

TOWN OF BLOOMSBURG
COLUMBIA COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 27, PART 8 OF THE
CODE OF ORDINANCES OF THE TOWN OF BLOOMSBURG
RELATING TO SUPPLEMENTARY REGULATIONS FOR
OFF-STREET PARKING IN THE COMMERCIAL ZONING
DISTRICT

WHEREAS, due to the expansion of student housing and non-student housing; an increase in the number of services provided by Columbia County, and the employee and customer parking needs associated therewith; new restaurants; and parking by Bloomsburg University students in the Commercial zoning district, the demand for parking in the Commercial zoning district exceeds the number of available parking spaces within the Commercial zoning district; and,

WHEREAS, the Town Council of the Town of Bloomsburg finds it necessary to require that all new uses and the expansions of existing uses comply with the parking requirements of the Zoning Ordinance of the Town of Bloomsburg.

NOW, THEREFORE, BE IT ENACTED AND IT IS HEREBY ENACTED, by the Town Council of the Town of Bloomsburg:

1. Section 27-801(3) Supplementary Regulations: Off-Street Parking and Loading. - Delete subparagraph 27-801(3)(B)(1) - C Commercial Districts in its entirety, and substitute therefor the following:

(1) C Commercial Districts. Off-street parking shall be required for all permitted uses in the Commercial zoning district in accordance with the following provisions: Prior to occupancy;

whenever a new building is constructed or a new use is established; whenever the use of an existing building is changed to a use which requires more off-street parking than can be provided on the lot on which the principal use is located; and whenever an existing building or use is altered or enlarged, so as to increase the number of off-street parking spaces which are required and which cannot be provided on the lot on which the principal use is located.

(a) Off-Street Parking Location. Parking spaces may be located on a lot other than the lot on which the principal use is located, but shall be located within 300 feet from a principal Residential use or located within 500 feet from a principal Non-Residential use and must be located within the Commercial District, with the aforesaid distances being measured from a point on a line on the lot on which the principal use is located closest to a point on a line on a privately-owned ancillary lot on which the off-street parking will be provided. The additional off-street parking spaces on the privately-owned ancillary parking area to be used by the owner of the lot on which the principal use is located shall be under the control and care of the owner or manager of the lot on which the principal use is located. Where a privately-owned ancillary parking area is to be used to provide additional off-street parking for a principal use, the owner of the lot on which the principal use is located shall enter into a written, legally binding agreement with the owner of the privately-owned ancillary parking area which authorizes and limits the use of the additional off-street parking spaces on the privately-owned ancillary parking area to parking for the lot on which the principal use is located, except as otherwise provided for in subparagraph (b). The agreement shall be recorded in the Office for the Recording of Deeds in and for Columbia County and a copy of the recorded document shall be furnished to the Town of Bloomsburg prior to occupancy of the principal use. In the event that the agreement does not remain in full force and effect at all times, the parking requirements for the lot on which the principal use is located must be met on that lot.

(b) Shared Use of Parking Spaces. The required parking spaces for any number of separate uses may be combined on one privately-owned ancillary lot, but the required spaces assigned to one use may not be simultaneously assigned to another use. Parking spaces required for uses whose peak attendance will be at night and/or on Sundays may be assigned to a use which will be closed at night and/or on Sundays.

(c) Pre-Existing Parking Spaces. Pre-existing parking spaces maintained in connection with an existing and continuing principal structure or use, as of the adoption date of this Ordinance, that are needed to comply with the minimum parking space requirements of this Ordinance, shall not be reduced in number and shall not be counted as serving a new or expanded structure or use.

(d) Mixed Uses. In the case of a mixed use building, the number of parking spaces required shall be the sum total of the requirements of all of the individual uses.

(e) Residential Use Parking. Except for housing uses listed in Table 1, parking requirements are as follows:

- 1) One (1) parking space for each dwelling unit.
- 2) Where a dwelling unit is occupied by two (2) or more unrelated individuals, one (1) parking space for every two (2) occupants or, in the event of an odd number of occupants, one additional parking space shall be required.
- 3) The dimensions of each parking space shall be at least nine (9) feet by eighteen (18) feet.
- 4) Except as provided in this section, parking lots shall be designed in accordance with the applicable provisions of this Chapter and the Town of Bloomsburg Subdivision and Land Development Ordinance.
- 5) No part of any public street or road shall be

used as the required area for parking.

(f) Non-Residential Use Parking. The number of off-street parking spaces shall be as shown in Table 1.

1) The dimensions of each parking space shall be at least nine (9) feet by eighteen (18) feet.

2) Except as provided in this section, parking lots shall be designed in accordance with the applicable provisions of this Chapter and the Town of Bloomsburg Subdivision and Land Development Ordinance.

3) No part of any public street or road shall be used as the required area for parking.

This Ordinance is effective upon enactment.

ENACTED this _____ day of _____, 2016.

TOWN OF BLOOMSBURG:

BY: _____
SANDRA B. DAVIS, MAYOR

ATTEST:

LAUREN MARTZ, SECRETARY

(SEAL)