

CHAPTER XII

PARKING AND LOADING SPACES

SECTION 12.01 GENERAL. In all Zoning Districts, there shall be provided, before any building or structure is occupied or is enlarged or increased in capacity, off-street parking spaces for motor vehicles as follows: (Amended 5/10/94)

Use

Minimum Parking Spaces Required

(a) Dwellings	Two (2) for each single or two family dwelling unit, one and one half (1 1/2) for each dwelling unit in a multi-family structure
(b) Lodging, rooming and boarding houses	Two (2) for each three (3) guest rooms or each six (6) beds for guests, whichever amount is greater
(c) Private clubs and lodges	One (1) for each five (5) active members and one (1) for each employee with a minimum of one (1) one for each one hundred (100) square feet of floor area
(d) Hospitals, institutions, and clinics	Two (2) for each patient bed
(e) Sanitariums or convalescent or nursing homes	One (1) for each two (2) beds
(f) Homes for senior citizens	One (1) for each three (3) beds
(g) Hotels	One (1) for each two (2) guest rooms
(h) Motels and tourist homes	One (1) for each sleeping room
(i) Theaters, auditoriums, stadiums	One (1) for each four (4) seats
(j) Bowling alleys	Eight (8) for each alley
(k) Elementary, and junior high schools	Three (3) per classroom plus additional for high school auditorium requirements and one (1) for each three hundred (300) square feet of administrative office area (Amended 5/10/94)
(l) Senior high school and institutions of higher learning	Seven (7) per classroom plus additional for auditorium requirements and one (1) for each three hundred (300) square feet of administrative office area (Amended 5/10/94)
(m) Churches	One (1) for each four (4) seats in the main worship unit
(n) Community center	One (1) for each one hundred (100) square feet of assembly floor area
(o) Libraries, museums, and Post Offices	One (1) for each one hundred (100) square feet of floor area
(p) Professional offices and buildings	One (1) for each two hundred (200) square feet of floor area

Use	Minimum Parking Spaces Required
(q) Restaurants, grills, dining rooms, dairy bar, soda fountain	One (1) for each two seats based on maximum building occupancy under the BOCA Code
(r) Medical, dental, veterinary offices and clinics	One (1) for each one hundred fifty (150) square feet of floor area
(s) Banks, business offices and public buildings not specifically mentioned elsewhere	One (1) for each one hundred fifty (150) square feet of floor area
(t) Mortuaries or funeral homes	One (1) for each fifty (50) square feet of floor area used for services
(u) Taverns and bars	Two (2) for each three (3) seats but no less than forty (40) spaces in any event
(v) Marinas	Two (2) for each slip or mooring
(w) "Drive-in" establishments	Six (6) vehicle waiting spaces for each drive in or drive up service area, plus the parking requirements for building occupancy
(x) Use groupings	
(1) Retail stores, supermarkets, department stores, personal service shops - general business	One (1) for each one hundred fifty (150) square feet of floor area
(2) Research and development and testing facilities and/or similar uses	One (1) per three hundred (300) square feet of floor area (Amended 5/10/94)
(3) Manufacturing, processing and/or fabricating, manufacturing buildings and/or business offices and/or research laboratories and/or other facilities related, but not necessarily connected to a manufacturing or industrial building	One (1) per three hundred (300) square feet of floor area (Amended 5/10/94)
(4) Other uses not specifically mentioned	In the case of buildings which are used for uses not specifically mentioned, those provisions for off-street parking facilities for use which is so mentioned and to which said use is similar in terms of parking demand shall apply
(5) Mixed uses in the same building	In the case of mixed uses in the same building, the amount of parking space for each use specified shall be provided and the space for one (1) use shall not be considered as providing required spaces for any other use except as to churches and auditoriums incidental to public and parochial schools permitted herein

SECTION 12.02 JOINT USE OF FACILITIES. Provision of common parking facilities for several uses in the same vicinity is encouraged. In such cases, the total space requirement is the sum of the maximum individual requirements.

SECTION 12.03 LOCATION OF FACILITIES. Off-street parking facilities shall be located as hereafter specified; when a distance is specified, it shall be the walking distance measured from the nearest point of the parking facility to nearest normal entrance to the building or use that such facility is required to serve.

- (a) For all residential buildings and for all nonresidential buildings and uses in residential Zoning Districts, required parking shall be provided on the lot with the building or use it is required to serve.
- (b) For commercial and all nonresidential buildings and uses in Commercial and Industrial Zoning Districts, required parking shall be provided within three hundred (300) feet.

SECTION 12.04 SIZE OF PARKING SPACE. Each off-street parking space shall have an area of not less than two hundred (200) square feet (exclusive of access drives or aisles) and shall be a minimum of ten (10) feet in width.

SECTION 12.05 REQUIREMENTS FOR PARKING AREAS. Every parcel of land hereafter established as an off-street public or private parking area for more than five (5) vehicles, including a municipal parking lot, commercial parking lot, automotive sales and/or service lot, and accessory parking areas for multiple dwellings, businesses, public assembly, and institutions, shall be developed and maintained in accordance with the following requirements:

- (a) The parking lot and its driveways shall be effectively screened on each side which adjoins or faces premises situated in any R, A-1 or A-2 Zoning District, a greenbelt ten (10) feet in width landscaped with lawn and low shrubbery clumps backed up by a solid planting of evergreen trees at least five (5) feet in height and five (5) feet wide after one (1) growing season or other suitable screening device.
- (b) The parking lot and its driveway shall be:
 - (1) designed to provide adequate drainage;
 - (2) surfaced with concrete or asphalt pavement or other suitable hard surface; and
 - (3) maintained in good condition, free of dust, trash, and debris.
- (c) The parking lot and its driveways shall not be used for repair, dismantling, or servicing of any vehicles.
- (d) The parking lot shall be provided with entrances and exits so located as to minimize traffic congestion.
- (e) Lighting facilities shall be so arranged as to reflect the light away from adjoining properties.
- (f) No part of any public or private parking area regardless of the number of spaces provided shall be closer than ten (10) feet to the street right-of-way.

SECTION 12.06 OFF-STREET LOADING SPACES. For every building or addition to an existing building hereafter erected to be occupied by storage, display of goods, retail store or block of stores, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other similar uses requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same lot with such building or addition (1) an area or

means adequate for maneuvering and ingress and egress for delivery vehicles; and (2) off-street loading spaces in relation to floor areas as follows:

- (a) Up to twenty thousand (20,000) square feet - one (1) space;
- (b) Twenty thousand (20,000) or more but less than fifty thousand (50,000) square feet - two (2) spaces; and
- (c) One (1) additional space for each additional fifty thousand (50,000) square feet or fraction thereof.

Each such loading space shall be at least ten (10) feet in width, thirty-five (35) feet in length and fourteen (14) feet in height. No such space shall be located closer than fifty (50) feet to any lot in any R or A-2 Zoning District.