

## **ARTICLE IX OFF-STREET PARKING AND LOADING**

There shall be provided at the time of creation or enlargement of any use or of any main building or accessory structure, off-street parking and loading spaces, as required in this Article, for motor vehicles with adequate access to all spaces. No certificate of occupancy will be issued upon completion of any building or group of buildings unless and until all off-street parking and loading requirements shall be in place and ready for use. The use of any required parking space for the storage of any motor vehicle for sale, or for any other purpose other than the temporary parking of motor vehicles, is prohibited.

### **Section 9.1 LOCATION OF PARKING SPACES**

Parking spaces for all uses or structures shall be located on the same lot with the principal use unless offsite parking facilities are approved by the Planning Commission. Offsite parking facilities shall not be located more than two hundred (200) feet from the lot on which the principal use to be served is located. Offsite parking must be located in a zoning district where off-street parking facilities for employees and customers are permitted. Where required parking spaces are not located on the same lot as the principal use, a written agreement assuring the continued availability of such offsite facilities to serve the principal use shall be properly drawn and executed by the parties concerned, approved as to form by the Town Attorney, and shall be filed with the application for a building permit.

### **Section 9.2 COMBINED PARKING SPACES**

The required parking space for any number of separate uses may be combined in one (1) lot, but the required space assigned to one (1) use may not be assigned to another use at the same time, except that one-half of the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at nights or on Sundays.

### **Section 9.3 DESIGN STANDARDS**

An off-street parking space shall be an all-weather surfaced area not in a street or alley and having an area of not less than one hundred seventy one (171) square feet and minimum dimensions of nine (9) feet in width and nineteen (19) feet in length, exclusive of driveways, permanently reserved for the temporary storage of motor vehicles and connected with a street or alley by an all-weather surfaced driveway which affords unobstructed ingress and egress to each space. Parking areas shall be designed so that vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas that serve one or two dwelling units. For single-family residences, the driveway may be used for off-street parking.

Parking aisle widths shall conform to the following minimum standards, which varies the width requirement according to the angle of parking:

<u>Traffic Direction</u>	<u>Angle of Parking (degrees)</u>				
	0°	30°	45°	60°	90°
one-way	13'	11'	13'	18'	24'
two-way	19'	20'	21'	23'	24'

If the applicant for a building permit does not provide the Building Inspector with a parking plan showing the arrangement of spaces and driveways or aisles including the angle of parking in degrees, then the space requirements specified above shall not apply and a gross area of three hundred eighty-seven (387) square feet shall be provided for each required parking space.

#### **Section 9.4 MINIMUM OFF-STREET PARKING SPACES FOR INDIVIDUAL USES**

The following are the minimum off-street parking spaces required by this Ordinance. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

##### **Residential Uses**

Single-Family Detached Dwelling	2 spaces
Two-Family Dwelling	2 spaces per dwelling unit
Multi-Family and Townhouse Dwelling	2 spaces per dwelling unit
Dormitory, Boarding or Rooming House	1 space per bedroom
Manufactured or Mobile Home	2 spaces per unit

##### **Public, Semi-Public Uses**

Auditorium, Arena Stadium, Theater, Concert Hall, and other spectator facilities	1 space for each 3 seats
Churches	1 space for each 4 seats
Golf and Country Clubs	7 spaces per hole, or 1 space per 3 members
Government Offices	1 space per 250 square feet
Hospitals, Nursing Home	1 space for each 2 beds

Libraries, Museums	1 space per 800 square feet
Post Office	1 space per 250 square feet
Private Clubs and Lodges	1 space per 200 square feet
School, Elementary and Jr. High	1 space per 8 auditorium seats or 2 spaces per classroom, whichever is greater
School, High	1 space per 6 students plus one space per 2 employees
School, Vocational	1 space per 50 square feet

**Commercial and Industrial Uses**

Automotive Dealership	1 space per 1,000 square feet of floor space
Automotive Repair and Service	1 space per employee
Automotive Parts and Accessory Sales (retail)	1 space per 150 square feet of floor area
Bank	1 space per 200 square feet of floor area plus 1 space for each 2 employees
Barber Shop and Beauty Shop	1 space per 150 square feet
Bowling Alley	2 spaces per alley
Car Wash	1 space per 2 employees
Convenience Store	1 space per 180 square feet of floor area
Dance or Music Studio	1 space per 100 square feet of floor area
Day Care or Nursery	1.5 spaces per employee
Doctor-Dentist Office	1 space per 250 square feet of floor area

Funeral Home	1 space per 50 square feet of floor area
Gasoline Service Station	1 space per pump and 2 spaces per service bay
Golf, Carpet	1 space per golf hole
Industrial or Manufacturing	1 space per 4 employees on the maximum working shift
Laundromat	1 space for each 2 machines
Lumber Yard - Building Material Sales	1 space per 200 square feet of floor area and 1 space per 1,000 square feet of outdoor storage area
Major appliances sales, office or medical equipment sales, garden shops, home improvement centers, furniture stores, department or discount stores, piano and organ sales, carpet showrooms, building material sales, and large showroom establishments. Broadcast or recording studio, photographic studio, research or testing lab, quick copy service, optician, and other similar services.	1 space per 400 square feet
Mini-Warehouses	1 space for every 10 mini-warehouse units
Motel or Hotel	1 space per unit plus additional spaces for accessory uses such as restaurants, lounges, offices, shops, etc., as required in this Article
Office	1 space per 200 square feet
Restaurant, Food Service Restaurant Tavern, Bar and Night Club	1 space per 100 square feet
Restaurant, Drive-Up	1 space per 100 square feet of floor area

Retail establishments such as: art supply and frame, book store, florist, card shop, pet shop, sporting goods, gift shop, shoe store, paint store, jewelry store, apparel sales, hardware store, drug store, auto parts sales, convenience store, liquor store, grocery and semi-retail uses. 1 space per 200 square feet

Wholesale Establishments 1 space per 2 employees

Veterinary Establishments and other Kennel Facilities 1 space per 1,000 square feet of floor and kennel area

**Section 9.5 OFF-STREET LOADING AND UNLOADING SPACE**

In any district, in connection with every building, or building group or part thereof hereafter erected and having a gross floor area of four thousand (4,000) square feet or more, which is to be occupied by commercial or industrial uses requiring the receipt or distribution of goods by trucks, there shall be provided off-street load or unloading berths as follows:

<u>Gross Floor Area</u>	<u>Number of Berths</u>
4,000 - 25,000 square feet	1 berth
25,001 - 40,000 square feet	2 berths
40,001 - 60,000 square feet	3 berths
For each additional 50,000 square feet	1 berth

The loading berth(s) required in each instance shall not be less than twelve (12) feet in width, thirty (30) feet in length, and fourteen (14) feet in height, and may occupy all or any part of any required yard except for a required front yard.

**Section 9.6 PARKING AND STORAGE OF CERTAIN VEHICLES**

Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any property other than in completely enclosed buildings unless the property has been approved for use as an automobile wrecking or junk yard under the conditional use requirements of the M-2 Heavy Industrial District. Upon determination of a violation of this provision, the Building Inspector shall prepare and mail a notice of such violation to the property owner by certified mail, return receipt requested. All notices shall be mailed to the owner of property on which the violation is located as shown on the latest available tax records. If the violation or violations are not corrected within ten (10) working days after receipt of the Building Inspector's notice, the automotive vehicles or trailers shall be removed and the cost of said removal billed to the property owner. The above provision does not include individual manufactured or mobile homes that are legally permitted in the district in which they are located.