

TOWNSHIP OF UPPER DEERFIELD

ORDINANCE 675

**ORDINANCE AMENDING CHAPTER 405 ZONING AND DEVELOPMENT
OF THE CODE OF THE TOWNSHIP OF UPPER DEERFIELD**

WHEREAS, the Planning Board of the Township of Upper Deerfield has completed a reexamination of the municipal master plan; and

WHEREAS, the Planning Board of the Township of Upper Deerfield has recommended revisions to **Section 405-3 Terms defined** and to **Section 405-27 Minimum off-street parking requirements** of the Zoning and Development Code of the Township of Upper Deerfield; and

WHEREAS, the Township Committee of the Township of Upper Deerfield is desirous of making changes to **Section 405-3 Terms defined** and to **Section 405-27 Minimum off-street parking requirements** of the Zoning and Development Code of the Township of Upper Deerfield;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Upper Deerfield that **Section 405-3 Terms defined** and **Section 405-27 Minimum off-street parking requirements** of the Zoning and Development Code of the Township of Upper Deerfield are hereby amended as to the subsections thereof as hereinafter designated:

Section 1.

Section 405-3 Terms defined is hereby amended by adding the following terms and definitions:

Convenience Store – a retail establishment of up to 5,000 square feet selling primarily food products, household items, newspapers and magazines, candy, beverages, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.

Day Care – a facility providing for the care, supervision, and protection of more than six (6) children at one time on a regular basis, for periods of less than 24-hours per day in a place other than the child’s own dwelling unit that is licensed and/or registered by the State of New Jersey as required.

Day Care, Adult – a facility providing for the care and supervision of ten (10) or more elderly and/or functionally-impaired adults in a protective setting for a portion of a 24-hour day that is licensed and/or registered by the State of New Jersey as required.

Restaurant, Take-out – an establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant part of the consumption takes place outside the confines of the restaurant, and where ordering and pickup of food may take place from an automobile.

Shopping Center - a group of commercial establishments planned, constructed and managed as a single entity with customer and employee parking, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements.

Supermarket – a retail establishment having 10,000 square feet or more of floor area devoted primarily to selling food, and other convenience and household goods.

Section 2.

Section 405-27.A is hereby amended to read as follows:

A. Each building or site which, after the effective date of this chapter, is erected, enlarged or altered for any of the following uses in any district shall provide and satisfactorily maintain the minimum number of off-street parking spaces set forth herein. Where a particular building or site contains more than one of the following categories of uses, the total parking requirement shall be the sum of the component parts.

(1) Residential Parking:

- (a) For residential developments, parking shall be provided, as set forth in Table 405-27.1 below. If applicant does not specify the number of bedrooms per unit, note "3" for each category in Table 405-27.1 shall apply for the parking requirement.
- (b) Alternative parking standards to those shown in Table 405-27.1 shall be accepted if the applicant demonstrates these standards better reflect local conditions. Factors affecting minimum number of parking spaces include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources.
- (c) Garage and driveway combinations shall be counted as follows:
 - i. Each garage car space shall be counted as 1.0 off-street parking space regardless of the dimensions of the driveway.
 - ii. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.
 - iii. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking width of 20 feet is provided for a minimum length of 18 feet as specified for a one-car garage and driveway combination.
 - iv. When housing is included in mixed-use development, a shared parking approach to the provision of parking shall be permitted.
 - v. When, in the judgment of the local approving authority, on-street parking is available, then only that proportion of the parking requirement which is not available on the street shall be provided in off-street parking facilities. A length of 23 feet per on-street parking space shall be used in calculating the number of available on-street parking spaces.

TABLE 405-27.1
 Parking Requirements
 For Residential Land Uses¹

Housing Unit Type/Size	Parking Requirement
<u>Single-Family Detached</u>	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom ²	2.5 ²
5 Bedroom	3.0
Two-Family (Duplex)	"Single-Family Detached" values shall apply to each unit
<u>Garden Apartment</u>	
1 Bedroom	1.8
2 Bedroom	2.0 ³
3 Bedroom	2.1
<u>Townhouse</u>	
1 Bedroom	1.8
2 Bedroom	2.3 ³
3 Bedroom	2.4
<u>High Rise</u>	
1 Bedroom	0.8
2 Bedroom	1.3 ³
3 Bedroom	1.9
<u>Mobile Home</u>	
1 Bedroom	1.8
2 Bedroom	2.0 ³
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
Recreational Homes (owner-occupied)	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner-occupied) resemble.
Mid-Rise Apartment	"Garden Apartment" values shall apply
Assisted Living	0.50

Notes to Table 405-27.1:

1 - When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

2 - Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on-street or in common parking areas.

3 - If applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

(2) Day care center: four (4) parking spaces for each one thousand (1,000) square feet of gross floor area.

(3) Day care center, adult: one (1) parking space for each ten (10) adult clients, or fraction thereof, or one (1) space for each staff member, whichever results in the greater number of spaces.

(4) Rooming houses, guesthouses or boardinghouses, dormitories, sororities, fraternities and other similar places providing living accommodation: one (1) off-street parking space for each three beds, plus one (1) parking space for the resident owner or manager and each employee.

(5) Place of religious worship: one (1) off-street parking space for each four seats provided for patron use or at least one (1) off-street parking space for each 50 square feet of gross floor area used or intended to be used for service to patrons, guests or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

(6) Religious, sectarian and nonsectarian, denominational, private school or public school not conducted as a private gainful business, kindergarten and elementary school: one (1) off-street parking space for each faculty member and employee, plus one (1) space per two classrooms and offices.

(7) Junior high school: one (1) off-street parking space for each faculty member and employee, plus one (1) space per two classrooms and offices.

(8) Senior high school: one (1) off-street parking space per faculty member and employee, plus one (1) space per 10 students of projected building capacity.

(9) College and junior college: one (1) off-street parking space per faculty member and employee, plus one (1) space for each 10 classroom seats or one (1) off-street parking space for each 10 auditorium seats, whichever formula will require the larger number of parking spaces.

(10) Library or museum not conducted as a private gainful business: one (1) space per five seats or one (1) space per 250 square feet of gross floor area where no seats are provided.

(11) Recreation facilities: one (1) off-street parking space for each five persons of total permitted capacity. In the case of campgrounds, one (1) space per campsite, plus visitor parking as provided for recreational facilities and one (1) parking space for each employee.

- (12) Golf course: four (4) spaces per hole plus one (1) space for every 2.5 seats in a restaurant.
- (13) Private club or lodge not operated as a private gainful business: one (1) off-street parking space for every five members of total capacity or at least one (1) off-street area used or intended to be used for service to customers, patrons, clients, guests or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.
- (14) Hospital or nursing home: one (1) off-street parking space for each three patient or inmate beds, plus at least one (1) additional off-street parking space for each staff and visiting doctor, plus one (1) additional off-street parking space for each employee, including nurses, on the two major shifts.
- (15) Medical, dental or veterinary office: five (5) off-street parking for each 1,000 square feet or fraction thereof of gross floor area.
- (16) Medical lab and research facility: four (4) parking spaces for each 1,000 square feet or fraction thereof of gross floor area.
- (17) Banks, business, professional other than medical or governmental offices: four (4) off-street parking spaces for each 1,000 square feet or fraction thereof of gross floor area.
- (18) Government offices: one (1) space for each vehicle assigned to the building plus one (1) space for every three seats in any general meeting rooms, auditoriums and courtrooms.
- (19) Auto sales, farm equipment and supplies: one (1) space for every 325 square feet of gross floor area plus one (1) space for each employee.
- (20) Personal services: four (4) off-street parking spaces for each 1,000 square feet or fraction thereof of gross floor area.
- (21) Restaurant: ten (10) off-street parking spaces for each 1,000 square feet or fraction thereof of gross floor area.
- (22) Restaurant, Take-out: twelve (12) parking spaces for each 1,000 square feet or fraction thereof of gross floor area.
- (23) Repair shop for such goods as appliances, watches, bicycles and locks: four-and-one-half (4.5) off-street parking spaces for each 1,000 square feet or fraction thereof of gross floor area.
- (24) Mortuary or funeral home: one (1) off-street parking space for each four seating accommodations or at least one (1) off-street parking space for each 50 square feet of gross floor area used or intended to be used in the operation of the establishment, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.
- (25) Motel or hotel: one (1) off-street parking space for each rental room or suite, plus one (1) additional space for each two employees. Where there is a meeting or conference room or rooms, there shall also be provided one (1) off-street parking space for each four persons of the total maximum safe occupancy of the meeting room(s). If other uses are incorporated into or a part of any motel or hotel, additional spaces shall be provided in accordance with this subsection.
- (26) Public entertainment facilities: one (1) off-street parking space for each four seating accommodations provided or at least one (1) off-street parking space for each 50 square feet of gross

floor area used or intended to be used for service to customers, patrons, clients, guests or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for every two full-time employees.

(27) Gasoline service station: one (1) off-street parking space for every four, or fraction thereof, fueling stations. Said off-street parking spaces are not to be part of nor interfere with the accessways to the pumps.

(28) Gasoline service station with auto repair service: one (1) parking space for every four fueling stations, or fraction thereof, plus one (1) space for each service bay.

(29) Gasoline service station with convenience store: five (5) parking spaces for each 1,000 square feet or fraction thereof of gross floor area, plus one (1) space for each four fueling stations.

(30) Automotive sales or rental and/or repair: one (1) off-street parking space for each 300 square feet of gross floor area, plus one (1) additional space for each full-time employee.

(31) Car wash, automatic operation: one (1) parking space for every two employees, three (3) stacking spaces, and two (2) drying spaces.

(32) Car wash, self-service: three (3) stacking spaces and two (2) drying spaces for each wash bay

(33) Industrial uses: three (3) off-street parking spaces for every five employees on the largest shift, plus one (1) space for each company vehicle normally stored on the premises.

(34) Home occupation: three (3) off-street parking spaces in addition to spaces otherwise required. The Planning Board shall require additional off-street parking spaces when, in its opinion, the proposed use necessitates additional spaces. In determining the number of additional spaces, the Board shall be guided by the provisions of this section.

(35) Retail and service stores, except when otherwise specifically covered herein: four-and-one-half (4.5) parking spaces for every 1,000 square feet or fraction thereof of gross floor area.

(36) Stores for the retail sale of furniture, appliances or hardware: two (2) parking spaces for every 1,000 square feet or fraction thereof of gross floor area.

(37) Supermarkets and self-service food stores: five-and-one-half (5.5) parking spaces for every 1,000 square feet or fraction thereof of gross floor area.

(38) Shopping centers: 5.5 spaces per every 1,000 square feet of gross leasable area, in addition to any area required for vehicle and pedestrian passageways. Additional area may be required for landscaping and buffering. Specific requirements for individual uses listed elsewhere will be waived when such uses are an integral part of a planned shopping center.

(39) Sanatoriums or convalescent homes: one (1) off-street parking space for each six patient beds, plus one (1) additional space for each staff or visiting doctor, plus one (1) additional space for each four employees, including nurses.

(40) Flea markets and outdoor auctions or sales: three (3) off-street parking spaces for each table or booth in a flea market, plus one (1) additional space for any employees of market operation. For auctions and sales: one (1) off-street parking space for every 150 square feet of gross floor or ground

area utilized in the sale, plus one (1) additional space for any employees of the auction or sale organization.

(41) Roadside stands: three (3) parking spaces for every 100 square feet of display area.

(42) Commercial communication facility: one (1) parking space for each employee.

(43) Wholesale business: one (1) parking space for each 1,000 square feet or fraction thereof of gross floor area.

(44) Warehouse: one-half (0.5) parking spaces for each 1,000 square feet or fraction thereof of gross floor area.

(45) Theatre, auditorium, arena: one (1) parking space for each 2.5 seats of design capacity.

(46) Indoor commercial recreation, fitness center: five (5) parking spaces for each 1,000 square feet or fraction thereof of gross floor area

(47) Other uses: to be determined by the Planning Board based upon the requirements contained herein for similar uses and the factors generating parking need, such as number of patrons, floor area, seating capacity or availability of other means of public transportation. When determining the number of parking spaces required to be provided for proposed combination or mixture of uses, the number of spaces required shall be determined by calculating the number of spaces required as per this section for each use, individual use involved in said combination, or mixture of uses and then adding all such calculations together.

Section 3.

Section 405-27.H Reserved is hereby amended to read as follows:

Section 405-27.H Supplemental Standards.

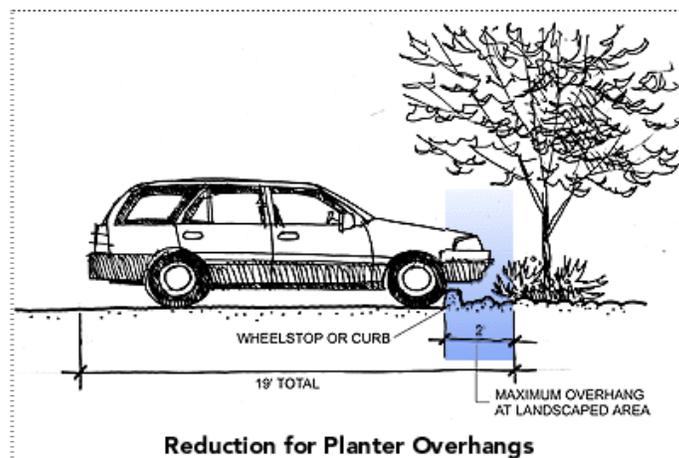
- (1) Motorcycle Parking.** Any site which has five hundred (500) or more parking spaces shall provide, for the first five hundred (500) spaces and one (1) for each two hundred fifty (250) spaces thereafter, a seventeen-foot by eighteen-foot motorcycle parking area, bordered by bumper guards or concrete curb to preclude automobile access to such area. Motorcycle spaces are to be clearly designated and located near the main entrance of the primary structures on-site.
- (2) Warehouses and Wholesale Uses.** Office space exceeding thirty (30) percent of the gross floor area of the warehouse or wholesale use must meet the off-street parking requirements for office use.
- (3) Day Care Facilities.** Day care facilities providing care or instruction to ten (10) or more individuals at any one (1) time shall provide a passenger loading/unloading zone.
- (4) Parking During Construction.** Temporary off-street parking shall be provided for workers during construction at a rate of one (1) space per each two employees. Temporary gravel surfacing may be permitted for the temporary parking area. Temporary parking areas must be

abandoned and returned to their original state or improved in accordance with an approved site plan prior to the issuance of a certificate of occupancy.

(5) Shared Parking. The amount of off-street parking required by this Ordinance may be reduced by an amount determined by the Planning Board when shared parking facilities for two or more uses are proposed, provided:

- a. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no building or use involved is more than eight hundred (800) feet walking distance from the most remote shared facility.
- b. The amount of the reduction shall not exceed twenty-five (25) percent for each use, unless:
 - i. The normal hours of operation for each use are separated by at least one hour; or
 - ii. A parking demand study is prepared by a professional traffic engineer and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and those uses will be served by adequate parking if shared parking reductions are authorized;
 - iii. The Planning Board will determine the amount of reduction, provided the total number of parking spaces in the common parking facility is not less than the minimum required spaces for any single use.
- c. A covenant or other contract for shared parking between the cooperating property owners is approved by the Township. This covenant or contract must be recorded with Cumberland County Clerk as a deed restriction on both properties and cannot be modified or revoked without the consent of the Township; and
- d. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Planning Board or provide the full amount of required off-street parking for each use, in accordance with the requirements of this Ordinance, unless a satisfactory alternative remedy is approved by the Planning Board.

(6) Planter Overhangs. When a parking space abuts a landscape island or planter, the front two (2) feet of the parking space may overhang the planter, provided that wheel stops or curbing is provided as illustrated below.



(7) Drive-through Stacking Lanes.

- a. Purpose. Supplemental standards are provided for uses with drive-through facilities to ensure protection from potential traffic hazards. These standards are applied in addition to all other applicable standards of this Code.
- b. Standards. The provisions of this Section shall apply to all drive-through service facilities.
- c. Number of Stacking Lanes.
 - i. Any commercial activity such as a bank, pharmacy, car wash, photo pickup, retail, or other similar use providing services accessible to persons who remain in their automobiles shall provide a stacking lane designed to accommodate not less than four (4) vehicles at each service location.
 - ii. Drive-through service windows at restaurants shall provide a stacking lane designed to accommodate a minimum of six (6) vehicles at each service window. Each vehicle space shall be a minimum ten (10) feet by twenty (20) feet in size.
- d. Setbacks and Landscaping. Drive-through facilities must provide the setbacks and landscaping stated below:
 - i. The minimum distance from any drive-through facility to any residential area shall be forty (40) feet. This distance is measured at the narrowest point between the property line of the residential property and either the main building, an off street parking area, or stacking lanes, whichever is closer. The setback must be landscaped in accordance with Section 98-62.A of the Township Code.
- e. Bypass Lane. A bypass lane shall be provided. The minimum width shall be ten (10) feet.
- f. Stacking Lane Design.
 - i. Each stacking lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space.
 - ii. Access to stacking lanes shall not be allowed directly from a driveway, from a public street or from adjoining lots.
 - iii. The stacking lane shall be designed to accommodate at least the minimum stacking required for each use.
 - iv. Stacking lanes for drive-through stations shall not cross or pass through off-street parking areas or pedestrian accessways.
 - v. Stacking lanes for drive-through facilities shall have the following minimum widths: one lane — twelve (12) feet; two (2) or more lanes — ten (10) feet per lane.
 - vi. Stacking lanes for drive-through facilities shall not be located in the required front or corner side yard.
- g. Requirements for Existing Drive-Through Uses. When existing drive-through uses apply for occupancy permits, modification of existing use permits, or site plan approval, they will be required to meet as many of the supplemental standards as reasonably possible as determined by good planning and engineering practice within the limits of the existing site layout and structural location.

(8) Handicapped/Accessible Parking.

- a. Number of Spaces. A portion of the required off-street parking spaces required for any use by this chapter shall be designed for physically handicapped persons in accordance with state law and the following standards:

Table 405-27.2
Handicapped Parking Requirements

Total Number Of Parking Spaces	Number of Spaces For Handicapped Persons
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1,000	2% of total
Over 1,000	20 plus 1 for each 100 spaces over 1,000

- b. Design, Designation, and Location. Handicapped persons' parking spaces shall, at a minimum, comply with the requirements of the *New Jersey Barrier Free Subcode* and the *Americans with Disabilities Act Accessibility Guidelines*, and shall be considered part of the total number of required spaces.

(9) Compact Car Allowance.

- a. A maximum of thirty (30) percent of the total required off-street parking stalls may be permitted and designated for compact cars in commercial and retail areas. For industrial uses, compact stalls shall not exceed thirty (30) percent of the total off-street parking requirement.
- b. Each compact stall shall be designated as such.
- c. Dimensions of compact parking stalls shall be a minimum of 7.5 feet wide, and a minimum of 14.5 feet and a maximum of 18.0 feet in length;
- d. The maximum compact car allowance may be exceeded if an applicant submits a vehicle composition study, relevant to the type of development, which demonstrates that a greater number of compact vehicles should be accommodated.

(10) Bicycle Parking.

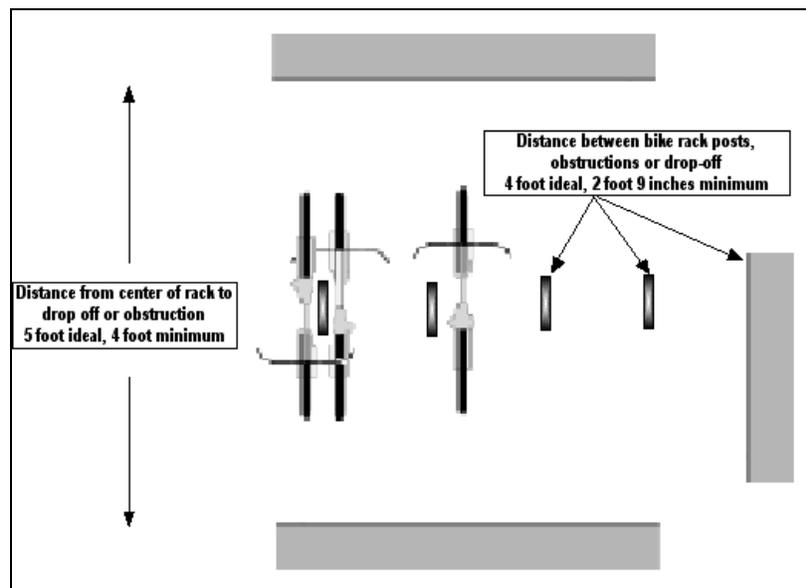
- a. Applicability.
 - i. For all commercial, office, industrial, mixed use and multifamily residential development activity involving new construction, bicycle parking shall be provided, as required in Table 405-27.3 of this Ordinance.
 - ii. For all development activity involving improved property, bicycle parking shall be required when the floor area of any building or structure, or parking areas, or any combination thereof, is increased as follows:
 1. If the total of the existing such area(s) is increased ten percent (10%) or less, no bicycle parking is required.
 2. If the total of the existing such area(s) is increased more than ten percent (10%) but less than fifty percent (50%), the minimum bicycle parking space requirement shall be provided as specified in the schedule of off-street bicycle parking requirements set forth in Table 405-27.3 of this Ordinance.
 3. If the total of the existing such area(s) is increased fifty percent (50%) or more, the total bicycle parking requirement shall be provided, as specified in the schedule of off-street bicycle parking requirements set forth in Table 405-27.3 of this Ordinance.

1. General Requirements for Bicycle Facilities.

- a. In any development required to provide ten (10) or more parking spaces, bicycle parking shall be provided.
- b. For each bicycle parking space required, a stationary rack shall be provided which can accommodate bicyclists' locks securing the frame and wheels, or a lockable enclosure in which the bicycle is stored.
- c. Bicycle parking shall have direct access to both the public right-of-way and to the main entrance of the principal use.
- d. For facilities with multiple buildings, building entrances or parking lots, bicycle parking shall be located in areas of greatest use and convenience to bicyclists.
- e. Bicycle parking facilities shall be separated from motor vehicle parking and maneuvering areas by a barrier or sufficient distance to prevent damage to the parked bicycles.
- f. If any motor vehicle parking is covered, required bicycle parking must also be covered.
- g. Each required bicycle parking space shall be at least two (2) feet wide and six (6) feet long and, when covered, provide a vertical clearance of seven (7) feet. An access aisle of at least five (5) feet wide shall be provided and maintained beside or between each row of bicycle parking. Vertical clearance may be four (4) feet in an enclosed bicycle locker.
- h. Each required bicycle parking space must be accessible without moving another bicycle.
- i. All bicycle racks, lockers, or other facilities shall be securely anchored to the ground or to a structure and must hold bicycles securely by means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.

- j. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use. Bicycle parking shall be at least as well-lit as motor vehicle parking.
 - k. Areas set aside for required bicycle parking must be clearly marked and reserved for bicycle parking only.
 - l. Where bicycle parking facilities are not directly visible and obvious from the public right(s)-of-way, entry and directional signs shall be provided to direct bicyclists from the public right-of-way to the bicycle parking facility. Directions to employee parking facilities may be signed or supplied by the employer as appropriate.
 - m. Outdoor bicycle parking facilities shall be surfaced in the same manner as the automobile parking area or with a suitable surface (i.e., asphalt, concrete, pavers, or similar material) maintained in a smooth, durable, and well-drained condition.
 - n. Bicycle parking may be provided within the public right-of-way in zoning districts where no front setback is required, subject to approval of the Planning Board.
2. Bicycle Parking Spaces:
- a. The required minimum number of bicycle parking spaces for each use category is shown on Table 405-27.3.
 - b. Bicycle parking shall be located on-site within fifty (50) feet of well-used entrances and not farther from the entrance than the closest motor vehicle parking space.
 - c. Bicycle parking for multiple uses, such as a commercial center, may be clustered in one or several locations but must meet all other requirements for bicycle parking.
 - d. For buildings with multiple entrances, required bicycle parking shall be distributed proportionally at the various public entrances, while employee parking shall be located at the employee entrance, if applicable

Recommended Bicycle Parking Layout



3. Shared Bicycle Parking Facilities.

- a. Bicycle rack facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements governing the number of spaces required in relation to the use served.
- b. Such facilities shall be located on one of the lots on which a use served is located or on a lot abutting and contiguous to one of the lots on which a use served is located; provided, that such facilities are also located not more than three hundred (300) feet walking distance from all of the buildings, structures, or uses of land which such bicycle rack facilities are intended to serve.

4. Schedule of Off-street Bicycle Parking Requirements.

- a. Bicycle parking requirements do not reduce the vehicle parking requirements set forth in Section 405-27.A of this Ordinance, but provide bicycle parking in addition to vehicle parking.
- b. All references to vehicle parking requirements refer to the parking requirements set forth in Section 405-27.A of this Ordinance.
- c. Number of bicycle parking spaces.
 - i. For residential uses with seven (7) dwelling units, one (1) unit of bicycle parking shall be provided. For residential uses with more than seven (7) dwelling units, bicycle parking shall be provided at a ratio of one (1) bicycle parking space for every three (3) additional residential units. Any fraction of one-half or greater shall require one (1) additional bicycle parking space.
 - ii. For all other uses, bicycle parking shall be provided in proportion to the number of off-street vehicle parking spaces required by this Ordinance, according to the following table:

Table 405-27.3

Bicycle Parking Requirements

<u>Motor Vehicle Parking Spaces Required*</u> <u>(includes existing and new)</u>	<u>Amount of</u> <u>Bicycle Parking Required*</u>
From 1 to 3	0
From 4 to 14	1
From 15 to 200	1 for every 10 parking spaces
201 and above	20 plus 1 for every 20 parking spaces above 200

*Any fraction of one-half or greater shall require one (1) additional parking space.

Section 4.

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that the foregoing changes pertaining to terms and definitions, and off-street parking requirements be incorporated into **Section 405-3 and Section 405-27**, respectively of the Code of the Township of Upper Deerfield; and

BE IT FURTHER ORDAINED by the Township Committee of the Township of Upper Deerfield that except as modified herein, the remaining provisions of **Section 405-3 and Section 405-27** of the Code of the Township of Upper Deerfield shall remain as heretofore and unaltered by the provisions hereof.

James Crilley, Chairman

Finally July 7, 2011

Attested:

Roy J. Spoltore, Township Clerk