

**MARIETTA BOROUGH
ORDINANCE NO 2018-03**

AN ORDINANCE AMENDING SECTION 502 OF THE ZONING ORDINANCE OF THE BOROUGH OF MARIETTA, PENNSYLVANIA BY ALTERING THE OFF-STREET PARKING REQUIREMENTS, BICYCLE PARKING REQUIREMENTS AND RELATED RESTRICTIONS AND REGULATIONS

BE IT AND IT IS HEREBY ORDAINED AND ENACTED, by and through Borough Council of the Borough of Marietta, Lancaster County, Pennsylvania that Section 502 of the Zoning Ordinance is amended as follows:

The following language shall be added to Section 502.L.20:

- m. To facilitate the efficient use of land in the Trail/Rail/River and Market Central Zoning Districts, parking requirements may be met on multiple properties provided all included properties have an agreement in place and the borough is party to that agreement. If properties included in the agreement are not immediately adjoining, the provided parking shall be within 500 feet of the primary property. Parking may be located on opposite sides of a public right-of-way.
- n. To encourage and promote Marietta as a Bicycle friendly community, for uses listed in Section 502.L.20.c,d,e,f,g,h,j and k, each bike space equals a credit of .25 vehicular spaces up to a maximum of 8 bikes or 2 vehicular space credits.
- o. To facilitate the efficient use of land, encourage the economic sustainability of existing buildings, encourage adaptive re-use of historic buildings the following parking reduction shall apply in the case of adaptive reuse of existing buildings when existing non-residential uses are expanded or non-residential uses are added to the first floor creating a mixed-use property in the River/Rail/Trail and Market Zoning Districts.
 - i. For uses listed in 502.L.20.c,d,e,f,g,h,j and k - parking requirements shall be reduced by 100% for the first 1,000 square feet of non-residential ground floor use(s) being created, by 50% for ground floor uses of between 1,000 square feet and 4,000 of non-residential uses, thereafter the parking requirements established by the ordinance shall apply.
 - ii. When the conditions noted in this section are applicable, the Applicant may include existing non-conformities in parking in preparing their mixed-use parking report noted in 502.I.1. For example an Applicant is the owner of a

property that is currently has 5 multi-family dwelling units and provides only 4 parking spaces where 7 would be currently required, Applicant can deduct the current 3 parking space shortage in preparing the required report.

DULY ENACTED AND ORDAINED as an ordinance of the Borough of Marietta, County of Lancaster, Commonwealth of Pennsylvania by the Borough Council this 10th day of July, 2018, in lawful session duly assembled.

BOROUGH OF MARIETTA

By: _____
Glen Mazis, President
Marietta Borough Council

Attest: _____
Sharon Bradnick, Secretary

APPROVED as an Ordinance this ____ day of July, 2018.

Harold Kulman, Mayor