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§ 280-14-12 **Off-street parking.**

- A. Applicability. Off-street parking shall be provided for all new construction, expansion, and change of use in accordance with the requirements and standards of this section.
- B. Minimum requirements for off-street parking. Off-street parking shall be considered an accessory use when required or provided to serve any legal use located in any zone. An off-street parking space shall be a minimum of nine feet wide by 18 feet long and may be open or covered. Access to individual parking spaces shall be unobstructed except for parking for residential uses. Parking for single- and two-family dwellings may be arranged in a stacked layout so that access to one space is over another. Stacked parking may also be used for multifamily residential uses if the parking spaces are assigned to units and the access to one unit's parking space is not obstructed by the parking space of another unit. In order to determine compliance with this section, the Code Enforcement Officer shall require a plan showing the physical layout of all required off-street parking areas. Any change in the evidence or conditions upon which the plan is approved shall nullify such approval.
- (1) Parking shall be provided on the lot occupied by the use for which the parking is required or on an adjacent lot owned or controlled by such use. In addition, uses located within the Urban Zone may provide all or part of the required off-street parking through any of the following:
 - (a) Private off-street parking located on another lot that is located within 1,000 feet of the subject lot and that is controlled by long-term lease or ownership by the proposed use.
 - (b) Off-street parking shared with other uses located within 1,000 feet of the subject lot, provided that the Planning Board or Site Plan Review Committee finds that there is adequate parking capacity to meet the parking requirements of all uses sharing the parking due to variation in the time of parking demand and/or anticipated use of parking to access multiple uses in a single trip, and that the shared parking is controlled through a leasehold or other enforceable agreement. The Planning Board or Site Plan Review Committee may allow off-site parking to be more than 1,000 feet from the site if it finds that the distance is reasonable given the nature of the proposed use.
 - (c) For nonresidential uses, off-street parking located in a municipal parking lot provided by the City, subject to the Planning Board or Site Plan Review Committee finding that there is adequate available parking to meet the needs of the use based on the parking standards of this chapter. The Planning Board or Site Plan Review Committee may allow legal on-street parking to be used to meet the parking requirement of a nonresidential use in the Urban and Industrial Redevelopment Zones if it finds that this parking can reasonably be expected to be available for customers of the use and is located within close proximity of the use.
 - (2) Where multiple use of a lot occurs, off-street parking shall be provided for each use in accordance with this section. Where the applicant can demonstrate and document nonconflicting periods of use, shared use of parking spaces may be permitted by the Planning Board or Site Plan Review Committee.
 - (3) Travel and queuing aisles associated with off-street parking, drive-in facilities and motor vehicle fuel pumps shall be provided and shall not interfere with the use of or be part of the required off-street parking.
 - (4) Minimum number of parking spaces required.
 - (a) The following minimum number of spaces, rounded up to the nearest whole number, shall be provided and maintained for each use on a lot, including each use within all buildings. The Planning Board or Site Plan Review Committee may reduce the required parking:

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- [1] For reuse of an existing building by up to 30%. In granting a reduction, the Planning Board or Site Plan Review Committee shall find that the reduction will not create or worsen parking problems in the neighborhood and that the required number of spaces cannot be reasonably accommodated on the lot; or
 - [2] For new or existing buildings, if the applicant demonstrates to the Planning Board or Site Plan Review Committee that proposed parking is adequate for the use based on national or regional parking demand studies such as those published by the Institute of Traffic Engineers or by data on actual parking demand for similar uses in similar situations and/or consideration of the availability of parking demand management programs that reduce the demand for on-site parking.
- (b) The maximum number of employees scheduled during peak demand/shift shall be used in calculating the number of required parking spaces when employee is referenced in the list below. Gross floor area shall be used in calculating the number of required parking spaces, unless otherwise noted.

Use	Number of Spaces
Residential	
Single-family dwellings, including mobile and manufactured homes	2 per dwelling unit
Two-family dwellings	2 per dwelling unit
Multifamily	1.5 per dwelling unit with 1 bedroom; 1.75 for unit with 2 bedrooms; and 2 per unit with 3 or more bedrooms
Renting of rooms; furnishing board	1 per guest room, plus 2 per dwelling unit, plus 0.5 per employee
Home occupation	2 in addition to required parking for residences
Convalescent/rest or nursing home and residential or congregate care	1 per 4 beds, plus 1 per employee

Institutional	
Municipal uses/public utilities	1.25 per employee, plus 1 per 150 square feet of public assembly and meeting area
Museums/libraries	1 per 300 square feet, plus 1 per employee
Places of public assembly, such as theaters, cinemas, auditoriums, stadiums and sports arenas	1 per 4 seats, plus 1 per 2 employees
Church/synagogue	1 per 4 seats
Schools	For schools containing places of public assembly, parking shall be required per places of public assembly above or the following,

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Use	Number of Spaces
	whichever is greater
Grades K-8	1 per classroom, plus 1 for each employee
Secondary	8 per classroom
Post secondary	1 for each 2 students, plus 1 for each employee

[Amended 8-21-2018 by Order No. 18-348-01]

Child care provider, including n~~ursery~~ schools and and/or child-care centers ~~adult~~ day service center 1 per employee, plus a safe off-street area for vehicle pickup and drop-off of students/children/clients

Schools not listed above 1 per each 2 students at capacity, plus 1 for each employee

Clubs and lodges 1 per 150 square feet, plus 1 per employee

Health service facility/hospitals 1.25 per 4 beds, plus 1 per each full-time staff doctor, plus 1 per each other employee

Commercial

Retail sales 3 per use or 3 per 1,000 square feet (or 1 per 333 square feet or portion thereof), plus 1 per employee, whichever is greater

Gas and/or service station; auto repair garage 0.25 per fuel pump, plus 1 per employee, plus 4 per service bay

[For gas stations involving other uses (e.g., gas pumps with convenience stores), the minimum number of required parking spaces shall be the total of the requirements for each use, plus the standards listed above]

Motor vehicle sales and service 3 per 1,000 square feet (or 1 per 333 square feet or portion thereof) of nonservice bay area, plus 2 per employee

Banks 4 per use or 3 per 1,000 square feet (or 1 per 333 square feet or portion thereof), whichever is greater

Studios of artisans 3 per 1,000 square feet (or 1 per 333 square feet or portion thereof), whichever is greater

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Use	Number of Spaces
Personal services and business services	3 per use or 4 spaces per 1,000 square feet (or 1 per 250 square feet or portion thereof), whichever is greater
Business and professional offices (nonmedical)	3 per use or 4 per 1,000 square feet (or 1 per 250 square feet or portion thereof), whichever is greater
Professional office (medical)	4 per doctor, plus 1 for each other employee
Wholesale sales/rental of equipment	4 per use or 1 per 1,000 square feet, plus 1 per employee, whichever is greater
Restaurants/eating places/drinking places	1 per 4 patrons at capacity, plus 1 per employee (measurement of standing and seating capacity shall be based upon the latest adopted edition of the ICC International Building Code and NFPA 101, whichever is more stringent)
Motels, hotels and inns	1 per guest room, plus 1 per employee, plus 4 per 1,000 square feet (or 1 per 250 square feet or portion thereof) of public assembly area
Funeral homes	1 per 4 seats
Kennels	3 per use or 3 per 1,000 square feet
Veterinary clinics	4 per doctor, plus 1 per other employee
Industrial	
Manufacturing	1 per employee
Warehouse	1 per employee
Nonvehicular repair facilities	1 per employee
Research and development	1 per employee
Testing facilities	1 per employee
Tradesmen's shops	3 per use or 3 per 1,000 square feet, whichever is greater
Recreation/Marine	
Golf courses	4 per hole

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Use	Number of Spaces
Marina	1 per boat slip
Fully enclosed place of recreation	5 per 1,000 square feet (or 1 per 200 square feet or portion thereof)
Outdoor recreation facilities	1 per 2 participants
Marine sales/services	3 per use or 3 per 1,000 square feet, whichever is greater
Other Uses	As determined by the Planning Board based upon the ITE Parking Generation Manual

- C. Off-street parking design standards. The following design standards shall apply to all new and expanded off-street parking areas:
- (1) Parking areas for uses other than single- and two-family dwellings shall be designed so that vehicles will not back out into a street.
 - (2) Parking areas shall not inhibit emergency vehicle access to any building or structure.
 - (3) Parking areas shall be separated from the front of all buildings by a landscaped area at least five feet wide.
 - (4) Wheel stops/curbs shall be placed where needed to prevent encroachment into walkways, landscaped areas, circulation aisles, streets and structures.
 - (5) Where possible, parking spaces and travel aisles shall be clearly delineated.
 - (6) All parking areas shall be designed to adequately control drainage. In furtherance of this standard, drainage calculations used shall reflect a paved condition, and all parking areas shall be constructed with base material which can withstand normally expected vehicle loading and winter maintenance.
 - (7) In lots with 10 or more parking spaces, at least 5% of the parking spaces shall be designed and designated for handicapped parking. These spaces shall be located in close proximity to the entrances to the building.