

ARTICLE 6. OFF-STREET PARKING AND LOADING

600 Required Off-Street Parking Space

Off-street parking spaces shall be provided and satisfactorily maintained in accordance with the following provisions for each building which, after the effective date of this Ordinance, is erected, enlarged or altered for use for any of the following purposes in any district. For uses not specifically listed, the same requirements shall be followed for the most similar use listed.

- A. Agriculture: One off-street parking space for each employee.
- B. Automotive service station: One off-street parking space for every three hundred square feet of gross floor area or two off-street parking spaces for each service bay, whichever is more, plus one space for each full-time employee. Said off-street parking spaces are not to interfere with the access ways to pumps, but pump spaces shall be counted toward the total requirement.
- C. Banks or other financial institution: One off-street parking space for each one hundred square feet of gross area used or intended to be used for servicing customers, plus one additional space for each full-time employee.
- D. Bus or Taxicab Terminal Building: One parking space for every one hundred square feet of waiting area and one space for each full-time employee.
- E. Business administrative or professional offices: One off-street parking space for each two hundred square feet of gross floor area, plus one additional space for each full-time employee.
- F. Community center, adult education center, entertainment facility or other similar facility: One off-street parking space for each three seats provided for patron use or at least one off-street parking space for each forty 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 additional space for each full-time employee.
- G. Cultural Facilities including a library or museum: One space per four seats or one space per two hundred and fifty square feet of gross floor area where no seats are provided.
- H. Fire Stations and Rescue Squads: Three off-street parking spaces for every four employees on the two major shifts at maximum staffing; where a community room is provided, two off-street parking spaces for each emergency truck, plus one off-street parking space for each one hundred square feet of gross floor area.

- I. Furniture Stores: One off-street parking space for each five hundred square feet of gross floor area.
- J. Golf Course: One off-street parking space per three people of total capacity, plus one space for each full-time employee.
- K. Home professional office home occupation: One off-street parking space in addition to spaces otherwise required.
- L. Industrial uses (all): One off-street parking space for every two employees on the largest shift, plus one space for each company vehicle normally stored on the premises, plus one visitor space for each ten managers.
- M. Licensed hospital or licensed nursing home: One and one-half off-street parking spaces for each patient bed in a hospital, plus at least one additional off-street parking space for each staff and visiting doctor and each employee (including nurses) on the two major shifts. The patient parking space requirement for a nursing home is one parking space for each five patients.
- N. Mortuary or funeral home: One off-street parking space for each four seats provided for patron use or at least one off-street parking space for each fifty square feet of gross floor area, plus two spaces for each family living on the premises, plus one space for each employee.
- O. Motel hotel: One off-street parking space for each rental room or suite, plus one additional off-street parking space for each full-time employee.
- P. Office or clinic for medical or dental examinations: Four off-street parking spaces per doctor.
- Q. Place of religious worship: One off-street parking space for each four seats provided for patron use or at least one off-street parking space for each fifty 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 additional space for each full-time employee.
- R. Private club or lodge: One off-street parking space for every five members, plus one space for each manager and one space for each two employees.
- S. Public or private educational institution
 - 1. College and Junior College: One off-street parking space per faculty member and/or employee plus one space for each ten classroom seats, plus additional spaces as required by this parking schedule because of any supplemental parking generating activities at the institution.

2. Elementary School and Middle School: One off-street parking space for each faculty member and employee, plus one space per two classrooms and/or offices.
 3. Nursery: One off-street parking space for each teacher.
 4. Senior High School or Trade School: One off-street parking space per faculty member and/or employee, plus one space per eight students of projected building capacity.
- T. Recreational facility owned or operated privately or by the Town or other government: One off-street parking space for each four persons of total capacity.
- U. Residences: Two off-street parking spaces for each dwelling unit.
- V. Restaurant: One off-street parking space for each one hundred square feet of gross area used or intended to be used for servicing customers, plus one additional space for every two full-time employees.
- W. Retail and Service Shops: One off-street parking space for each one hundred square feet of gross area used or intended to be used for servicing customers, plus one additional space for every two full-time employees.
- X. Sale or rental of automobiles: One off-street parking space for each one hundred square feet of gross floor area, plus one additional space for each full-time employee.
- X1. Senior Center: One off-street parking space for each two hundred square feet of gross floor area.
- X2. Senior Multi-Family Housing: One off-street parking space for each dwelling unit.
- Y. Shopping centers and large (big box) retail outlets: Five and one-half spaces for each one thousand square feet of gross floor area.
- Z. Veterinary office or animal hospital: Three off-street parking spaces for each veterinarian, plus one space for each full-time employee.

601

General Regulations Applying to Required Off-Street Parking Facilities

- A. Existing Parking Structures and uses legally in existence at the date of adoption of this Ordinance shall not be subject to the requirements of this Article so long as the extent or intensity of use is not substantially changed,

provided that any parking facility now serving such structures and/or uses shall not in the future be reduced below such requirements.

- B. Changes in Requirements Whenever there is an alteration of a structure or a change or extension of a use which increases the parking requirements according to the standards of Section 600, the total additional parking required for the alteration, change or extension shall be provided in accordance with the requirements of that Section.
- C. Conflict with Other Uses: No parking area shall be used for any use that interferes with its availability for the parking need it is required to serve.
- D. Continuing Character of Obligation All required parking facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street parking facilities shall not be reduced in total extent after their provision, except when such reduction is in conformity with the requirements of this Article. Reasonable precautions shall be taken by the owner or sponsor of particular uses to assure the availability of required facilities to the employees or other persons whom the facilities are designed to serve. Such facilities shall be designed and used in such a manner as to at no time constitute a nuisance, hazard or unreasonable impediment to traffic.
- E. Joint Use Two or more uses may provide for required parking in a common parking lot if the total spaces provided is not less than the sum the spaces required for each use individually.
- F. Fractional Spaces Where the computation of required parking spaces results in a fractional number, only the fraction of one-half or more shall be counted as one.
- G. Location of Parking Space Required off-street parking spaces shall be on the same lot or premises as the principal use served, or where this requirement cannot be met, within four hundred feet of the principal use served within the same district.

602 **Design Standards**

The design standards specified below shall be required for all off-street parking facilities with a capacity of four or more vehicles built after the effective date of this Ordinance.

A. Parking lot dimensions shall be no less than those listed in the following table:

Angle of Parking	Parking Width	Stall Depth	Aisle Width	
			One-Way	Two-Way
90	10'	20'	22'	24'
60	10'	21'	18'	21'
45	10'	20'	15'	18'
30	10'	18'	12'	15'
Parallel	8'	22'	12'	18'
Senior multi-family housing	9'	18'	12'	15'
Senior Center	9'	18'	12'	15'

B. Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.

C. The width of entrance and exit drives shall be:

1. A minimum of twelve feet for one-way use only;
2. A minimum of twenty feet for two-way use; and
3. A maximum of forty feet at the street line.

D. In no case shall parking areas for four or more vehicles be designed to require or encourage cars to back into a public street in order to leave the lot.

E. For parking areas of four or more vehicles, the area not landscaped and so maintained, including driveways, shall be graded, surfaced with asphalt or other suitable material, and drained to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining property.

F. All lighting used to illuminate any parking space or spaces shall be arranged so as not to cause a glare into abutting lots.

603 **Off-Street Loading**

Off-street loading requirements as specified below shall be provided on any lot on which a building exceeding eight thousand square feet of gross floor area for business or industry is hereafter erected.

- A. Every building or structure, lot or land hereafter put to a business or industrial use or existing building or structure enlarged shall provide one off-street truck loading space for the ten thousand square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional forty thousand square feet of gross floor area.
- B. Off-street loading areas shall be graded, surfaced with asphalt or other suitable material, and drained to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining property.