

SECTION 530 OFF STREET PARKING AND LOADING

530. Off Street Parking and Loading

It is the intent of this section to assure that off-street parking and loading spaces are provided to accommodate the motor vehicles of all persons normally using or visiting a use or structure at any one time. For any permitted use hereafter established, such spaces shall be provided in accordance with standards hereinafter specified. Any off-street parking and loading provision existing shall conform to these standards to the extent that they conform at the time of adoption of these Regulations. All spaces required to be provided by this Section shall be permanently maintained and made available for occupancy in connection with and for the full duration of the use of land or structures for which such spaces are herein required. If any existing use of land or structure is changed to a use requiring additional spaces to comply with this Section, such additional spaces shall be provided for the new use in accordance with the standards hereinafter specified.

530.1 Parking and loading space standards. Notwithstanding other requirements of these Regulations, off-street parking facilities shall satisfy the following minimum requirements with regard to number of spaces and location. Where parking is located on a lot separate from that of the facility, such lot shall also be owned by the applicant or shall be under a lease sufficiently long in term to assure that adequate parking will be available for the probable duration of the use. Parking requirements may be lessened where the applicant can prove that adequate municipal parking already exists.

530.1.1 Dwellings:

- a. Single-family detached: Two (2) spaces per unit.
- b. Two-family dwelling: One and one-half (1.5) spaces per unit.
- c. Multifamily dwelling: One and one-half (1.5) spaces per unit, but if located within one half mile of an existing neighborhood center, the commission may reduce this requirement to one space per unit.
- d. Public housing for the elderly: Three-fourths (3/4) of a space per unit. (Amend. of 3-9-81)

530.1.2 Churches, places of worship, theaters, assembly hall or stadia and the like: one space for each four (4) seats and located on the same lot with the facility or on another lot any part of which is within five hundred (500) feet in a direct line from the facility. If the facility is located in a residential zone, such spaces shall be on the same lot as the facility or on a contiguous lot.

530.1.3 Hospitals and convalescent homes: for hospitals, two (2) spaces per bed and for convalescent homes, one space for every two (2) beds. (Amend. of 3-9-81)

530.1.4 Hotels, motels, tourist courts, rooms to let in a dwelling unit and the like: one and one-half (1.5) spaces per guest unit, plus normal required parking for any restaurant, theater or other nonresidential use located within the development. (Amend. of 3-9-81)

530.1.5 Restaurants and food service establishments: one (1) space for each seventy-five (75) square feet of public bar area/lounge area, plus one (1) space for every three (3) table seats and one space for every two (2) bar/counter seats. (Amend. 6/20/05).

For fast food restaurants or other food service establishments without drive-in window service: one (1) space for every three (3) permanent seats and one (1) space for each fifteen (15) square feet of public standing space in front of the counter. The public standing space shall be defined as an area no more than 10' deep in front of the counter times the length of the counter devoted to customer service, exclusive of counter space used for displays. (Amend. 6/20/05).

For fast food restaurants or other food service establishments with drive-in window service: one space for every three (3) seats plus provisions shall be made to queue at least ten (10) waiting automobiles between the street line and the drive-in window being approached, with provisions also made to queue at least one (1) exiting automobile between said window and the street. (Amend. of 8-25-87, 6/20/05).

530.1.6 Gasoline stations and motor vehicle dealers and repairers: one space for every two hundred (200) square feet of gross floor area or five spaces, whichever is greater.

For auto washing and cleaning establishments: at least five (5) standing spaces per bay without impacting normal site circulation, plus two (2) spaces per vacuum machine. (Amend. of 3-9-81, 6/20/05).

For gasoline stations having food service and seating areas: one space for every two hundred (200) square feet of gross floor area, excluding the floor area devoted to seating, plus one (1) space for every three (3) seats. (Amend. 6/20/05).

530.1.7 Retail store, service establishments, financial institutions, professional office, business office, clinics: one space for every two hundred (200) square feet of gross floor area. (Amend. of 10/19/87)

Dedicated warehouse space in a retail facility shall be calculated at a ratio of 1 space per 500 square feet of warehouse floor area, (Amend. 01/01/94).

530.1.8 Undertakers' establishments: forty (40) spaces plus ten (10) spaces for each chapel or parlor in excess of one all located on the same lot with the building or on another lot any part of which is within three hundred (300) feet in a direct line from the building.

530.1.9 Wholesale businesses, trucking terminals, contractor's businesses, research laboratories, establishments for the manufactured, processing or assembling of goods, printing and publishing establishments, painting, woodworking, sheet metal, blacksmith, welding, tire recapping, and machine shops, laundry, cleaning and dyeing plants and the like: one space for every five hundred (500) square feet of floor area devoted to manufacture, plus one space for every two hundred fifty (250) square feet of floor area devoted to office space.

Warehouse: one space for every two thousand (2,000) square feet of storage floor area, plus one space for every two hundred fifty (250) square feet of office floor area. (Amend. of 3-9-81)

530.1.10 Private clubs, country clubs including golf courses and other similar recreation facilities: one space for every one thousand (1,000) square feet of fully enclosed area, plus spaces as required herein for restaurant areas, retail areas, etc. In those cases where golf courses are involved, parking shall be provided for at least one hundred (100) parking spaces, and where tennis facilities, racquetball courts or the like are involved, two (2) parking spaces per court. (Amend. of 3-9-81; Amend. of 8-25-87) (Eff. 11-1-87)

530.1.11 Home occupation: three (3) spaces, plus required residential parking. Parking for such home occupation need not comply with the parking standards and pavement requirements. (Amend. Of 10/19/87)

530.1.12 School, educational service, or educationally related facility:

- a. Day care: one space for every five hundred (500) square feet of gross floor area.
- b. Elementary: two (2) spaces per classroom, plus one space for every three (3) seats in a public assembly space within the building.
- c. Middle/secondary: six (6) spaces for every classroom, plus one space for every three (3) seats in a public assembly space within the building.
- d. University, college, professional education: ten (10) spaces per classroom, plus one space for every three (3) seats in a public assembly space within the building.
- e. Fraternity, sorority, dormitory: one space per sleeping room. (Amend. of 3-9-81)

530.1.13 Library, museum, art gallery: one space for every six hundred (600) square feet of gross floor area. (Amend. of 3-9-81)

- 530.1.14 Furniture, appliance, carpet store: one space for every five hundred (500) square feet of gross floor area. (Amend. of 3-9-81)
- 530.1.15 Open or outdoor businesses including, but not limited to, those which sell new and used mobile homes, building supplies, machinery equipment, swimming pools, and garden supplies: one space for each one thousand (1000) square feet of lot area. (Amend. of 8-25-87) (Eff. 11-1-87)
- 530.1.16 Other activities not specifically mentioned: such as the Commission deems adequate based upon demand generation for a similar use. (Amend. of 3-9-81; Amend. of 8-25-87)

530.2 Design standards.

530.2.1 Loading space standards. Every commercial, industrial, wholesale and hospital or convalescent use, or addition thereto must maintain at least one paved off-street loading space of not less than 15 feet in width, 40 feet in length and 14 feet vertical clearance. For wholesale and industrial buildings, there shall be one such off-street loading space for every 40,000 square feet of floor area or portion thereof, excluding basements. No such loading space shall be less than 20 feet from any property line or street line.

530.2.2 Parking Lot (space) Standards:

- a. No parking lot area shall be located within twenty (20) feet of any property line, street, or road, if abutting property is zoned or used residentially. The parking lot area may be located within ten (10) feet of the property line if the abutting lots are not zoned and not used for residential purposes. Such requirements do not include the driveway entering or exiting the site. (Amend. of 10/19/87)
- b. No parking lot shall be located less than five (5) feet from any wall of any building to allow for pedestrian walks and/or landscaping. (Amend. of 8-25-87- Effective 11/1/87)
- c. Dead-end parking aisle interior drives shall be extended five (5) feet further than the last space to allow movement of a vehicle in and out of a parking space. (Amend. of 8-25-87 - Effective 11/1/87)
- d. Where reasonable alternate access is available, the vehicular access to the lot shall be arranged to avoid traffic use of local residential streets situated in or bordered by residential districts. (Amend. of 8-25-87 – Effective 11/1/87)
- e. Where a lot has frontage on two (2) or more streets, the access to the lot shall be provided from the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians. (Amend. of 8-25-87 – Effective 11/1/87)

- f. The street giving access to the lot shall have traffic carrying capacity and be suitably improved to accommodate the amount and types of traffic generated by the proposed use. (Amend. of 8-25-87 – Effective 11/11/87)

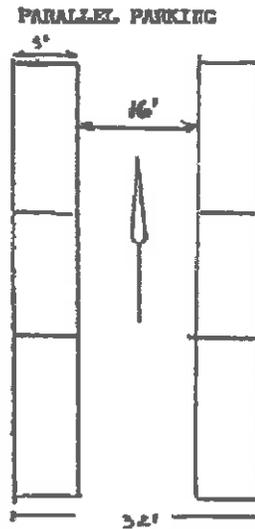
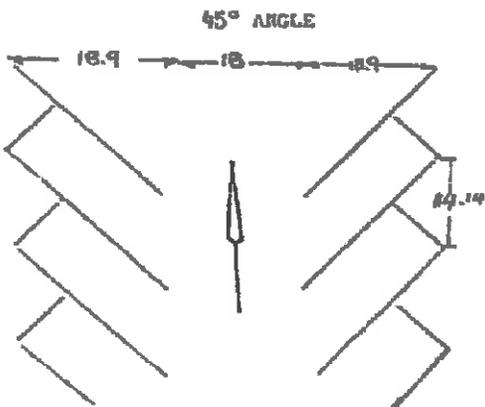
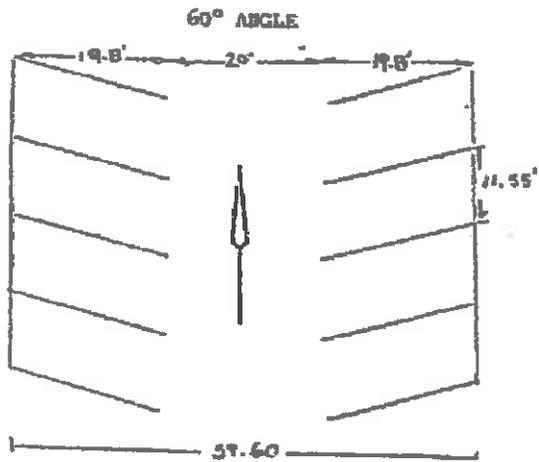
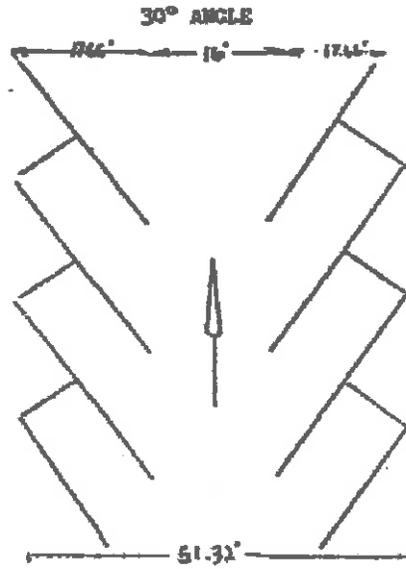
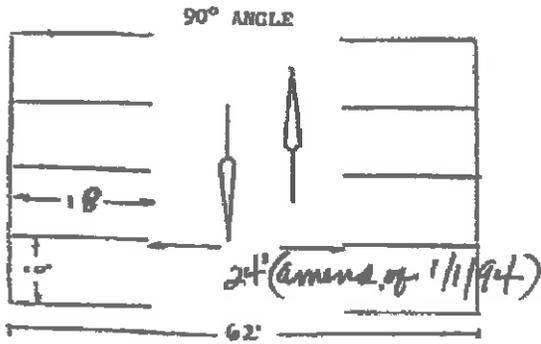
- g. Where the lot has frontage on an existing street, proper provisions shall be made for grading and improvement of shoulder and sidewalk areas within the right-of-way of the street and for the provision of curbs and sidewalks, as approved by the Commission and in accordance with the pattern of development along the street. (Amend. of 8-25-87 – Effective 11/11/87)

- h. Appropriate provisions shall be made to prevent vehicles from overhanging walkways and from damaging trees or other landscaping materials. (Amend. of 8-25-87 – Effective 11/11/87)

- i. Adequate lighting shall be provided in all lots. Lighting shall be arranged and installed to minimize glare of adjacent property and adjacent streets and highways. (Amend. of 8-25-87 – Effective 11/11/87)

- j. For each parking space, a minimum of twenty (20) square feet of landscaped area shall be provided within the parking area or along the periphery of the parking area. For the purposes of this section, the parking area shall be defined as that area used for parking, backup space and driveways associated with the parking lot. For those parking lots containing in excess of twenty spaces, a minimum of fifty percent of the required landscaping must be provided within the parking area. (Amend. of 10/19/87)

Typical Parking Standards:



(Amend. of 8-25-87)

Ninety degree parking stalls dimensions shall be 10' X 18' (Amend. 01/01/94).

Two-way aisle width for 90° parking shall be 24' (Amend. of 1/1/94)

530.3 **Entrances and exits.** Each parking or loading space shall be provided with adequate area for approach, turning and exit of the vehicle for which it was designed without need to use any part of a public street right-of-way. Points of entrance and exit for driveways onto the street shall be not less than 12 feet in width for each lane of traffic using the driveway, but the total width of such entrance or exit shall not exceed 30 feet. No such driveway shall be within 10 feet of any other driveway on the same property or within 10 feet of any property line.

530.4 **Construction.** All off-street parking and loading areas shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from surface water flow. All such areas shall have a slope of no less than one percent and should in general not exceed a slope of three percent. However, the maximum allowed slope for all such areas shall be five (5) percent. All parking areas developed for commercial, industrial or multi-family purposes shall be paved with a minimum of three (3) inches of bituminous concrete over four (4) inches of processed aggregate base on a prepared sub-grade and shall be defined by curbs and all parking spaces shall be defined by lines, except that a parking area in a flood hazard district shall have a dust free permeable surface to allow the absorption of flood.

In the event the Inland Wetlands Commission determines that paving a parking area (located in an area under its jurisdiction) will be injurious to an adjacent wetland, the Planning and Zoning Commission may waive the above paving requirements. (Amend. of 8-9-82; Amend. of 3-11-85; Amend. of 8-25-87)

530.5 **Joint use.** Joint parking areas and loading spaces may be established by the owners of separate contiguous lots in order to provide the total number of off-street parking and loading spaces required. In such case, the 20 foot requirement specified in 530.2.2 may be waived for the common property line.

530.6 **Prohibited parking.** In the Low and Medium Density residential district(s), the parking of any tractor semi-trailer or tractor-trailer combination, any semi-trailer, or any truck (or earth moving machine, motorized equipment, or vehicle) having a light weight in excess of three tons for more than eight hours, expressly excluding registered farm vehicles or farm implements and no more than two (2) emergency repair vehicles of a public service company, or vehicles or equipment being used exclusively for either on-site construction for which a building permit has been issued, or on-site earthwork permitted by right or for which a special permit has been issued, shall be prohibited.

530.6.1 In the Rural Development District, the parking on any lot under separate ownership of more than one tractor semi-trailer or tractor trailer combination, more than one semi-trailer, or more than one truck having a light weight in excess of 30,000 pounds for more than eight (8) hours, expressly excluding registered farm vehicles or farm implements, or vehicles or equipment being used exclusively for either on-site construction for which a building permit has been issued, or on-site earthwork permitted by right or for which a special permit has been issued, shall be prohibited.

530.6.2 No parking of more than five commercially registered vehicles or earth moving machines, or any combination thereof, expressly excluding registered farm vehicles or farm implements, or vehicles or equipment being used exclusively for either on-site construction for which a building permit has been issued, or on-site earthwork permitted by right or for which a special permit has been issued, shall be permitted on any lot under separate ownership in the Rural Development District. Section 530.6.1 however, which is more restrictive for certain commercial vehicles, shall apply. No parking of more than three commercially registered vehicles, expressly excluding farm vehicles, or farm implements, or vehicles or equipment being used exclusively for either on-site construction for which a building permit has been issued or on-site earth work permitted by right or for which a special permit has been issued, shall be permitted on any lot under separate ownership in the low density residential district. Section 530.6, however, which is more restrictive for certain commercial vehicles, shall apply. No parking of more than two commercially registered vehicles, expressly excluding farm vehicles or farm implements, or vehicles or equipment being used exclusively for either on-site construction for which a building permit has been issued, or on-site earthwork permitted by right or for which a special permit has been issued, shall be permitted on any lot under separate ownership in the medium density residential district. Section 530.6, however, which is more restrictive for certain commercial vehicles shall apply.

530.7 **Phased parking development.** The commission may, depending on the specific parking needs of a particular use, approve a phased development of the off-street parking area for a proposed or an existing development, in accordance with the following conditions:

- The total number of spaces required to be shown on the site plan shall be determined in accordance with the standards for that particular use, as specified in Section 530.1 of these regulations.
- The construction of the parking area and the installation of the spaces may be phased according to term requirements, except that no less than fifty (50) percent of the total spaces required shall be constructed as part of the initial term requirement. If this results in a fractional number, the requirement shall be the next highest whole number.
- The balance of the spaces not constructed shall be designated as "reserve spaces" on the site plan, laid out as an integral part of the overall parking layout, must be located on land suitable for parking area development and either left in its natural state or suitably landscaped.

- Under any circumstances, the applicant may construct the total number of parking spaces required as per Section 530.1 of these regulations; or if the commission determines that additional spaces, identified as reserve spaces on the site plan, may be required, the commission shall notify the owner of the property concerning its findings and the owner shall, construct the required spaces within ninety (90) days of such notification. (Amend. of 3-9-81)

530.8 Interpretation of off-street parking requirements.

- a. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
- b. In the case of mixed uses, uses with different parking requirement occupying the same building or premises, the parking spaces required shall equal the sum of the requirement of the various uses computed separately except in the case of public, parochial or private schools. (Amend. of 8-25-87)
(Amend. of 10-19-87)