

# Chapter 18 Off Street Parking Requirements

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### Section 10:18:1 OFF STREET PARKING:

At the time any building or structure is erected or enlarged or increased in capacity, or any use is established or changed, there shall be provided off street parking spaces for automobiles in accordance with the following requirements.

### Section 10:18: 2 SIZES:

The dimensions of each off street parking space shall be at least nine feet by eighteen feet (9' x 18') for diagonal or ninety degree (90°) spaces; or nine feet by twenty two feet (9' x 22') for parallel spaces, exclusive of access drives and aisles.

### Section 10:18: 3 ACCESS TO INDIVIDUAL PARKING SPACES:

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

A. One-way driveways shall be a minimum of twelve feet (12') in width.

B. Two-way driveways shall be a minimum width of the following:

1. Twelve feet (12') for a single-family dwelling, provided access to the parking spaces is directly off of a street without having to go past another building.

2. Sixteen feet (16') for a dwelling that must go past another building to access parking spaces. The driveway width may be reduced for a single-family dwelling if the planning commission determines that a lesser width is adequate.

3. Eighteen feet (18') for a single-family or a two-family dwelling that must go past another building to access parking spaces where there are obstructions (i.e., walls, trees, etc.) adjacent to one or both sides of the driveway. The driveway width may be reduced for a single-family dwelling if the planning commission determines that a lesser width is adequate.

C. All garage and carport spaces shall be set back a minimum of eighteen feet (18') from the Access Street or drive in multiple-family, modular home or town home developments. All single-family dwellings shall be set back a minimum of twenty five feet (25') from any private street or drive.

D. Garage and carport spaces of twelve feet by twenty feet (12' x 20') or more shall be counted as one space regardless of vehicle spaces provided in garage or carport in all except single-family residential zones.

**Section 10:18: 4 PARKING SPACES REQUIRED FOR RESIDENTIAL AREAS:**

A. Specified: The number of off street parking spaces required for residential development shall be as follows:

1. Single-Family Dwelling: Two (2) parking spaces per single-family dwelling as a minimum and sufficient off street parking space for all motor vehicles, campers, boats, farm equipment, etc.

2. All Other Dwellings: All other dwellings, including two-family, multiple-family and group shall have two (2) parking spaces per unit and sufficient off street parking for all motor vehicles, campers, boats, farm equipment, etc.

B. Area Prohibited For Parking: No parking area shall be located within the front setback which faces on a public street.

**Section 10:18: 5 PARKING SPACES REQUIRED FOR NONRESIDENTIAL AREAS:**

A. The number of off street parking spaces required for all nonresidential developments shall be as follows:

|   |   |
|---|---|
| Bowling alleys and Billiard halls   | 5 spaces for each alley, plus 2 spaces for each billiard table therein  |
| Business or professional offices  | 1 space for each 250 square feet of gross floor area (outside building measurements)  |
| Churches, sports arenas, auditoriums, theaters, assembly halls, lodge halls, or other meeting rooms | 1 space for each 3.5 fixed seats of maximum seating capacity, or 1 space for each 35 square feet of seating area within the main auditorium where there are no fixed seats, 18 linear inches of bench shall be considered a fixed seat. |
| Day nurseries, including preschool and nursery schools  | 1 space for each staff member plus 1 space for each 10 children for which said establishment is licensed  |
| Educational uses :  |   |
| Elementary  | 3 spaces for each class room  |
| Senior high schools and Jr. High schools  | 1 spaces for each faculty member, plus 1 space for each 6 regularly enrolled students   |
| College, Universities, Trade schools etc.   | 2 spaces for each faculty member, plus 1 space for each 3 students  |
| Schools having an arenas or auditoriums   | shall meet the requirements of this section   |
| For Churches, sports arenas which ever is   | greater   |
|   |   |
| Furniture stores, appliance stores, lumberyards   | 1 space for each 600 square feet of floor area  |
| Golf Courses  | 6 spaces per hole   |
| Golf Driving ranges   | 1 space per tee   |
|   |   |
| Health studios and spas   | 1 space for each 250 Sq.FT. of gross floor area or 10 spaces minimum, which ever is greater   |
| Hospitals   | 2 parking spaces for each bed   |
| Hotels, motels, motor hotels  | 1 space for each lining of sleeping unit plus 2 spaces for resident manager or owner  |
| Libraries   | 1 space for each 300 square feet of gross floor area  |
| Manufacturing plants, warehouses, storage buildings or structures especially for storage purposes   | 1 space for each 1,000 square feet of gross floor area a 1 space for each 250 square feet of office or sales space. Adequate parking shall be providing for all employees and or customers at all times.                                |
| Mortuaries and funeral homes  | 5 spaces plus 1 space for each 25 Sq. Ft. of assembly room floor area.  |
| Motor repair and service commercial vehicle sales, automotive                                       | 5 spaces plus 1 space for each 400 square feet of gross floor area  |
| Nursing homes   | 1 parking space for each 3 beds   |
|   |   |

|  |   |
|--|---|
| Restaurants, taverns, lounges, drive-in, drive through, take out restaurants and other establishments where food or beverages are consumed   | 10 spaces min. or 1 space for each 100 Sq. Ft. of gross floor area which ever is greater  |
| Retail stores and shops, commercial banks, savings and loan offices, other financial institutions, general retail, stores, food stores, supermarkets, drug stores, and other similar commercial businesses | 1 space for each 250 feet of gross floor area. For commercial centers containing 500 or more spaces, spaces in excess of 500 shall be calculated on the basis of 1 space for each 500 square feet of gross floor area |
| Service commercial businesses -Businesses such as electrical, plumbing, cabinets, printing and other similar shops   | 1 space for each 250 square feet of retail or office area and 1 space for each 500 square feet of additional building area  |
| Skating rinks, ice or roller   | 1 space for each 500 square feet of gross floor area  |
| Swimming pools (commercial)  | 1 space for each 100 square feet of water surface or 10 stalls, whichever is greater  |
| Tennis, handball and racquetball courts (commercial)   | 6 spaces minimum or 3 spaces per court, whichever is greater  |
| Veterinary hospitals   | 5 for each doctor   |

B. Notwithstanding all provisions of this section, all commercial, industrial and professional developments and all other nonresidential uses of land shall provide sufficient off street parking for all employees, business vehicles and equipment, customers, clients and patients of such business, industry or professionally used property, as may be required by the planning commission in addition to spaces presently required by this title.

**Section 10:18: 6 Shared Parking Facilities**

Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary. Requests for shared parking are subject to the approval of the planning commission. Requests shall be subject to the following guidelines:

- A. Conflict During Peak Demand: Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.
- B. Distance from Use: Parking facilities should not be located further than two hundred fifty feet (250') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.

C. Written Agreement: A written agreement shall be executed by all parties concerned assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management.

**Section 10:18: 7 Parking for Disabled**

A. Required: Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such. Parking spaces for the disabled shall be located in close proximity to the principal building. The designation of parking spaces for the disabled shall constitute consent by the property owner to the enforcement of the restricted use of such spaces to disabled motorists by the town. Parking spaces for the disabled shall conform to the standards of the Americans with disabilities act. The number of required parking spaces accessible to the disabled shall be as follows:

| Total Parking Lot Spaces | Required Minimum Number Of Accessible Spaces |
|--------------------------|--|
| 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                                  |
| 1,001 and over           | 20 plus 1 for each 100 over 1,000            |

B. Accessible Van Space: In addition, for every eight (8) accessible parking spaces, one accessible van space must be provided. The dimensions of a standard accessible parking space shall be at least nine feet by eighteen feet (9' x 18') with a five foot (5') wide access aisle (total of 14' x 18'). The dimensions of an accessible van space shall be at least nine feet by eighteen feet (9' x 18') with an eight foot (8') wide access aisle (total of 17' x 18').

**Section 10:18: 8 Parking Lot Lights:**

Shall comply with all requirements of Title 28 section 28:4E

**Section 10:18: 9 Development Standards:**

Every parcel of land hereafter used as a parking lot shall be paved with an approved surfacing material of asphalt or concrete composition, or some other all weather surfacing material approved by the town, and shall have appropriate bumper guards where needed. Lights used to illuminate lots shall be so arranged as to reflect the light away from the adjoining premises wherever those premises are used for residential purposes, unless otherwise approved by the planning commission.

**Section 10:18:10 Uses not Specifically Identified:**

For all parking uses not listed in this chapter, the planning commission shall determine the number of spaces required based upon the nearest comparable use standard available.