

## **ARTICLE V OFF STREET PARKING**

### **Sec. 20-500 Off-Street Loading and Unloading**

There shall be provided on the same land with every building structure, or part thereof erected or occupied for manufacture, storage, display of goods or for a hotel, hospital, school, funeral home, laundry, dry cleaning establishments, or other use involving the receipt or distribution by vehicles of materials or merchandise incidental to such activity, sufficient space for standing, loading and unloading vehicles to avoid undue interference with public streets, sidewalks or alleys. Such space shall be no less than ten (10) by twenty-five (25) feet for each ten thousand (10,000) square feet of floor area or part thereof with a minimum height clearance of fourteen (14) feet. Such space is not to be a part of any area provided for off-street parking area, and further, there shall be a door no less than three (3) feet, six (6) inches by six (6) feet, eight (8) inches adjoining the loading area.

### **Sec. 20-501 Off-Street Parking Requirements**

(a) In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings erected, altered, or extended after December 5, 1989, shall be provided and maintained as herein prescribed.

- (1) Loading and unloading space as required by this chapter shall not be construed as supplying off-street parking space.
- (2) When units or measurements determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded, and fractions over one-half shall require one (1) parking space.
- (3) Whenever a use requiring off-street parking is increased in floor area, and such use is located in a building existing on or before December 5, 1989, additional parking space for the additional floor area shall be provided and maintained in amounts hereafter specified for that use.
- (4) Off-street parking facilities for one- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve. The location of required off-street parking facilities for other than one- and two-family dwellings shall be within three hundred (300) feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities and the nearest point of the building.
- (5) In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is not mentioned and which such use is similar to, shall apply.
- (6) Nothing in this section shall be construed to prevent collective provision of off-street parking facilities for two (2) or more buildings or uses, provided

collectively, such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the schedule, or an variance is granted per Section 20-2208 of this ordinance.

- (7) The amount of required off-street parking space for new uses or building additions to existing buildings as specified above shall be determined in accordance with the schedule set forth in section 20-501(b), and the space so required for a building permit and shall be irrevocably reserved for such use.
- (8) For the purpose of this subsection, the words "floor area" shall mean the gross floor area, used or intended to be used, for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not mean floors or parts of floors used principally for non-public purposes such as storage, incidental repair, incidental process or packaging, or show windows unless specifically mentioned in the requirement.
- (9) In any district other than a residential district, the off-street parking areas shall be surfaced with concrete, plant-mixed bituminous material, crushed rock, gravel or cinders, shall be maintained in a smooth, firm, usable and dust proof condition, and shall be properly graded and drained to dispose of all surface water.
- (10) The Planning Commission may grant a special use permit for any customer or employee parking other than a commercial parking lot in any part of an RSA, or RU-1 zoning district located within three hundred (300) feet of any part of the parcel of land causing such parking need. When such parking area is located in a commercial or manufacturing zoning district, no special use permit is required. Parking lots for a charge shall be located in commercial or manufacturing zoning districts.

(b) Off-street parking spaces shall be provided for each land use activity in accordance with the following minimum schedule

(1) Residential uses:

Dwelling unit	2 spaces per unit
Motels	1 space per rooming unit
Hotels	1 space per room
Rooming houses, fraternity houses, dormitories, etc.,	1 space per bed or 1 space per 100 square feet, whichever will require the larger number of parking spaces
Mobile home parks	2 spaces per site
Travel trailer parks	1 1/2 space per site

(2) Institutional and public assembly uses:

Nursery, elementary and junior high schools	1 space per classroom plus 5 spaces or 1 space per 3 permanent seats or per 21 square feet of assembly hall, whichever will require the largest number of parking spaces
High schools, and colleges with dormitory facilities	4.5 spaces per classroom, or 1 space per 3 permanent seats or 21 square feet of assembly space, whichever will require the largest number of parking spaces
Colleges without dormitory facilities	10 spaces per classroom, plus 1 space per 3 permanent seats or 21 square feet of assembly space whichever will require the largest number of parking spaces
Stadia and sports area	1 space per 4 seats
Swimming pools	1 space per 3 seats, or per 40 square feet of pool surface, whichever will require the largest number of parking spaces.
Assembly halls, churches, mortuaries, theaters	1 space per 3 seats or per 21 square feet of assembly space, whichever will require the largest number of parking spaces
Hospitals	2.25 spaces per bed
Convalescent homes, homes for the aged	1.0 space per bed

(3) Commercial uses:

Business offices except as otherwise specified herein	1 space per 75 square feet of floor area
Professional offices or architects, attorneys, accountants, engineers, real estate brokers, etc.	1 space per 100 square feet of floor area but not less than 3 spaces
Medical and dental clinics	1.33 spaces per 100 square feet of floor area, but not less than 10 spaces
Retail stores, except as otherwise specified herein	1 space per 100 square feet of sales area, with a minimum of 5 spaces
Retail stores of appliances, furniture, motor vehicles, hardware, lumber, and building materials	1 space per 300 square feet of sales area, but not less than 10 spaces
Restaurants and bars	1 space per 30 square feet of sales area
Beauty or barber shops	1 space per 100 square feet of floor area
Service shops	1 space per 30 square feet of sales area, with a minimum of 3 spaces
Bowling alleys	7 spaces per lane
Poolrooms, bow and arrow, and other recreation facilities	1 space per 50 square feet of activity area
Service stations	1 space per 10 square feet of office space plus 2 spaces per hoist, but a minimum of 5 spaces
Public stables	1 space for each horse kept

- (4) Industrial uses. Parking space requirements for all industrial uses shall equal the employee load factor, as proposed in the application for a building permit, or at a rate of one (1) space per six hundred (600) square feet, whichever is greater; provided, however parking requirements for administrative offices shall be in addition to any such industrial use requirement. Any expansion of work force will require a retroactive increase in the number of parking spaces.
- (5) Exception. The parking requirements for all uses proposed on a lot shall be cumulative, unless the commission shall find that the parking requirements of a particular land use occur at different hours from those of other contiguous land uses, so that its particular land use parking requirements can be advantageously used during other non conflicting hours by the other contiguous land uses, in which event the required parking spaces for such particular land uses may be reduced by the commission to a minimum of the greatest number of spaces required for any such contiguous land uses.
- (6) Design requirements. An off-street parking layout and dimensional requirements showing compliance with this chapter shall be submitted to the building inspector for approval before the issuance of a building permit for the structure for which the parking facility is required.

- a. Each parking space shall consist of an area not less than ten (10) feet wide by twenty (20) feet deep; provided, however, such dimensions shall be increased, when necessary, to permit safe ingress and egress.
- b. Required off-street parking areas for three (3) or more automobiles shall have individual spaces marked and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and maneuvered without moving or damaging another.
- c. For purposes of rough computation, an off-street parking space and necessary access and maneuvering room may be estimated at three hundred (300) square feet, but off-street parking requirements will be considered to be met only when actual spaces meeting the requirements above are provided and maintained, or improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the township.