

**§ 236-43. Off-street parking and loading.**

- A. Number of parking spaces required. The number of off-street parking spaces shall be as follows: [Amended 11-10-2003 by Ord. No. 39-2003]
  - (1) For nonresidential land uses, parking shall be as set forth in Table I below.<sup>iEN</sup>
  - (2) For residential land uses, parking shall be as set forth in Table I below, unless the residential land use is part of a residential development falling under the jurisdiction of the residential site improvement standards, whereby the number of off-street parking spaces shall be in accordance with said standards.
- B. Size.
  - (1) Each off-street parking space shall measure nine feet in width and 18 feet in length.
  - (2) Parking spaces for the physically handicapped shall measure 12 feet in width.
- C. Access and aisles.
  - (1) There shall be adequate provision for ingress and egress to all parking spaces.
  - (2) Access drives or driveways shall be not less than 10 feet for ingress or egress and 20 feet wide for both ingress and egress. No driveway shall be closer than 25 feet to any street intersection as measured from the intersection of the curblines.
  - (3) Access to parking areas shall be designed so as not to obstruct free flow of traffic. There shall be adequate provision for ingress and egress from all parking spaces to endure ease of mobility, ample clearance and safety of vehicles and pedestrians.

<b>Parking Angle (degrees)</b>	<b>Aisle Width (feet)</b>
30	12
45	13
60	18
90	24

- (4) Where sidewalks occur in parking areas, parked vehicles shall not overhang the sidewalk unless an additional one foot is provided in order to accommodate such overhang.
- D. Location. All permitted and required accessory off-street parking and loading spaces shall be located on the same lot as the use to which such spaces are accessory.
- E. Screening and landscaping. Off-street parking and loading areas for four or more vehicles shall be effectively screened by a fence or hedge on the side or sides adjoining or abutting a residential zone. Parking areas shall be suitably landscaped to minimize noise, glare and other nuisance characteristics, as well as to improve the environment of the site and surrounding area. Large parking lots shall be broken down into sections as appropriate for the type and size of the development. Sections shall be separated by landscaped dividing strips, berms and similar elements.

- F. Minimum distances and setbacks. [Amended 6-13-1995 by Ord. No. 17-1995]
- (1) No part of any off-street parking or loading facility in any nonresidential zoning district, except the C-1 and URD Districts, shall be located within 10 feet of a front or rear lot line nor five feet from a side lot line or structure.
  - (2) No part of any off-street parking or loading facility in a residential zoning district shall be within the front yard space, except that nothing shall prohibit the utilization of the space in front of a garage as an off-street parking space.
  - (3) In residential zoning districts, parking areas in any side yard shall require a minimum of 10 feet of clear width from the side property line to any structure or other inhibiting site feature.
  - (4) In residential zoning districts, access drives to a rear yard parking area shall require a minimum of eight feet of clear width from the side property line to any structure or other inhibiting site feature.
- G. Surfacing. All off-street parking areas, loading areas and driveways shall be surfaced with a bituminous or portland cement pavement or similar durable and dust-free surface. Gravel may only be used where the grade does not exceed four percent and where use of an impervious material would exceed the lot coverage requirement. All areas of four or more spaces shall be marked so as to provide for the orderly and safe loading, parking and storage of vehicles. [Amended 5-8-2001 by Ord. No. 8-2001]
- H. Lighting. All lighting used to illuminate any off-street parking or loading area shall be so arranged as to reflect the light away from adjoining residential premises. Illumination levels shall be in accordance with the Illuminating Engineering Society of North America (IES) Lighting Handbook.
- I. Drainage. Any off-street parking and loading area shall be graded and drained so as to dispose of all surface water without detriment to surrounding uses.
- J. Parking for churches, synagogues and other houses of worship. The number of required off-street parking spaces may be eliminated or reduced if there exists within 500 feet of the church, synagogue or other house of worship public or private parking lots containing a sufficient number of off-street parking spaces to satisfy the requirements of Table I.<sup>ii</sup>EN The church, synagogue or other house of worship must provide the difference if the number of parking spaces in the private or public lots is below the number required by Table I. Any spaces provided in public or private lots shall be shown to be available for worshipers on the day or days of greatest use.
- K. Off-street loading.
- (1) Every building erected for commercial or industrial purposes or any other use involved in the receipt or distribution of merchandise, materials or supplies shall provide and permanently maintain off-street loading and unloading space in accordance with requirements of Table II.<sup>iii</sup>EN These requirements do not apply to such activities as personal service establishments, professional offices, business offices and similar uses, provided that these activities and uses can demonstrate to the satisfaction of the Planning Board that they do not normally send or receive any materials or supplies by means of large trucks or by tractor-trailer.
  - (2) Each loading space shall not be less than 15 feet in width or 45 feet in length and shall have a minimum clearance of 14 feet and may occupy all or any part of any required yard, except the front yard. No off-street loading spaces shall be permitted where the truck or trailer shall extend upon the street right-of-way.

- L. Joint facilities for parking or loading. Off-street parking and loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use, and provided that all regulations governing the location of accessory spaces in relation to the use served are adhered to. Further, no accessory space or portion thereof shall serve as required space for more than one use unless otherwise approved by the Planning Board in accordance with the purpose and procedures set forth herein.
- M. Parking areas and garages.
  - (1) Location of exits and entrances. Commercial parking areas or garages for 25 or more motor vehicles shall not have an entrance or exit within 100 feet along the same side of a street on which is located a school, public playground, church, hospital, public library or institution except where such property is in another block or on another street on which the zone lot does not abut. Such access shall not be closer to the intersection of any two streets than 50 feet as measured along the intersection curblines.
  - (2) Overnight parking. No commercial vehicle shall be parked out of doors overnight in any residential zone except as hereinafter set forth.
- N. Not more than one vehicle of not more than three-fourths-ton manufacturer's rated capacity may be garaged on any lot in a residential zone. The parking or storage of any vehicle with a gross weight in excess of four tons shall be prohibited in any residential district. If garage space is not available, the commercial vehicle shall be parked in a driveway or parking area, not closer than 20 feet to the front property line.
- O. No tractor-trailer of more than 18 feet shall be parked between a house and sidewalk, except where the driveway passes in front of the house.

**Table I  
Off-Street Parking and Loading Requirements Nonresidential Land Use**

<b>Use</b>	<b>Required Off-Street Parking Spaces Per Indicated Area</b>
Automobile sales	1 per employee, plus 1 per 10 cars displayed
Assembly operations	1 per 800 square feet of gross floor area
Bars	1 per 2 seats
Bowling alleys	4 per alley
Car washes	10 per washing lane
Churches and synagogues	1 per 3 seats
Fiduciary institutions	1 per 300 square feet of gross floor area
Finishing operations	1 per 800 square feet of gross floor area
Hotels and motels	0.7 per guest room, plus 10 per 1,000 square feet of gross floor nonroom area
Industrial uses	1 per 800 square feet of gross floor area

Libraries	1 per 300 square feet of gross floor area
Manufacturing uses	1 per 800 square feet of gross floor area
Medical centers	1 per 250 square feet of gross floor area
Neighborhood convenience centers	4 per 1,000 square feet of gross leasable area under 400,000 square feet of gross leasable area
Nightclub	1 per 3 seats
Offices:	
Under 49,999 square feet of gross floor area	4.5 per 1,000 square feet of gross floor area
50,000 to 99,999 square feet	4 per 1,000 square feet of gross floor of gross floor area
100,000 and more square feet	3.5 per 1,000 square feet of gross floor of gross floor area
Receiving	1 per 5,000 square feet of gross floor area
Research	1 per 1,000 square feet of gross floor area
Restaurants	1 per 3 seats
Quick-food establishments	1 per 30 square feet of gross floor area
Retail stores	1 per 200 square feet of gross floor area
Schools:	
Elementary	1.5 per classroom, but not fewer than 1 per teacher and staff
Intermediate	2.5 per classroom, but not fewer than 1 per teacher and staff
Secondary	2.5 per classroom, but not fewer than 1 per teacher and staff
Service stations	4 per bay and work area
Shipping	1 per 5,000 square feet of gross floor area

Shopping centers:

Under 400,000 square feet of gross leasable area	4 per 1,000 square feet of gross leasable area
400,000 to 599,999 square feet of gross leasable area	4.5 per 1,000 square feet of gross leasable area
600,000 and more square feet of gross leasable area	5 per 1,000 square feet of gross leasable area
Storage areas	1 per 5,000 square feet of gross leasable area
Theaters	1 per 3 seats
Theaters in shopping centers	1 per 4 seats
Warehouses	1 per 5,000 square feet of gross floor area
Nonresidential Land Use	Required Off-Street Parking Spaces Per Indicated Area
Community buildings, country clubs, social halls, lodges, fraternal organizations and similar uses	1 per 200 square feet of gross floor area
Doctors and dentists	4 per doctor, plus 1 for each employee
Funeral homes and mortuaries	10 per 50 square feet of chapel area
Hospitals, nursing and convalescing homes	1 for each bed, plus 1 for each employee for the shift with the greatest number of employees

**Residential Land Use**  
**[Added 11-10-2003 by Ord. No. 39-2003]**

<b>Housing Unit Type/Size</b>	<b>Required Off-Street Parking per Dwelling Unit</b>
Single or Two-Family Detached	
Up to 3 bedroom	2
4 bedroom	3
5 or more bedroom	4
Townhouse, Multidwelling	
Up to 3 bedroom	2
4 or more bedroom	3

**Table II**  
**Minimum Required Off-Street Loading Berths**

<b>Total Floor Area (square feet)</b>	<b>Number of Berths</b>
From 0 to 25,000	1
From 25,000 to 40,000	2
From 40,000 to 60,000	3
From 60,000 to 100,000	4
For each additional 50,000 or fraction thereof	1 additional

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<sup>i</sup> Editor's Note: Table I follows Subsection O of this section.

<sup>ii</sup> Editor's Note: Table I, Off-Street Parking and Loading Requirements, is located in Subsection O of this section.

<sup>iii</sup> Editor's Note: Table II, Minimum Required Off-Street Loading Berths, is located in Subsection O of this section.