

## **SECTION 5 OFF-STREET PARKING AND LOADING AREA REQUIREMENTS**

### **OFF STREET LOADING SPACES AND PARKING AREA**

#### **1. LOCATION**

Off street parking required in conjunction with all land and building uses shall be provided as herein prescribed:

- a. Each off-street parking space shall have an area of not less than one hundred and eighty (180) square feet, exclusive of access drives or aisles, and shall be a minimum of nine (9) feet in width.
- b. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified it shall be to the nearest point of the building that such facility is required to serve along public right-of ways.
  1. For all residential buildings, required parking shall be provided on the same lot with the building.
  2. For commercial buildings and uses, required parking shall be provided within 300 feet.
  3. For industrial buildings or uses, required parking shall be provided within 1,000 feet.
- c. Two or more buildings or uses may collectively provide required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately. In case of dual functioning of off-street parking where operating hours do not overlap, the Zoning Board of Appeals may grant a special exception based upon the peak hour demand.
- d. Off-street parking existing at the effective date of this ordinance shall not be reduced to an amount less than would hereafter be required under the terms of this ordinance.
- e. The use of required off-street parking areas for storage of merchandise, motor vehicles for sale, or commercial repair of vehicles is prohibited.

#### **2. SCHEDULE OF OFF-STREET PARKING SPACES**

In all districts, except the Central Business District, in connection with every industrial, commercial, business, trade, institutional, recreational or dwelling uses and similar uses, parking or storage of motor vehicles shall be provided in accordance with the following schedule.

- a. Automobile Sales and Service Garages 1 space per 250 square feet of floor area.
- b. Financial Institutions, Businesses and Professional Offices - 1 space per 200 square feet of floor area and six stacking spaces for each drive in window.
- c. Bowling Alleys - 5 parking spaces for each bowling lane.
- d. Churches and places of Public Assembly - 1 parking space for each 5 seats.
- e. Dance Halls, Roller Rinks, Assembly Halls, without fixed seats - 1 space per 100 square feet of floor area used for dancing or assembly.
- f. Dwellings - 1 parking space for each family or dwelling unit.

- g. Funeral Homes and Mortuaries - 1 parking space per 25 square feet of floor area of assembly room.
- h. Hospitals - 1 parking space for each 2 beds.
- i. Hotels, Clubs, Lodging Houses, Convalescent Rest Homes - 1 parking space for each 2 bedrooms.
- j. Libraries, Museums, Art Galleries, Community Center Buildings, Municipal, County, State and Federal Administration Buildings, Schools and Colleges - 1 space per 150 square feet of floor area.
- k. Municipal, County, State and Federal Administration Buildings - 1 space per 300 square feet of floor area.
- l. Elementary and Middle Schools - 2 spaces per classroom
- m. High School - 7 spaces per classroom
- n. Manufacturing Plants and Public Utilities - 1 space per 600 square feet of floor area, or 1 parking space for each employee on the maximum working shift.
- o. Motels, and Bed and Breakfast - 1 parking space per sleeping or dwelling unit.
- p. Restaurants, Taverns, Bars and Cocktail Lounges -1 space per 60 square feet of floor area.
- q. Retail Stores and Wholesale Sales (except self-serve food market or supermarket) - 1 space per 100 square feet of usable floor area.
- r. Self-Serve Food Market or Supermarket - 1 space per 60 square feet of usable floor area.
- s. Theaters - 1 parking space for each 4 seats.
- t. Warehouses - 1 space per 2,000 square feet of floor area.
- u. In the case of a building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which said use is similar, shall apply.

### **3. PLANS: APPROVAL**

Any person desiring to establish or change a parking area shall submit plans to the Zoning Administrator showing the location, size, shape, design, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrances, exits and any other features of the parking lot. All plans shall be approved through the site plan review process as described in this ordinance.

### **4. PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES IN RESIDENTIAL DISTRICTS**

- a. No part of any such parking area shall be nearer to any dwelling than twenty (20) feet, and shall be effectively screened, unless enclosed within a building, with an ornamental fence, wall or compact evergreen hedge not less than three (3) feet or more than six (6) feet high on any side which adjoins the faces premises situated in any residence zoned district, or plans submitted to and approved by the Zoning Administrator.
- b. Such parking areas may not be located in any required front yard or a required side yard which abuts on a street, and may not be located in any other side yard nor any non-required front yard or a non-required side yard that abuts on a street unless screened.

**5. ARRANGEMENT: MARKING**

Off-street parking areas shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking or storage of self-propelled vehicles.

**6. SURFACE**

Off-street parking areas shall be surfaced with asphalt, bituminous, concrete, pavement or gravel if treated in such a manner so as to provide a durable and dustless surface, and shall be graded and drained to dispose of all surface water.

**7. CENTRAL BUSINESS DISTRICT**

Off-street parking requirements shall not apply in the Central Business District, which is designed to accommodate a traditional downtown area with on-street parking and centrally located off-street parking.

**8. MODIFICATION OF REQUIREMENTS**

The Zoning Board of Appeals may authorize a modification, reduction or waiver of the foregoing parking requirements, if it should find that in the particular case appealed the peculiar nature of the residential, business, trade, industrial or other use, or the exceptional shape or size of the property or other situation or condition would justify such modification, reduction or waiver.