

**55-173. MINIMUM PARKING REQUIREMENTS. [Amended 8-17-98
by Ord. No. 1998-13 § 9 and Ord. No. 1998-14 § 6]**

Minimum parking requirements shall be as follows:

- A Automotive repair garage or body shop: one (1) parking space for each four hundred (400) square feet of gross floor area.
- B. Automotive sales and service: one (1) parking space for each four hundred (400) square feet of gross floor area for customer and employee parking. These areas shall be in addition to areas utilized for display and storage of vehicles. Site plans shall specify which parking spaces are designated for customers, employees, display and storage.
- C. Automotive service station: five (5) parking spaces for each service bay, exclusive of vehicle service area. In no instance shall there be fewer than five (5) off-street parking spaces.

LU-727

Rev. Ord. Supp. 5/02

- D. Banks and savings and loan associations: eight (8) parking spaces for each teller window.
- E. Bar, cocktail lounges and nightclub, including restaurants with bars: one (1) parking space for each fifty (50) square feet of gross floor area. Restaurants with bars (table service): one (1) parking space for each one hundred (100) square feet of gross floor area. **[Amended 2-18-02 by Ord. No. 2002-04]**
- F. Barber and beauty shop: three (3) parking spaces for each chair, if known, but not less than one (1) parking space per two hundred (200) square feet of gross floor area.
- G. Bowling alley: five (5) parking spaces for each alley. Other commercial uses within the same building will be computed separately in accordance with this section.
- H. Business offices: one (1) parking space for each two hundred (200) square feet of gross floor area.
- I. Car washes: five (5) parking spaces for employees plus off-street storage (stacking) space equal to at least five (5) times the number of cars that can be in the wash process at one time. For self-wash or self-service car washes, the requirement for employee parking shall be eliminated.
- J. Church, temple or chapel: one (1) parking space for each four (4) seats in the main congregation seating area. Where no individual seats are provided, twenty (20) inches of bench shall be considered as one (1) seat. Where seats or benches are not provided or are provided only in a portion of the main congregation seating area, one (1) parking space for each fifty (50) square feet of floor area within the main congregation seating area.
- K. Community center, library, museum or art gallery: one (1) parking space for each two hundred (200) square feet of gross floor area.

- L. Community club, private club or lodge: one (1) parking space for each one hundred (100) square feet of gross floor area, plus one and one-half (1 1/2) spaces for each boat slip, where applicable.
- M. Convalescent home, nursing home or rest home: one (1) parking space for each two (2) beds based on its licensed bed capacity.
- N. Dwellings: two (2) off-street parking spaces for each single-family attached, detached or townhouse unit; one and three-fourths (1 3/4) off-street parking spaces for each apartment.
- O. Fast food restaurants: one (1) parking space for each one hundred (100) square feet of gross floor area, or one (1) space for every four (4) seats, whichever results in a greater requirement.
- P. Dental or medical offices: one (1) parking space for each one hundred (100) square feet of gross floor area, except that if located within a building housing three (3) or more separate, unassociated practitioners, the requirement shall be one (1) parking space for each one hundred fifty (150) square feet of gross floor area.
- Q. Reserved. [Repealed 2-18-02 by Ord. No. 2002-04]
- R. Driving range or miniature golf: one (1) parking space for each tee or hole.
- S. Farmers' market or auction market: one (1) parking space for each one thousand (1,000) square feet of land area in the site.
- T. Furniture, appliance stores or similar types of uses requiring large amounts of storage: one (1) parking space for each four hundred (400) square feet up to four thousand (4,000) square feet, plus one (1) parking space for each eight hundred (800) square feet of gross floor area above four thousand (4,000) square feet.

- U. Government office: .to be determined by the Planning Board, except that governmental offices within privately owned buildings shall provide a minimum of one (1) parking space for each one hundred fifty (150) square feet of gross floor area.
- V. Hardware and auto supply stores: one (1) parking space for each four hundred (400) square feet of gross floor area.
- W. Hospital (general, mental and sanitarium): one (1) parking space for each two (2) beds based on its licensed capacity.
- X. Hotel or motel: one (1) parking space for each rental unit. Each commercial use within the building shall be computed separately according to the requirements for such use set forth herein. The Planning Board may allow up to fifty percent (50%) of the required parking for commercial uses in the hotel or motel to be satisfied by guest-room parking.
- Y. Laundromats or similar coin-operated cleaning: one (1) parking space for each two hundred (200) square feet of gross floor area.
- Z. Manufacturing or industrial establishment, research or testing laboratory, bottling plant or similar uses: one (1) parking space for each five hundred (500) square feet of gross floor area.
- AA. Marina, boat yard and boat sales: one and one-half (1 1/2) parking spaces for each boat slip. Where no boat slips exist, one (1) space for each three hundred (300) square feet of gross floor area.
- BB. Mortuary or funeral home: one (1) parking space for every one hundred (100) square feet of gross floor area.
- CC. Nursery school, day camp or similar uses: one (1) parking space for each five hundred (500) square feet of gross floor area.
- DD. Professional office: one (1) parking space for each two hundred (200) square feet of gross floor area.

- EE. Public and private utilities, electrical substation, gas regulator, water works, pumping station and similar facilities: to be determined by the Planning Board based on the specific need of the use.
- FF. Restaurant, cafe and diner: one (1) parking space for each one hundred (100) square feet of gross floor area.
- GG. Recreation facilities: those not specifically mentioned herein shall be determined by the Planning Board.
- HH. Retail stores, except otherwise specified: one (1) parking space for each one hundred fifty (150) square feet of gross floor area.
- II. Art, music, dance, gymnastics and similar studios for the purpose of giving instruction rather than shows or exhibitions: one (1) parking space for each one hundred (100) square feet of gross floor area.
- JJ. Schools:
- (1) Elementary: one (1) parking space for each eight (8) students based on design capacity.
 - (2) Middle or junior high school: one (1) space for each five (5) students based on design capacity.
 - (3) High school: one (1) space for each three (3) students based on design capacity.
 - (4) College or university: one (1) space for each one and one-half (1 1/2) students based on design capacity.
- KK. Shopping centers: five and one-half (5 1/2) spaces for each one thousand (1,000) square feet of gross floor area. If more than five percent (5%) of the enclosed gross floor area of any shopping center is occupied by malls, lobbies, corridors, heating plants or other space not utilized for direct commercial purposes which in the opinion of the Planning Board will not generate a need for parking, the Planning Board shall allow the parking required to be based on the gross leaseable area of the

shopping center at the above rate. The "gross leasable area," for the purposes of this chapter, shall be defined as the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors.

- LL. Theater: one (1) parking space for each thirty-five (35) square feet of gross floor area.
- MM. Veterinary clinics or hospitals or animal care facilities: one (1) parking space for each four hundred (400) square feet of gross floor area.
- NN. Warehouse, wholesale, machinery or large equipment sales: one (1) parking space for each one thousand five hundred (1,500) square feet of gross floor area, plus one (1) parking space for each vehicle used in connection with the business.
- OO. The parking space required for a use not specifically mentioned herein shall be the same as required for a use of similar nature as determined by the Board based upon that use enumerated herein which is most similar to the proposed use. If there is no use enumerated herein having sufficient similarity to the proposed use to enable the Board to establish rational parking requirements, the Board may, in its discretion, direct the applicant to furnish the Board with such data as may be necessary to enable the Board to establish rational parking requirements.
- PP. Miscellaneous criteria for calculating the amount of parking required. In computing the number of the above-required parking spaces, the following rules shall govern:
 - (1) Where fractional spaces result, the required number shall be construed to be the nearest whole number.
 - (2) Nothing in the above requirements shall be construed to prevent the joint use of off-street

parking facilities by two (2) or more uses, provided that the total of such spaces shall not be less than the sum of the requirements for various individual uses computed separately by the above requirements.

- (3) All required parking facilities shall be located on the same lot or parcel as the structure or use they shall serve. In the case of nonresidential uses, parking facilities may be provided on the other lots or parcels, but shall not be greater than three hundred (300) feet from the structure or use they shall serve.
- (4) Where special traffic problems exist, the Planning Board may require a special survey of conditions at the applicant's cost and require entrances and exists in the parking lot to be altered to minimize congestion and hazard.

QQ. Where the required number of off-street parking spaces cannot be provided on-site, the reviewing board may grant a waiver from the parking requirement with consideration given to whether or not acceptable alternate provisions can be made to accommodate the parking needs off-site. **[Added 6-5-00 by Ord. No. 2000-21]**