

Section 33

Parking

- 33.1 **General:** On all premises developed or redeveloped after the adoption of these Regulations, parking facilities shall be provided off the street or highway right-of-way which shall be sufficient to accommodate the motor vehicles of all occupants, employees, customers, deliveries and other persons normally visiting the premises at any one time. Off-street parking and loading spaces required by this Section shall be permanently maintained and available for the duration of the use of the land, buildings and other structures for which such spaces are required. Additional parking or loading spaces shall be provided when required as a result of expansion of any conforming use or change of use provided the standards hereinafter set forth can be met.
(Amended 9/1/2002)
- 33.2 **Definitions:** For the purposes of this Section, a parking space and a loading space are defined as follows:
- 33.2.1 **Aisle:** The driving portion of the parking area. The aisle provides access to each space.
(Amended 10/1/2013)
- 33.2.2 **Angled:** Any parking space that is not parallel to the curb or aisle.
(Amended 10/1/2013)
- 33.2.3 **Bikeway:** Any road, street, path or way which in some manner is specifically design for bicycle travel, regardless of whether such facilities are designed for the exclusive use of bicycles or are to be shared with other transportation modes.
(Amended 6/1/1996 & 10/1/2013))
- 33.2.4 **Parking Area:** The portion of a lot set aside, marked, posted or intended for parking, including total of circulation areas, loading and unloading areas, parking spaces and aisles, landscaped areas, bikeways and walkways.
(Amended 10/1/2013)
- 33.2.5 **Shared Parking:** When parking spaces are shared among different structures or uses, or among mixed uses, and can include properties with different owners.
(Amended 10/1/2013)
- 33.3 **Classification of Uses:** Whenever two or more classifications provided in Section 33.11 shall apply to a use of land, buildings or other structures, the standard requiring the larger number of parking spaces shall apply, assuming the uses will not occur simultaneously or at overlapping times.
- Where separate buildings or other structures, or parts of a building or structure are used simultaneously or at overlapping times for purposes requiring different amounts of parking spaces, the number shall be determined by adding the number of spaces required for the area devoted to each type of use.
(Amended 9/1/1996)
- 33.4 **Parking in Excess of the Maximum:** The Commission may approve parking lots with more spaces than the allowed maximum provided that all of the spaces above the maximum

number are composed of a pervious surface, and where adequate stormwater management is provided.

(Added 10/1/2013)

33.4.1 The Commission may also approve parking lots where additional impervious parking spaces above the allowed maximum space where the use of pervious spaces would not be environmentally sound.

(Added 10/1/2013)

33.5 Off-Site Parking Spaces: Unless otherwise specified elsewhere in these Regulations, all required off-street parking shall be located on the lot for which a use is proposed, except that the Commission may approve an arrangement which allows the dedication of parking on another site to serve a proposed use. All parking on another site must be located on a lot no more than five hundred feet (500') from the building or use being served.

(Amended 10/1/2013)

33.6 Shared Parking: The Commission encourages parking lots for different structures or uses, or for mixed uses, to be shared in any zoning district. At the applicant's request, shared parking may be provided, subject to the following provisions:

(Added 10/1/2013)

33.6.1 A reciprocal written agreement has been executed by all the parties concerned that assures the perpetual joint use of such common parking, a copy of which has been submitted to and is acceptable to the Commission. The Commission may forward such agreements to Counsel for review.

(Added 10/1/2013)

33.6.2 The Commission shall require the applicant to provide a parking study with all information deemed necessary to its decision-making on a shared parking arrangement. This information includes but is not limited to:

(Added 10/1/2013)

- (a) The type and hours of operation and parking demand for each use;
- (b) A site plan for displaying shared use spaces in the lot and walking distance to the uses sharing the lot;
- (c) A description of the character of land use and parking patterns of adjacent land uses; and
- (d) An estimate of anticipated turnover in parking space use over the course of 12 to 24 hours at the site.

33.6.3 Parking spaces to be shared must not be reserved for individuals or groups on a 24-hour basis.

(Added 10/1/2013)

33.6.4 Uses sharing the parking facility do not need to be contained on the same lot, but shall be a maximum of five hundred feet (500') from the closest parking space in the parking lot which is to be used and allow for safe, convenient walking for most parkers, including safe pedestrian crossings, signage and adequate lighting. The applicant may request to be excused from the maximum allowable distance from

the use to the parking may be approved by the Commission with written justification and supporting information provided by the applicant.

(Added 10/1/2013)

33.6.5 If the Conditions for shared parking become null and void and the shared parking arrangement is discontinued, this will constitute a violation of Zoning Regulations for any use approved expressly with shared parking. The applicant must then provide written notification of the change to the Zoning Enforcement Officer and within sixty (60) days of that notice, provide a remedy satisfactory to the Commission to provide adequate parking.

(Added 10/1/2013)

33.7 Reduction in Parking Space Requirements for Shared Parking: Where shared parking is provided among a mix of land uses, the Commission may allow the following, at the applicant's request:

(Added 10/1/2013)

33.7.1 Up to 30% of the parking space required for the predominant use on a site may be shared with other uses operating during the same time of day and days of the week. The predominant use is considered to be that which requires the most parking of those sharing the parking facilities.

33.7.2 Up to 75% of the parking spaces required for uses such as theaters, public auditoriums, bowling alleys, nightclubs, movie theaters and similar predominantly evening uses may be shared with uses such as banks, offices, and similar predominantly daytime uses.

33.7.3 Up to 75% of the parking spaces required for uses such as churches and other uses exclusively in operation during the weekend may be shared with uses such as medical offices, banks and other similar uses predominantly in operation on weekdays.

33.8 Excusals: Except for buildings or parts of buildings used for residential use, all or part of the off-street parking requirements may be excused by the Commission where the proposed site planning, design and construction includes the following:

(Added 10/1/2013)

33.8.1 Sufficient publicly owned parking spaces within five hundred feet (500') of the proposed development site.

33.8.2 Access to a regularly scheduled transit stop within five hundred feet (500') of the proposed development, with service available during commuting hours.

33.8.3 Direct access from a bikeway to the proposed development.

33.9 Parking Reduction Requests: In the case that an applicant believes that the required parking amounts are in excess of what is needed for the proposed use, the applicant may submit a request with justification to the Commission for a reduction in parking space requirements. The Commission will consider and act on this request concurrent with and as part of the application process.

(Added 10/1/2013)

33.10 Design and Construction Standards: All off-street parking and loading spaces shall be designed and constructed in accordance with the following standards:

33.10.1 Minimum Design Requirements: At a minimum all parking lots shall:

(Added 10/1/2013)

- (a) Have a minimum stall size of 9' x 18'.
- (b) Have rectangular parking stalls.
- (c) Have aisle widths and parking angles in a minimum as follows:

<u>Parking Angle</u>	<u>Minimum Aisle Width</u>	<u>Direction of Flow</u>
45°	12'3"	One way
50°	12'9"	One way
55°	13'3"	One way
60°	14'3"	One way
65°	15'2"	One way
70°	16'	One way
75°	24'	Two way
90°	24'	Two way

- (d) Have no greater than 5% slope
- (e) Have a number and location of access drives compatible with traffic circulation patterns both within the site and on the abutting street system
- (f) Provide sufficient stacking area (area where car may need to wait in line to exit onto the street or to enter to circulate in the parking lot) for two (2) vehicles at the inbound access drives to the site
- (g) No parking space shall be designed to allow a vehicle to protrude or overhang a sidewalk or any landscaped area
- (h) Minimize potential conflict points between pedestrians, bicycles and motor vehicles.
- (i) Required off-street parking facilities shall be maintained as long as the use or structure exists for which the facilities are designed to serve

33.10.2 All parking areas shall be designed in such a manner that any vehicle entering or leaving the parking area from or to a public or private way shall be traveling in a forward motion.

- 33.10.3 All access driveways for parking areas and/or loading areas shall be located in such a way that any vehicle entering or leaving such areas shall be clearly visible for a reasonable distance to any pedestrian or motorists approaching such driveway from a public or private street.
- 33.10.4 All entrances and exits to all parking areas shall be clearly marked.
- 33.10.5 Access driveways for one-way traffic shall have a minimum width of fourteen feet (14') where one-way traffic is anticipated and a minimum width of twenty-four feet (24') where two-way traffic is anticipated. Driveways in the Village Zone and commercial and industrial districts shall not be more than thirty feet (30') wide at the right-of-way line and fifty feet (50') at the curb line.
(Amended 6/1/1997)
- 33.10.6 All parking and loading spaces shall be located so that any vehicles entering or leaving the spaces do not block any entrance driveway.
- 33.10.7 All exits and entrances shall be so located as to provide the least amount of interference with the movement of pedestrian and vehicular traffic.
- 33.10.8 All off-street parking shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from storm flow onto any public street.
(Added 10/1/2013)
- 33.10.9 All parking spaces, except those provided in connection with residential dwellings, shall be setback from the street no less than ten feet (10').
(Added 10/1/2013)
- 33.10.10 Pedestrian Safety: Off-street parking spaces shall be suitably separated from the building in such a way as to assure safe movement of pedestrian traffic to all major entrances of the building served by any of the following means: a six (6') wide concrete walk with an eight inch (8") high concrete safety curb; six inch (6") high pre-cast concrete curbs in such a manner as to provide a four foot (4') side vehicle-free passageway; any combination of landscaping and walkway which establishes a four foot (4') wide vehicle-free passageway; or by any other manner as may be approved by the Commission.
- 33.10.11 Fire Lanes: No parking shall be permitted in those areas designated as fire lanes on any site plans approved under these Regulations or established by the Town's Fire Marshal.
- 33.10.12 Reserve Parking: In non-residential districts where the gross floor area on a site exceeds ten thousand square feet (10,000 sq. ft.) and for houses of worship located in Residential Zones or the Village Zone, the Commission may approve the substitution of a reserve parking area in lieu of up to twenty percent (20%) of the required number of marked spaces.

- (a) The reserve area must be suitable for parking development and shall be designated as an integral part of the overall parking layout and designated as “reserve spaces” on the site plan. The reserve parking area shall be reasonably flat and well-drained and suitable for overflow parking.
(Amended 9/1/1996 & 6/1/1997)
- (b) The reserve area shall be suitably grassed, landscaped and maintained, shall be kept free of obstructions, shall be accessible from the marked parking area and have reasonable direct access to building entrances and shall be available for overflow parking during peak traffic periods.
- (1) If the ZEO finds that the number of marked parking spaces is inadequate for actual use, the ZEO shall report such finding to the Commission.
- (2) The Commission may, at its discretion, notify the owner of the property that the reserve area must be properly maintained, or may require full development of the reserve parking area within six (6) months of notification.
- (3) Failure of the owner to comply with this requirement may be grounds for revocation of the Certification of Zoning Compliance and render the property in violation of Zoning Regulations.
- (c) The approval of such a reserve parking area shall be applicable only to the particular use or occupancy of the land, buildings or other structures specified in the application, and such approval shall become null and void in the event that such use or occupancy is changed to another use or occupancy.

33.10.13 Lighting: All commercial, industrial and multi-family residential parking lots, including reserve parking areas as approved under 33.10.12 above, shall be illuminated to an average level of one-half (½) foot candle per square foot.

- (a) Lighting standards in parking lots shall not exceed fifteen feet (15') in height, except that in parking lots containing more than two hundred spaces, light poles are permitted to a height of thirty feet (30'), provided that the level of light shall not be less than one-half (½) foot candle per square foot.
- (b) Luminaries shall have shielded light sources to prevent glare.
- (c) Pedestrian ways shall be illuminated by light bollards or other low level lighting standards with shielded light sources.
- (d) Required lighting shall be arranged and installed to minimize glare on adjacent property and on adjacent streets.

- (e) Lighting in reserve areas may be of a temporary or permanent design. No blinking, rotating or flashing lighting shall be used unless as part of an approved emergency alarm system.
- (f) The design of all light standards shall be compatible with the character of the neighborhood.

(Amended 6/1/1997)

33.10.14 Landscaping: All parking areas shall be designed to provide safe vehicular and pedestrian movement and shall be laid out with landscaped parking islands and other landscaped areas so as to avoid large, unbroken expanses of paving. All parking areas shall be landscaped in accordance with the following requirements:

- (a) Any parking area which contains at least ten (10) but not more than forty-five (45) parking spaces shall provide a landscaped buffer strip, not less than ten feet (10') in width and provided with a six inch (6") bituminous concrete or granite curb, separating such parking areas from every front property line. Except as otherwise required, such buffer strip shall provide partial visual screening. All freestanding signs shall be located within a portion or an extension of this buffer strip. In addition, a landscaped strip not less than five feet (5') wide and provided with a six inch (6") bituminous, concrete or granite curb shall be located along each side or rear lot line. This landscaped strip shall provide partial visual screening from the adjacent properties.
- (b) Every parking lot which contains more than forty-five (45) parking spaces shall include landscaped areas amounting to at least ten percent (10%) of the total lot area, exclusive of building coverage. Such landscaped areas shall include landscaped buffer strips along the front, side and rear lot lines. Additional landscaped areas shall be provided in the form of parking islands.

All parking islands and buffer strips shall include a variety of landscaping materials including evergreens and deciduous species. Plantings shall be chosen for their diversity, ease of maintenance, durability and overall aesthetic effect and shall not interfere with the visibility in the parking area.

33.11 Parking Space Standards:

	<u>Use Category</u>	<u>Minimum Number of Spaces Required</u>	<u>Maximum Number of Spaces Allowed</u>
33.11.1	One- and two-family dwelling units (including those located within a Planned Residential Development) and accessory apartment	2 spaces per dwelling unit	No maximum
33.11.2	Dwellings with three or more dwelling units	1½ space for each efficiency and 1 bedroom unit, and 2 spaces for each unit with 2 bedrooms or more, located on the same lot as the dwelling units; plus 1 additional space for every 3 units or part thereof for visitors or guests.	2 spaces for each efficiency and 1 bedroom unit and 3 for each unit with 2 bedrooms or more, located on the same lot as the dwelling units; plus 1 additional space for every 3 units or part thereof for visitors or guests.
33.11.3	Home occupations: Those spaces required for the dwelling plus:		
33.11.4	(a) Office of a doctor, dentist, etc.	3 spaces	4 spaces
33.11.5	(b) Office of non-medical professional	2 spaces	4 spaces
33.11.6	(c) Home occupation involving direct sales and/or services	2 spaces	6 spaces
33.11.7	(d) Home occupation without direct sales and/or services	1 space per employee. If no employees, no additional spaces required	2 spaces
33.11.8	Elderly housing	1 space per bedroom	1½ spaces per bedroom

33.11.9	Hospitals, clinics, extended care facilities, long-term care facilities, nursing/rest homes, sanatoriums and intermediate care facilities, homes for the aged, congregate housing, assisted living facilities, and boarding homes for sheltered care.	2 spaces per 1,000 sq. ft. gross floor area	3 spaces per 1,000 sq. ft. gross floor area
33.11.10	Day Care Facilities	1 space per 8 clients	1 space per 4 clients
33.11.11	Bed & Breakfasts and Motels	1 space for each sleeping room plus 1 space for every 10 sleeping rooms, plus spaces required for any other related use located on the same lot	1 space for each sleeping room plus 1 space for every 5 sleeping rooms, plus spaces for any other related use located on the same lot
33.11.12	Offices:		
	(a) Business or professional offices, except medical offices and governmental office space	2 spaces per 1,000 sq. ft. gross floor area	5 spaces per 1,000 sq. ft. gross floor area
	(b) Medical and dental offices	2 spaces per 1,000 sq. ft. gross floor area	9 spaces per 1,000 sq. ft. gross floor area
33.11.13	Financial Institutions	2 spaces per 1,000 sq. ft. gross floor area	3 spaces per 1,000 sq. ft. gross floor area
33.11.14	Retail stores, personal service shops	1 space per 1,000 sq. ft. gross floor area	4 spaces per 1,000 sq. ft. gross floor area
33.11.15	Shopping center or neighborhood shopping center	1 space per 250 sq. ft. gross floor area excluding storage areas	1 space per 250 sq. ft. gross floor area <i>including</i> storage areas
33.11.16	Tattoo parlors and/or body piercing salons	1 space per 1,000 sq. ft. gross floor area	3 spaces per 1,000 sq. ft. gross floor area
33.11.17	Adult entertainment businesses	6 spaces per 1,000 sq. ft. gross floor area	11 spaces per 1,000 sq. ft. gross floor area

33.11.18	Food service establishments where customers are served primarily at counter space	1 space for every 3 permanent seats and 1 space for every 9 sq. ft. of queuing area	1½ spaces for every 3 permanent seats and 1 space for every 9 sq. ft. of queuing area
33.11.19	Restaurants and other food service establishments where customers are served only when seated at tables or counters	6 spaces per 1,000 sq. ft. of gross floor area	11 spaces per 1,000 sq. ft. of gross floor area
33.11.20	Indoor theaters and assembly halls	1 space for every 4 seats of permanent seating provided	1 space for every 3 seats of permanent seating provided
33.11.21	Limited outdoor recreation facilities	1 space for every 2½ participants who could be using the facility at the same time, plus 1 space for every 3 seats provided for spectators, plus additional parking for any related use located on the same lot	1 space for every 2 participants who could be using the facility at the same time, plus 1 space for every 3 seats provided for spectators, plus additional parking for any related use located on the same lot
33.11.22	Nature preserves and wildlife sanctuaries	2 spaces	No maximum
33.11.23	Bowling Alleys	3 spaces for each alley or lane	5 spaces for each alley or lane
33.11.24	Billiard or pool halls	2 spaces per 1,000 sq. ft. gross floor area	4 spaces per 1,000 sq. ft. gross floor area
33.11.25	Indoor recreation facilities	1 space per 1,000 sq. ft. gross floor area	4 spaces per 1,000 sq. ft. gross floor area

33.11.26	Outdoor recreation facilities	1 space for every 2½ participants who could be using the facility at the same time, plus 1 space for every 3 seats provided for spectators, plus additional parking for any related use located on the same lot	1 space for every 2 participants who could be using the facility at the same time, plus 1 space for every 3 seats provided for spectators, plus additional parking for any related use located on the same lot
33.11.27	Riding academies and boarding stables	1 space for every 3 stalls	No maximum
33.11.28	Commercial kennels	1 space for every 20 kennels	1 space for every 10 kennels
33.11.29	Veterinary hospitals	2 spaces per 1,000 sq. ft. gross floor area	9 spaces per 1,000 sq. ft. gross floor area
33.11.30	(a) Fruit, vegetable or farm stands and commercial green houses	2 spaces	No maximum
33.11.31	(b) Nurseries and Farms	No minimum required	No maximum
33.11.32	Farmer's market	2 spaces per vendor	No maximum
33.11.33	Farm Tourism		
	(a) Indoor uses and events	The number of spaces shall be determined by the parking standards for the uses listed in Section 33.3	
	(b) Outdoor fairs and markets	2 spaces per vendor or ride	No maximum
	(c) Outdoor weddings and reception events	1 space for every 3 chairs at the service or meal, whichever is greater, plus 1 space for every 3 personnel required to serve the event	No maximum

	(d) Outdoor concert events	1 space for every 4 chairs plus 1 space for every 36 sq. ft. of unenclosed area being used for audience seating	No maximum
	(e) Outdoor attraction events, other than fairs, markets, weddings, receptions or concerts	1 space for every 36 sq. ft. of ground area in which the public will be allowed access, including ticket sale queuing areas and excluding parking area(s)	No maximum
	(f) Other	The Commission shall utilize the standards above and other similar uses in this Section to determine the appropriate number of spaces for any use which does not fit into a classification above.	
33.11.34	Philanthropic, educational or religious uses:		
	(a) House of worship	1 space for every 5 seats provided or 1 space for every 9 sq. ft. if no seating is provided	1 space for every 3 seats provided or 1 space for every 9 sq. ft. if no seating is provided
	(b) Library	1 space per 1,000 sq. ft. gross floor area	2 spaces per 1,000 sq. ft. gross floor area
	(c) Nursery schools	1 space per 8 clients	1 space per 4 clients
	(d) Elementary and junior high schools	1 space per 1,000 sq. ft. gross floor area	No maximum
	(e) High school	1 space per 1,000 sq. ft. gross floor area	No maximum
	(f) College and vocational (public and private) institutions	1 space per 1,000 sq. ft. gross floor area	No maximum

33.11.35	Police Department	2 spaces per 1,000 sq. ft. gross floor area plus 1 space per squad car, plus 5 spaces for visitors	5 spaces per 1,000 sq. ft. gross floor area, plus 1 space per squad car, plus 5 spaces for visitors
33.11.36	Fire Department	2 spaces per 1,000 sq. ft. gross floor area, plus 1 space per department vehicle, plus 5 spaces for visitors	5 spaces per 1,000 sq. ft. gross floor area, plus 1 space per department vehicle, plus 5 spaces for visitors
33.11.37	Municipal meeting rooms	6 spaces per 1,000 sq. ft. gross floor area	11 spaces per 1,000 sq. ft. gross floor area
33.11.38	Post office	1 space per 1,000 sq. ft. gross floor area	4 spaces per 1,000 sq. ft. gross floor area
33.11.39	Public utility substations and public utility water supply reservoirs, wells, water towers and water treatment facilities	2 spaces	No maximum
33.11.40	Communication towers	2 spaces	No maximum
33.11.41	Manufacturing, processing or assembling of goods	1 space per 1,000 sq. ft. gross floor area	2 spaces per 1,000 sq. ft. gross floor area
33.11.42	Warehouses (excluding self-storage or outside storage facilities), wholesale business, contractor's businesses	1 space per 1,000 sq. ft. gross floor area	2 spaces per 1,000 sq. ft. gross floor area
33.11.43	Storage facilities other than warehouses		
	(a) Self-storage	1 space for every 20 storage units	1 space for every 10 storage units
	(b) Outside storage	1 space for every 20 delineated storage areas	1 space for every 10 delineated storage areas

33.11.44	Marinas	1 space per boat, berth, slip or mooring	2 spaces per boat, berth, slip or mooring
		No parking space may be used for the sale, service, storage or repair of any kind during the months of May through October	
33.11.45	Funeral homes	5 spaces per 1,000 sq. ft. gross floor area	10 spaces per 1,000 sq. ft. gross floor area
33.11.46	Self-service cleaning establishments (Laundromats)	1 space per 1,000 sq. ft. gross floor area	3 spaces per 1,000 sq. ft. gross floor area
33.11.47	Printing establishments	2 spaces per 1,000 sq. ft. gross floor area	5 spaces per 1,000 sq. ft. gross floor area
33.11.48	Motor vehicle service facilities:		
	(a) Gasoline filling stations with no repair facilities	5 spaces, excluding spaces at the pumps	8 spaces, excluding spaces at the pumps
	(b) Quick (while-you-wait) repair facilities	2 spaces per service bay, excluding the bay itself	3 spaces per service bay, excluding the bay itself
	(c) Motor vehicle repair garages	2 spaces per 1,000 sq. ft. gross floor area	4 spaces per 1,000 sq. ft. gross floor area
	(d) Establishments for the sale of new or used vehicles	1 space per 1,000 sq. ft. gross floor area	3 spaces per 1,000 sq. ft. gross floor area
	(e) Establishments for motor vehicle washing	5 spaces	8 spaces
33.11.49	Other uses	The number of spaces for uses not specifically enumerated in this Section shall be provided as determined by the Commission in order to maintain the purpose and intent of this section.	