ordinance") at Article VIII regulates Parking and Loading requirements for all Zoning Districts; and

**WHEREAS**, the Borough Council wishes to amend Article VIII to further regulate off-street parking and loading; and

**WHEREAS**, the Avalon-Bellevue-Ben Avon Joint Planning Commission, pursuant to the provisions of the Joint Zoning Ordinance, has drafted and reviewed the following amendment and made a recommendation to the Councils of the Boroughs of Avalon, Bellevue and Ben Avon regarding the same; and

**WHEREAS**, The Councils of the Boroughs of Avalon, Bellevue and Ben Avon did hold a public hearing on the 27<sup>th</sup> day of December, 2018, after giving due public notice; and

**WHEREAS**, the Allegheny County Economic Development has had the opportunity to review the proposed amendment.

**NOW, THEREFORE BE IT ORDAINED** by the Council of the Borough of [Avalon, Bellevue or Ben Avon], pursuant to the authority conferred by 1984 Pa. Laws 164, codified at 74 Pa. Cons. Stat. §§ 5912, *et seq.*, and the Pennsylvania Municipalities Planning Code, that the Joint Zoning Ordinance be amended as follows:

- I. The Joint Zoning Ordinance, Article III, Definitions, § 2000-300(B), Definitions, is hereby amended to add the following defined terms:

**Recreational Vehicle** - Any boat, boat trailer, all-terrain vehicle, All Terrain Vehicle ("ATV"), Golf Cart, cargo trailer, house trailer, motor home, camper, bus, or similar vehicles or equipment, including any vehicle, or part of a vehicle, or equipment designated for temporary living quarters for recreation, camping, or travel.

- II. The Joint Zoning Ordinance, Article VIII, is hereby repealed in its entirety and replaced with the following:

**Article VIII**  
**Parking and Loading**

**SECTION 2000-800. Off-Street Parking Requirements**

**A. Statement of Purpose and Applicability.**

1. The purpose of this Article is to ensure the provision of adequate pedestrian circulation facilities and off-street parking and loading areas. It is further the intent of these regulations to avoid undue congestion on residential and public streets; to protect the level of service and capacity of existing streets; to avoid unnecessary conflicts between pedestrians, bicycles, and vehicles; and to promote the general health, safety and public welfare. Off-street parking shall be provided in compliance with this Article where any building is erected, altered, enlarged, converted or increased in size or capacity. A pre-existing single-family or duplex dwelling shall be permitted special exception if there is inadequate space or access for parking in the back yard or if the maximum slope requirements cannot be reasonably met, Reference §2000-800.C.2.
2. These off-street parking and loading regulations of this Article shall apply to all parking and loading areas, including driveways for single-family and two-family dwellings, established within the Boroughs of Avalon, Bellevue, and Ben Avon.

**B. General Requirements for Parking.**

1. **Permanence of Requirements.** No owner or operator of any structure or use shall discontinue, dispense with, or cause a reduction in pedestrian access or in the number of required off-street parking or loading spaces without establishing alternative vehicular parking and/or loading facilities which meet the requirements of this Article. Any structure or use which is altered or expanded in a manner which would warrant the provision of additional off-street parking or loading facilities shall provide such facilities in compliance with this Article, prior to occupancy of the altered or expanded portion of the use. If, as a result of amendments to this Zoning Ordinance regarding the number and/or size of parking or loading spaces, an existing use is determined to have an excess number of space(s), such space(s) may be removed upon approval of a revised site plan.
2. **Parking Outside of the Curb Lines**  
All required parking in any "R" Zoning District must be outside of the front yard in any "R" District. No single-family, duplex, or two family lots shall have more than twenty-five (25) percent of the front yard used for driveway purposes.

- a. No person shall park a vehicle on any portion of any street between the curb line and the lot line, except on recommendation of Code Enforcement, Emergency Response Personnel, or as expressly approved by Resolution of Borough Council.
  - b. No person shall park a vehicle in violation of these front yard parking provisions.
3. **Required number.** The off-street parking spaces required for each use permitted by this code shall be not less than that found in Table 2000.800.1 Off-Street Parking Schedule, provided that any fractional parking space is computed as a whole space.
4. **Combination of uses.** Where there is a combination of uses on a lot, the required number of parking spaces shall be the sum of that found for each use.
5. **Location of lot.** The parking spaces required by this Article shall be provided on the same lot as the use or where the exclusive use of such is provided on another lot not more than 500 feet (152 m) radially from the subject lot within the same or less-restrictive zoning district.
  - a. Parking to serve any multiple-family residential building shall be located so that no required space is more than two hundred (200) feet from the building such space is designed to serve.
  - b. Parking to serve any non-residential use shall be located so that no required space is more than four hundred (400) feet from the building or use such space is designed to serve.
6. **Accessible spaces.** Accessible parking spaces and passenger loading zones shall be provided in accordance with the following table unless otherwise defined by the Americans with Disabilities Act or equivalent provisions. The percentage of van accessible spaces shall also be provided in accordance with the Americans with Disabilities Act or equivalent provisions.

Total Number of Spaces	Number of Accessible Spaces
<100	4 percent
>100 but ≤200	4 plus 2 percent of the number over 100
>200 but ≤500	6 plus 2 percent of the number over 200
>500 but ≤1,000	2 percent
>1,000	20 plus 1 percent of the number over 1,000

TABLE 2000.800.1 Off-Street Parking Schedule

Use	Minimum Off-Street Parking Requirements	Minimum Loading Requirements
Accessory Dwelling	1 per unit	N/A
Apartment, Garden	2 per dwelling unit	N/A
Apartment, High-Rise	2 per dwelling unit	N/A
Bed and Breakfast	1 space for each guest room or 1 space per every 2 guests if more than 2 guests per guest room	N/A
Boarding House	1 for each 2 full-time staff plus 1 for every 2 beds	N/A
Duplex	2 per unit	N/A
Group Care Facility / Halfway House	1 for every 4 residents plus 1 for each employee on peak shift	N/A
Mobile Home	N/A	N/A
Mobile Home Park	2 per dwelling unit	N/A
Nursing Home / Life Care Facility	1 for every 4 residents plus 1 for each employee on peak shift	N/A
Personal Care Home	N/A	N/A
Quadplex	2 per dwelling unit	N/A
Short-Term Rental	1 space for each guest room or 1 space per every 2 guests if more than 2 guests per guest room	N/A
Single-Family Dwelling	2 per dwelling unit	N/A
Townhouse	2 per dwelling unit	N/A
Automobile Rental	Parking Demand Analysis Required	N/A
Automobile Sales (Car, Truck, Motorcycle, Boat, or Trailer)	Parking Demand Analysis Required	1 for every 5,000 s.f. of g.f.a showroom
Automotive Services	2 per service bay	N/A
Bakery	1 per 500 square feet above first 2,000 square feet	N/A
Business Services	1 per 500 square feet above first 2,000 square feet	0 – 19,999 s.f. = 1 berth 20,000 – 60,000 s.f. = 2 berths Each additional 60,000 space = 1 additional berth
Car Wash	1 per every 200 square feet of office plus 4 stacking spaces for automatic wash; 2 stacking spaces for self-service	N/A
Catering Service	1 per 500 square feet above first 2,000 square feet	N/A
Cemetery	2 plus 1 for each 2 employees	N/A
Check Cashing Establishment	1 per 500 square feet above first 2,000 square feet	N/A
Cinema	1 per 3 seats	N/A
Community Center	1 per 500 square feet	N/A
Conference / Convention Center	1 for every 500 square feet of net floor area	0 – 4,999 s.f. = 1 berth 5,000 – 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Consignment Store	1 per 500 square feet above first 2,000 square feet	N/A

Use	Minimum Off-Street Parking	Minimum
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	Requirements	Loading Requirements
Contractor's Storage Yard	1 for every 2,000 square feet of net lot area	N/A
Convenience Store	1 for every 500 square feet above first 2,000 square feet	0 - 9,999 s.f. = 1 berth 10,000 - 19,999 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Correctional Facility	1 for every 400 square feet of gross floor area	0 - 4,999 s.f. = 1 berth 5,000 - 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Country Club / Golf Course	1 for every 4 members, plus the number of spaces required for a low turnover restaurant is included	0 - 4,999 s.f. = 1 berth 5,000 - 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Crematorium	1 per 1,000 square feet	N/A
Day Care Center (Adult or Child)	1 for every 300 square feet of gross floor area with a minimum of 4 spaces	N/A
Day Care Home (Adult or Child)	1 for every 300 square feet of gross floor area with a minimum of 4 spaces	N/A
Drive-In Theater	Parking Demand Analysis Required	N/A
Driving Range	1 for every 2 Tee Stands	N/A
Dry Cleaning Facility	1 for every 2 employees	N/A
Dry Cleaning, Customer Services	1 for every 1,000 square feet above first 2,000 square feet	N/A
Emergency Services	1 for every 750 square feet of net floor area	N/A
Essential Services	1 for every 750 square feet of net floor area	N/A
Exercise / Fitness Facility	1 for every 400 square feet of gross floor area	N/A
Farmer's Market	Parking Demand Analysis Required	N/A
Feed Store	1 for every 300 square feet of gross floor area	N/A
Financial Institution / Bank	Parking Demand Analysis Required	N/A
Flea Market	2 for every 1,000 square feet	N/A
Flex Space	1 for every 300 square feet of gross floor area	N/A
Food Processing Facility	1 for every 750 square feet of net floor area	0 - 4,999 s.f. = 1 berth 5,000 - 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Funeral Home	25 for the first parlor room, plus 10 for each additional parlor room	1 for every 4 viewing rooms
Gasoline / Energy Recharge Station	1 for each employee and employer	N/A
Greenhouse	1 for every 200 square feet of gross floor area	N/A

Use	Minimum Off-Street Parking Requirements	Minimum Loading Requirements
Grocery Store	1 per 500 square feet above first 2,000 square feet	N/A
Hardware Store	1 per 500 square feet above first 2,000 square feet	N/A
Heliport	2 per helipad plus 1 per each employee	N/A
Home Improvement Center	1 per 200 square feet of gross floor area	0 – 4,999 s.f. = 1 berth 5,000 – 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Home Occupation No Impact	1 per employee	N/A
Home Occupation Other	1 per employee	N/A
Hospital	Parking Demand Analysis Required	N/A
Hotel	Parking Demand Analysis Required	N/A
Industrial, Heavy (Manufacturing, etc.)	Parking Demand Analysis Required	N/A
Industrial, Light (Warehousing, distribution, etc.)	Parking Demand Analysis Required	N/A
Junkyard	1 for each peak shift employee plus 2 for patrons	N/A
Kennel	1 for each peak shift employee plus 1 for each 1,000 square feet	N/A
Landfill	1 for each peak shift employee plus 5 for patrons	N/A
Laundromat	N/A	N/A
Library	1 per 600 square feet	0 – 20,000 s.f. = 1 berth Each additional 20,000 space = 1 additional berth
Marina	Parking Demand Analysis Required	0 – 20,000 s.f. = 1 berth Each additional 20,000 space = 1 additional berth
Massage Therapy Establishment	1 for each table plus 1 per 2 employees	N/A
Medical Clinic / Triage Center	1 for every 3 seats in Waiting Room plus 1 space for each employee	N/A
Motel		0 – 59,999 s.f. = 1 berth 60,000 – 99,000 s.f. = 2 berths 100,000 – 160,000 s.f. = 3 berths Each additional 60,000 space = 1 additional berth
Museum	1 for every 400 square feet of public space plus 1 for each employee	N/A
Nursery	1 per 1,000 square feet of net lot area	N/A
Office, Medical	1 per 500 square feet above first 2,000 square feet	0 – 59,999 s.f. = 1 berth Each additional 30,000 space = 1 additional berth
Office, Professional / Administrative	1 per 500 square feet above first 2,000 square feet	N/A



Use	Minimum Off-Street Parking Requirements	Minimum Loading Requirements
Park	Parking Demand Analysis Required	N/A
Performance Studio or Gallery	1 per 500 square feet above first 2,000 square feet	N/A
Personal and Professional Service	1 per 500 square feet above first 2,000 square feet	0 – 29,999 s.f. = 1 berth 30,000 – 59,999 s.f. = 2 berths Each additional 30,000 space = 1 additional berth
Pet Cemetery	3	N/A
Pharmacy	1 per 300 square feet above first 2,000 square feet	0 – 20,000 s.f. = 1 berth Each additional 20,000 space = 1 additional berth
Place of Worship or Assembly	1 for every 8 seats in the largest meeting room	1 berth per 500 seats
Post Office	1 space per peak shift employee plus 1 space per 800 square feet of gross floor area	0 – 9,999 s.f. = 1 berth 10,000 – 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Printing and Publishing Facility	1 for every 500 square feet of gross floor area	N/A
Public Borough / Safety Building	1 space per peak shift employee plus 1 space per 800 square feet of gross floor area	N/A
Public Works Facility	1 space per employee on shift of maximum employment plus 1 space per 800 square feet of gross floor area	N/A
Railroad Facility	1 per every 2 employees	N/A
Recreation, Indoor (Bowling, Paintball, Billiards, etc.)	2 for every 1,000 square feet	N/A
Recreation, Outdoor (Athletic Fields, Go-Carts, etc.)	Parking Demand Analysis Required	N/A
Recycling, Retail	1 for every 200 square feet of net flooring	N/A
Repair Shop (Electrical and Household Appliances)	1 per every 500 square feet above first 2,000 square feet	N/A
Research Facility	Parking Demand Analysis Required	N/A
Restaurant, Without Drive-Through	1 per every 500 square feet above the first 2,000 square feet	0 – 59,999 s.f. = 1 berth 60,000 – 99,000 s.f. = 2 berths 100,000 – 160,000 s.f. = 3 berths Each additional 60,000 space = 1 additional berth
Restaurant, With Drive-Through	Parking Demand Analysis Required	0 – 59,999 s.f. = 1 berth 60,000 – 99,000 s.f. = 2 berths 100,000 – 160,000 s.f. = 3 berths Each additional 60,000 space = 1 additional berth
Retail Business / Sales	1 for every 200 square feet of net flooring	0 – 9,999 s.f. = 1 berth 10,000 – 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth

Use	Minimum Off-Street Parking Requirements	Minimum Loading Requirements
Rifle Range	1 for every 100 square feet	N/A
School, Academic	Parking Demand Analysis Required	N/A
School, Commercial	1 space per employee plus 1 space per every 5 students	0 – 59,999 s.f. = 1 berth 60,000 – 99,000 s.f. = 2 berths 100,000 – 160,000 s.f. = 3 berths Each additional 60,000 space = 1 additional berth
School, Kindergarten / Pre-Nursery	1 space per employee plus 1 space per every 10 students	N/A
Sexually-Oriented Business	1 per every 500 square feet above the first 2,000 square feet	N/A
Social Club, Private	1 per every 500 square feet above the first 2,000 square feet	N/A
Storage Facility, Self-Service	N/A	1 per each exterior door 1 per each 5 interior doors
Tattoo / Body Piercing Establishment	1 per every 500 square feet above the first 2,000 square feet	N/A
Tavern / Bar	1 per every 500 square feet above the first 2,000 square feet	N/A
Terminal, Freight	Parking Demand Analysis Required	N/A
Terminal, Passenger	Parking Demand Analysis Required	0 – 9,999 s.f. = 1 berth 10,000 – 20,000 s.f. = 2 berths Each additional 20,000 space = 1 additional berth
Theater	Parking Demand Analysis Required	N/A
Veterinary Office (No Boarding)	1 per employee and 2 per exam table for offices greater than 2,000 square feet	0 – 19,999 s.f. = 1 berth 20,000 – 50,000 s.f. = 2 berths Each additional 50,000 space = 1 additional berth
Water Storage / Tower	1 per tower	N/A
Wholesale Business	Parking Demand Analysis Required	0 – 19,999 s.f. = 1 berth 20,000 – 39,999 s.f. = 2 berths 40,000 – 65,000 s.f. = 3 berths Each additional 25,000 space = 1 additional berth
Wind Turbine, Commercial	1 per turbine	1
All Other Uses	Parking Demand Analysis Required	Analysis Required

### C. Design of Non-Residential parking facilities.

#### 1. Minimum Dimensions

- a. **Driveway Width.** Every parking facility shall be provided with one or more access driveways, the width of which shall be the following:
  - i. Private driveways not less than 9 feet (2743 mm).
  - ii. Non-Residential driveways:
    1. Twelve feet (3658 mm) for one-way enter/exit.
    2. Twenty-four feet (7315 mm) for two-way enter/exit.



**b. Parking Space Dimensions.** Each parking space in a parking lot shall be at least nine (9) feet wide and eighteen (18) feet long. Each Compact Parking Space shall be at least eight (8) feet wide and at least eighteen (18) feet long. Each handicapped parking space shall be thirteen (13) feet wide by eighteen (18) feet long. The dimensions of van accessible spaces shall be provided in accordance with the Americans with Disabilities Act or equivalent provisions.

i. The minimum dimension, including access lane, across a double loaded parking bay with parking spaces at right angles to the access lane shall be sixty-two (62) feet and for a single loaded bay forty-four (44) feet. Where parking spaces form a forty-five (45) degree angle with the access lane, the dimension across a double loaded bay shall be at least fifty (50) feet and across a single loaded bay thirty-one (31) feet. Where parking spaces form a sixty (60) degree angle with the access lane, the dimension across a double loaded bay shall be at least fifty-six (56) feet and across a single loaded bay thirty-six (36) feet.

ii. A parking bay, for purposes of this Ordinance, shall include the area within a parking lot containing an access lane and the parking spaces to which the lane provides access. A double loaded parking bay denotes parking spaces on both sides of an access lane.

**2. Driveway and ramp slopes.** The maximum slope of any driveway or ramp shall not exceed 20 percent. Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the Borough's code official and the Borough's engineer.

**3. Stall access.** Each required parking stall shall be individually and easily accessed. Automobiles shall not be required to back onto any public street or sidewalk to leave any parking stall where such stalls serve more than two dwelling units or other than residential uses. Portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

**4. Compact-to-standard stall ratio.** The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed 1 to 2.

**5. Screening.** Reference §2000-415 Screening and Landscaping for Off-Street Parking and Service Structures. .

**6. Striping.** Parking stalls shall be striped.

**Exception:** A private garage or parking area for the exclusive use of a single-family dwelling.

**7. Lighting.** Lights illuminating a parking area shall be designed and located so as to reflect away from any street and adjacent property.

8. **Material.** All parking areas serving any commercial, industrial, public, or semi-public use or any residential development or where more than two (2) dwelling units share the same parking area shall be hard-surfaced with a mud-free bituminous, brick, concrete, or stone paving block material. Environmentally friendly water-permeable surfaces that minimize run-off are encouraged. These surfaces and compacted gravel are allowed for individual single family or duplex units. Parking lot surfaces shall be constructed in accordance with applicable Borough construction, Subdivision/Land Development, storm-water management standards, and approved by the respective Applicable Borough Engineer.

**D. Off-Street Loading.**

1. For retail and service commercial uses and apartment buildings that do not accommodate large trucks (registered maximum gross vehicle weight of 40,000 pounds or more) each loading space shall be at least twelve (12) feet by thirty-five (35) feet in dimension with a clear height of fourteen (14) feet six (6) inches. For all industrial uses, large product commercial uses (car sales, major appliance and furniture, etc.) planned non-residential development, and office buildings that accommodate trucks with a registered maximum gross vehicle weight of 40,000 pounds or more, each loading space shall be at least fourteen (14) feet by sixty (60) feet in dimension with a clear height of fifteen (15) feet. All other uses with loading should provide a ten (10) foot by twenty-five (25) foot loading space with a clear height of eight (8) feet.
2. Maneuvering space shall be provided adjacent to the loading area, if necessary, so that vehicles may change direction and leave as well as enter the loading area moving in a forward direction. Public roads adjacent to a loading area shall not be used for maneuvering. Areas established for off-street parking shall not be utilized for off-street loading or vehicle repair work.
3. Where there are multiple uses within a development, shared loading areas shall be used among as many uses as practical. Loading areas shall be adjacent to the use or building served except that in a group of buildings in the same use on the same lot, one building may be designated to receive and dispatch goods, provided the total applicable floor area in all buildings on the lot is aggregated in determining the total required loading spaces.
4. Whenever a use is enlarged or changed, the additional loading required to serve such enlargement or change shall be in accordance with the requirements of this Ordinance.

5. Loading areas and adjacent maneuvering space shall be surfaced with a permanent all-weather material placed over at least 6 (six) inches of well compacted base course, capable of bearing the weight of vehicles ordinarily traveling over or parking upon the surface, and shall be sloped to assure positive drainage to an approved storm-water management facility.

6. Loading areas may be lighted but such lighting shall not create glare conditions on adjacent residential properties or streets.

- a. Access to the loading area on any lot shall be via a road or lane at least twelve (12) feet in width for one-way traffic or twenty-two (22) feet wide for two-way use, with a clearance of at least fourteen (14) feet six (6) inches its entire length.
- b. When a loading area is to occur on a lot that abuts a residential Zoning District, the edges of such loading area between the residential zone and the loading area uninterrupted by buildings or screening topography shall be planted in accordance with the Buffer yards defined by this Ordinance. A solid fence or wall at least six and one-half (6 ½) feet in height may be constructed in lieu of hedging as required by the Buffer yard requirements provided such fence or wall is maintained in good condition.
- c. Nothing in this Section shall compel uses existing prior to passage of this Ordinance to comply with these loading requirements except that any additions or intensifications of use upon the same lot shall be provided with loading areas in accordance with these requirements.

**E. Trucks Parked in Residential Areas.** Parking facilities accessory to residential uses shall be used for the parking of passenger vehicles, recreational vehicles, or trucks which are owned by the occupants of the dwelling or their guests. One (1) commercial vehicle may be stored on the premises whether privately owned or business provided, for the resident's use for commuting and/or work purposes. Such vehicle cannot exceed a one (1) ton hauling capacity. This section shall not apply to commercial vehicles while in the performance of providing delivery or service on the premises. Dump trucks and vehicles designed to haul garbage, trash, refuse or waste of any type and for the towing and recovery of vehicles are strictly prohibited to be parked on residential properties.

**F. Recreational Vehicles.** It shall be unlawful for any person to park or store a recreational vehicle in a residential area for longer than three days, irrespective of whether consecutive or non-consecutive, in any 30-day period, except on improved residential lots behind the front-yard setback line or in a covered garage. A maximum of three hours per day shall be allowed for loading/unloading without triggering a full-day event. On corner

lots, parking of such vehicles shall be allowed behind a 95% opaque fence and not be visible over the top of the fence. It shall be unlawful to locate, park, or store any recreational vehicle in a right-of-way or sidewalk, or part thereof, whether paved or unpaved.

**G. Off-Site Parking.** Off-street parking and loading spaces shall be provided on the same lot or within the same development as the use to which said use is appurtenant, except as provided below.

**1. General.** The Borough may authorize the utilization of off-site parking areas for uses within nonresidential zoning districts, and may authorize valet parking for nonresidential uses if the Borough determines that there are practical difficulties in satisfying the parking requirements on-site and/or that the public safety or convenience would be better served by an off-site location. If the Borough authorizes the use of off-site parking, the following conditions shall apply:

- a. The owner of a site utilizing an off-site parking area to satisfy on-site parking requirements shall deliver evidence satisfactory to the Borough of the owner's right to use the off-site parking area by an agreement, a memorandum of lease, or other acceptable instrument in order to be recordable with the Allegheny County Department of Real Estate which has a term equal to or exceeding the projected life of the facility to which the parking is appurtenant and available for use. Such evidence shall be recorded at the owner's expense in the land records of Allegheny County. In addition, the owners of the site and the off-site parking area shall be bound by recorded covenants requiring the owners and all subsequent owners, heirs, or assigns, to maintain the required number of off-street parking spaces during the existence of the use to which the parking is appurtenant. Where a parking right is created under this section, it shall not be subject to divestment except with the prior approval of the Borough.
- b. Pedestrian access shall be available within a walking distance of 500 feet for nonresidential uses and 300 feet for residential uses, measured from the nearest point of the building lot to an entrance to the parking area, except that where valet parking is authorized.
- c. Such separated parking areas shall be usable without causing unreasonable traffic congestion, detriment to any residential neighborhood, or hazard to pedestrians.

**2. Valet Parking.** In addition to other conditions that apply to off-site parking, valet parking requires:

- a. That vehicles are parked by a person other than the owner or operator;
- b. That the vehicles so served are parked or stored in an off-street parking facility;
- c. Prior to cessation of valet parking, the operator must provide alternate parking in accordance with this Zoning Ordinance; and
- d. No valet parking operation which involves the pick-up, delivery, stacking, storing or parking of motor vehicles by a valet or parking attendant on, to or from any public right-of-way shall be permitted.

**H. Pedestrian Access.** The pedestrian access standards of this section pertain to a development's internal pedestrian circulation system. The section encourages a safe, attractive, and usable pedestrian circulation system internal to all developments. The purpose of the section is to ensure a direct pedestrian connection between the street and buildings on the site and between buildings and other activities within the site. In addition, it provides for connections between adjacent sites, where feasible.

- 1. Connections to street.** The internal pedestrian circulation system must connect all adjacent streets and sidewalks to the main entrance. The internal pedestrian circulation system must connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common open space areas, and all pedestrian amenities.

**2. Materials.**

- a. The internal pedestrian circulation system must be hard-surfaced and shall have an unobstructed width of at least four (4) feet wide.
- b. Where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable through the use of elevation changes, a different paving material, texture change, or other similar method. Striping does not meet this requirement.
- c. Where the system is parallel and adjacent to a vehicle travel lane, the system must be a raised path or be separated from the vehicle travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with curb ramps.

3. **Lighting.** The on-site pedestrian circulation system must be lighted to a level where the system can be used at night by employees, residents and customers.

- III. This Ordinance repeals any inconsistent prior ordinances or portion thereof to the extent of such inconsistency.
- IV. This Ordinance shall be effective upon recordation in the Borough ordinance book, or upon the thirtieth day after passage by the Council, whichever comes first, provided further, the foregoing notwithstanding, that this amendment will not be effective until such time as it has also been approved by all of the Boroughs participating in the Joint Zoning Ordinance.
- V. The provisions of this Ordinance are severable. Should any part of this Ordinance be invalidated by a court of law, it is the intention of the Council that the remainder of the Ordinance be in full force and effect.

DULY ORDAINED AND ENACTED at a public meeting of the Council of the Borough of [Avalon, Bellevue or Ben Avon], this 27<sup>th</sup> day of December, 2018.

ATTEST:

  
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Borough Secretary

BOROUGH OF [AVALON, BELLEVUE or BEN AVON]

By:   
\_\_\_\_\_

Council President

APPROVED:

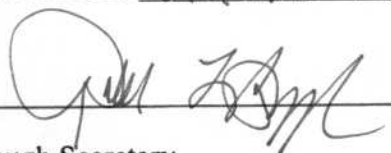
 12/27/18  
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Mayor

Date



This Ordinance recorded in the Borough Ordinance book on December 27, 2018 by the undersigned.

  
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Borough Secretary