

## **6.2 PARKING AND OFF-STREET LOADING REQUIREMENTS**

### **6.2.1 INTENT**

This Article sets minimum standards for off-street parking and loading for new construction and for the expansion or change to existing uses. The purpose of this Article is to ensure that uses have a minimum level of off-street parking to avoid congestion on surrounding streets while avoiding excessive parking.

### **6.2.2 APPLICABILITY**

- A. The parking and loading requirements shall apply to all zoning districts with the following exception: there are no minimum off-street parking requirements in the Transect-6 district.
- B. The Planning Board shall have the authority to waive the minimum number of required parking spaces in any Commercial, Transect, Neighborhood Complementary Use, or Urban Residential-4A district, provided:
1. the applicant can demonstrate that sufficient parking accommodations can be provided; and
  2. the applicant can demonstrate that the waiver will not result in any adverse impacts on the subject site or within the District

### **6.2.3 CALCULATION OF REQUIRED PARKING**

- A. Uses not identified  
For uses not expressly listed in the mandatory off-street parking table, required parking shall be calculated on the basis of the most similar use listed as determined by the Zoning Officer.
- B. Multiple uses  
In instances of multiple uses, the required off-street parking calculation shall include the minimum standards that apply to each use.
- C. Fractional measurements  
When calculating the required number of parking spaces, any fraction up to and including  $\frac{1}{2}$  shall be disregarded and fractions over  $\frac{1}{2}$  shall require one parking space.
- D. Floor area measurement  
When calculating the required number of parking spaces on the basis of floor area square footage, the gross floor area devoted to the use shall be used.
- E. Number of employees  
When calculating the required number of parking spaces on the basis of the number of employees or staff, the maximum number present at any one time (greater than 30 minute period) shall govern.

**F. Maximum Parking Allowed**

No use may provide parking quantities greater than 20% over the amount specified in this Article unless waived by the Planning Board.

G. Off-street loading areas may not be used to satisfy off-street parking requirements.

**6.2.4 OFF-SITE PARKING**

In general, off-street parking shall be provided on the same lot or tax parcel as the principal use. Required off-street parking may be provided on a separate lot or tax parcel provided:

1. that lot is within 300 feet of the parcel with the principal use; and
2. there are covenants that tie the two lots together as set forth in 6.2.5(3) below.

**6.2.5 SHARED PARKING**

In any district, the Planning Board may approve the shared use of a parking facility and up to a 30% reduction in the total parking requirement for two or more principal buildings or uses, either on the same, adjacent or nearby parcels, provided:

- ~~1. Such reduction shall only apply to individual uses that require 10 or more spaces; and~~
1. It is clearly demonstrated that the shared use or reduction in spaces will substantially meet the parking needs of the envisioned patrons and employees; and
2. There is a covenant on the separate parcel or lot guaranteeing the maintenance of the required off-street parking facilities during the existence of any of the principal uses having beneficial use of the shared parking. Said covenant shall:
  - a. be executed by the owner of said lot or parcel of land and the parties having beneficial use thereof; and
  - b. be enforceable by any one or all of the parties having beneficial use thereof; and
  - c. be enforceable against the owner, the parties having beneficial use, and their heirs, successors and assigns.

**6.2.6 OFF-STREET PARKING SCHEDULE**

Except where waived in accordance with the above provisions, off-street parking spaces shall be provided and maintained by the owner of the property as follows:

USE/ACTIVITY	MINIMUM SPACES
Agricultural activity (farming)	1 per employee

Art gallery	1 per 400 sq. ft. of floor area plus 1 per 2 employees
Animal clinic/kennel	1 per 200 sq. ft. of floor area plus 1 per 2 employees
Automotive sales and service	1 per 200 sq. ft. of sales floor area plus 1 per 600 sq. ft. of service floor area plus 1 per company vehicle
Bottling plant	1 per 2 employees plus 1 per company vehicle
Bowling alley	1 per 3 persons of design capacity
Broadcasting Station	1 per 2 employees plus 1 per company vehicle
Bus depot	1 per 5 seats in waiting room plus 1 per 2 employees
Building material storage and sales	1 per 200 sq. ft. of sales floor area plus 1 per company vehicle
Car rental agency	1 per 250 sq. ft. of sales floor area plus 1 per company vehicle
Car Wash	1 per bay plus 1 per 2 employees
Cemeteries	1 per 2 acres
Convenience Sales	1 per 200 sq. ft. of sales floor area plus 1 per 2 employees
Convalescent Homes/ Nursing Homes	1 per 2 beds plus 1 per 2 employees
Corridor bed & breakfast	1 per guest room plus 2 per resident manager or residential unit
Corridor rooming house	0.5 per guest room plus 2 per resident manager or residential unit
Cultural facility	1 per 300 sq. ft. of floor area
Day care center	1 per employee
Eating & drinking establishments	1 per 4 seats plus 1 per 2 employees
Educational facilities	1 per 5 students (>16 yrs) plus 1 per 2 employees
Equipment repair shop	1 per 300 sq. ft. of sales area plus 1 per 2 employees
Extraction industry	1 per 2 employees plus 1 per company vehicle
Financial institutions & banks	1 per 200 sq. ft. of floor area plus 1 per 2 employees
Funeral home	1 per 400 sq. ft. of floor area plus 1 per company vehicle
Group entertainment (nightclubs,	1 per 4 seats

theaters, etc.)	
Heavy Equipment Storage, Sales & Maintenance	1 per 200 sq. ft. of sales floor area plus 1 per 600 sq. ft. of service floor area plus 1 per company vehicle
Horse barn	1 per 10 stalls
Horse race track & grandstand	1 per 4 seats
Hospitals	1 per 2 beds plus 1 per 2 employees
Hotel/motel	1 per guestroom plus 1 per 2 employees
Inn	1 per guestroom plus 1 per 2 employees
Laboratory	1 per 2 employees
Machine shop	1 per 300 sq. ft. of sales floor area plus 1 per 2 employees
Manufacturing and Assembly	1 per 2 employees plus 1 per company vehicle
Marina & docks	1 per 3 slips
Medical offices/clinics	1 per 200 sq. ft. of floor area
Movie theater	1 per 4 seats
Neighborhood bed & breakfast	1 per guestroom plus 2 per resident manager or resident unit
Neighborhood rooming house	0.5 per guestroom plus 2 per resident manager or residential unit
Newspaper Plant	1 per 2 employees plus 1 per company vehicle
Nurseries	1 per 300 sq. ft. of sales area plus 1 per 2 employees plus 1 per company vehicle
Office (incl. Real Estate)	1 per 300 sq. ft. of floor area
Open air market	1 per 500 sq. ft. of floor area
Outdoor recreation/entertainment	1 per 200 sq. ft. within enclosed buildings plus 1 per 3 persons for outdoor facilities at maximum capacity:  Miniature golf, skateboard park, water slide and similar uses: 1 per 300 sq. ft. of facility area plus 1 per 200 sq. ft. of building floor area;  Driving range: 1 per tee plus 1 per 200 sq. ft. of building floor area; Par Three Course: 2 per golf hole plus 1 per 200 sq. ft. of building floor area
Private/Civic Clubs	1 per 4 seats plus 1 per 2 employees

Recreational facility	1 per 5 seats
Religious Institutions	1 per 10 seats
Residences	2 per unit; 1.5 per unit in a UR-4, UR-5, T-4 or T-5 District
Retail	1 per 300 sq. ft. of sales area plus 1 per 2 employees
Riding stable	1 per 2 horse stalls
Salvage & scrap processing	1 per 2 employees plus 1 per company vehicle
Self storage facility	1 per 2 employees
Senior assisted care facility	1 per employee plus 1 per 4 residential units (with or without kitchen)
Senior housing	1 per residential unit
[Service Establishment]	[1 per 200 sq. ft. plus 1 per 2 employees]
Solid waste transfer station	1 per 2 employees plus 1 per company vehicle
Trucking & freight terminals	1 per 2 employees and 1 per company vehicle
Utility Establishment	1 per 2 employees plus 1 per company vehicle
Vehicle fueling station	2 per facility and 2 per repair bay
Warehouse	1 per 2 employees and 1 per company vehicle
Waste recycling center	1 per 2 employees plus 1 per company vehicle

**6.2.7 DESIGN REQUIREMENTS**

**A. Parking Space Dimensions**

1. Each off-street parking space shall have the following minimum dimensions:
  - a. Parallel parking  
Width = 9 feet; length = 22 feet; height = 7 feet
  - b. Perpendicular parking  
Width = 9 feet; length = 18 feet; height = 7 feet
  - c. Parking on angle  
Containing an unobstructed rectangle measuring at least:  
Width = 9 feet; length = 18 feet; height = 7 feet

**B. Parking Aisle / Access Drive Dimensions**

1. Parking aisle widths shall conform to the following table based on the angle of parking:

Parking Angle (Degrees)	Aisle Width (feet)	
	<u>One-way traffic</u>	<u>Two-way traffic</u>
0 (parallel)	13	19
30	11	20
45	13	21
60	18	23
90 (perpendicular)	22	24

2. For off-street parking areas with more than 4 spaces, driveways shall have a minimum width of 10 feet for one way traffic and 22 feet for two way traffic with the following exception: a 10 feet wide driveway is permitted for two way traffic when:
  - a. the driveway is not longer than 50 feet; and
  - b. it provides access to not more than 10 spaces; and
  - c. sufficient turning space is provided so that vehicles need not back into a public street.

3. Access drives to off-street parking areas shall not occupy more than 25% of the total lot frontage with the following exception: on lots with greater than 150 feet of frontage, the aggregate width of such drives shall not exceed 48 feet for each 300 feet of lot frontage.

C. Accessible Parking

1. Accessible parking spaces shall be at least 8 feet wide and shall have an adjacent aisle at least 8 feet wide. Two accessible parking spaces may share a common access aisle.
2. Accessible parking shall be provided in accordance with the following:

<u>Total Parking Spaces in Lot or Garage</u>	<u>Number of Accessible Parking Spaces</u>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1000

3. Each accessible parking space shall be marked with ADA-compliant signage and any other applicable standards of the Americans with Disabilities Act (ADA).

D. Parking Location

Required off-street parking is permitted within required yard areas for allowed single- and two-family uses in the UR-1, UR-2 and UR-3 zoning districts but prohibited elsewhere.

**E. Pavement**

All parking spaces shall be constructed with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion and dust. Spaces shall be appropriately demarcated with painted lines or other markings.

**F. Landscaping**

At least 10% of the area of any parking lot containing more than 15 parking spaces shall consist of landscaped green space to minimize the impact of extensive impermeable areas.

**G. Drainage**

All parking areas shall be adequately drained. All lots with more than 4 parking spaces shall have drainage connected to a public storm sewer if located within 500 feet of an available public storm sewer system.

**6.2.8 OFF-STREET LOADING AREAS****A. Calculation**

Off-street parking areas may not be used to satisfy off-street loading requirements.

**1. Nonresidential Uses**

One space for a building with a floor area of 5,000 to 20,000 square feet. No space will be required if it can be demonstrated that deliveries do not exceed one vehicle per day.

**2. Hotels**

None required for hotels with less than 10,000 square feet floor area. One space required per 30,000 feet of floor area thereafter.

**3. Industrial Uses**

One space for 5,000 to 10,000 square feet. One space required for each additional 75,000 square feet thereafter.

**B. Dimensions**

Each required off-street loading area shall have the following minimum dimensions: Width = 12 feet; length = 55 feet; height = 14 feet

**C. Location**

Off-street loading areas shall be located and designed to permit safe access to and from a public right-of-way and safe loading and unloading without obstructing any public right-of-way, parking space or parking lot aisle.

1. Drive-in establishment driveways and vehicle staging areas are not permitted within required yard areas.

2. Off-street loading areas are not permitted in front of any principal building.

**D. Construction**

Except for unique circumstances, off-street loading areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent

protection against potholes, erosion and dust.

**6.2.9 BICYCLE PARKING**

Within the Transect Districts, one bicycle parking or storage space should be provided for every 15 off-street vehicular parking spaces.

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