

Section 29

Off-Street Parking and Loading

29.1 **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)

29.2 **Definitions:** For the purposes of this Section, a parking space and a loading space are defined as follows:

29.2.1 **Parking Space:** A space of such shape as to contain a rectangle nine feet by seventeen feet (9' x 17') and having vertical clearance, access and slope as to accommodate an automobile having an overall length of seventeen feet (17').

(Amended 6/1/1998 & 9/1/2002)

29.2.2 **Loading Space:** A space of such shape as to contain a rectangle twelve feet by fifty feet (12' x 50') and having a vertical clearance of fifteen feet (15') and such access and slope as to accommodate a truck having an overall length of fifty feet (50').

(Amended 6/1/1996)

29.3 **Parking Space Standards:** The following off-street parking requirements are minimums and the Commission may require additional parking spaces where the nature of the development, its location and any unique features of the development or surrounding area require such additional parking spaces. In determining the appropriate use category or categories to be applied, the decision of the Commission shall be final. In buildings or lots containing mixed uses, the Commission shall apply the appropriate standard to each use, and shall aggregate the total parking spaces required except as provided in 29.4. Whenever the term "floor area" is used, it shall refer to gross floor area, unless otherwise stated. Where fractional spaces result from calculation of parking space requirements, the parking shall be the next highest whole number. The Commission shall be guided by the State Building Code and any occupancy allowances designated by the State or Local Fire Marshal.

(Amended 10/1/2001)

The parking required herein is in addition to spaces which are required for the storage of trucks or other vehicles used in connection with a business, commercial or industrial use:

29.3.1 **For one- and two-family dwelling units:** Two (2) spaces for each family unit located on the same lot with the dwelling; driveways may be included as required space for single-family dwellings.

29.3.2 **Dwellings with three or more dwelling units:** One and one-half (1½) spaces for each efficiency and one (1) bedroom unit, and two (2) spaces for each unit with

two (2) bedrooms or more, located on the same lot as the dwelling units; plus one (1) additional space for every three (3) units or part thereof for visitors or guests.

29.3.3 Home Occupation: Those spaces required for the dwelling plus:

- (a) Office of doctor, dentist, etc.: Three (3) spaces per office, located on the same lot as the dwelling.
- (b) Office of non-medical professional with clients visiting: Two (2) spaces.
- (c) Home occupation involving direct sales and/or service: Two (2) spaces.
- (d) Home occupation without direct sales and/or service: One (1) space per employee. If no employees, no additional space required.

(Amended 1/1/1997)

29.3.4 Buildings occupied by a governmental unit: As specified under the type of use, plus ten percent (10%), except as noted in (a) and (b) below, to be located on a lot not more than five hundred feet (500') in a direct line from the building; if the building is located in a Residential District, such parking space shall be located on the same lot with the building.

- (a) Library: Eight (8) spaces, plus one (1) parking space for every six hundred square feet (600 sq. ft.) of floor area.
- (b) Police Department: One (1) parking space for each employee during the largest daily shift, plus one (1) space for each squad car, plus storage for ten (10) vehicles (such storage space may be a minimum of eight feet by fifteen feet (8' x 15') per space with no aisles), plus five (5) spaces for visitors.

(Amended 9/1/1996)

29.3.5 Theaters, grandstands, stadiums, auditoriums or meeting rooms and similar places of public assembly: The greater of one (1) space for every four (4) seats of permanent seating provided, or one (1) space for every four (4) legal occupants.

29.3.6 House of Worship: One (1) parking space for each three (3) persons of legal occupancy, plus parking as required for related use as herein specified. When located in a Residential District, such parking space shall be located on the same lot with the building.

(Amended 9/1/2002)

29.3.7 Hospitals, clinics, extended care facilities, long-term care facilities, nursing/rest homes, sanatoriums, and intermediate care facilities, homes for aged, congregate housing, assisted living facilities, and boarding homes for sheltered care: One (1) space for each three (3) patient beds plus one (1) space for each two (2) employees on the single largest shift.

(Amended 10/1/2004)

- 29.3.8 Elderly Housing: One (1) parking space for each efficiency or one bedroom dwelling unit, and one and one-half (1½) spaces for each two bedroom or larger dwelling unit.
(Amended 10/1/2004)
- 29.3.9 Offices:
- (a) Business or Professional Offices, except medical offices, and governmental office space: One (1) space for every two hundred square feet (200 sq. ft.) of floor area.
 - (b) Medical and Dental Offices: One (1) space for every one hundred fifty square feet (150 sq. ft.) of floor area.
- 29.3.10 Retail stores, personal service shops, repair shops (non-automotive) and similar commercial uses: One (1) space for each two hundred square feet (200 sq. ft.) of floor area. In the Village Zone and non-residential districts, parking may be located on a lot not more than five hundred feet (500') in a direct line from the building. In addition, where any drive-up window or facilities are provided to serve any of the above uses, provision shall be made to park at least ten (10) waiting motor vehicles between the street line and the drive-in window or facility being approached.
- 29.3.11 Motor Vehicle Service Facilities: All spaces to be located on the same lot as the building.
- (a) Gasoline filling stations with no repair facilities: Five (5) parking spaces, excluding spaces at pumps.
 - (b) Quick (while-you-wait) repair facilities: Two (2) parking spaces for each service bays, excluding the bay itself.
 - (c) Motor vehicle repair garages: Three (3) parking spaces for each service bay, of which one (1) can be a storage space (min. eight feet by fifteen feet (8'x15'), no aisles), excluding the bay itself.
(Amended 9/1/2002)
 - (d) Establishments for motor vehicle washing: Five (5) spaces.
- 29.3.12 Funeral Homes: The greater of one (1) space for every fifty square feet (50 sq. ft.) of public assembly area or one (1) space for every three (3) legal occupants.
- 29.3.13 Bed & Breakfasts, Hotels and Motels: One (1) space for each sleeping room plus one (1) space for every two (2) employees on the single largest shift; plus spaces required for any other related use located on the same lot with the building.
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- 29.3.14 Restaurants, Taverns, Bars, Night Clubs and Dance Halls: One (1) space for every three (3) persons who may legally occupy the facility, or one (1) space for each fifty square feet (50 sq. ft.) of public floor area, whichever is greater. If restaurant has a take-out counter that is secondary to its business, there shall be an additional three (3) spaces.
(Amended 10/1/2001)
- 29.3.15 Fast Food Restaurants or other Food Service Establishments where customers are served primarily by counter space: One (1) space for every three (3) permanent seats and one (1) space for each nine square feet (9 sq. ft.) of public floor area not devoted to permanent seating facilities, excluding rest room areas.
(Amended 10/1/2001)
- 29.3.16 Warehouses (excluding self-storage or outside storage facilities), Wholesale Businesses, Contractor's Businesses, Research & Development Facilities, Office Buildings and establishments for the manufacturing, processing or assembling of goods: One (1) space for each one and one-half (1½) employees during the largest daily work shift period and located on a lot not more than five hundred feet (500') in a direct line from the building.
(Amended 10/1/2001)
- 29.3.17 Indoor Recreation Facilities: In addition to the parking spaces specified below, one (1) additional space for each one hundred square feet (100 sq. ft.) of the area used for restaurant, cocktail lounge or similar use.
- (a) Bowling Alleys: Four (4) spaces for each alley or lane.
- (b) Other: One (1) parking space for every four (4) legal occupants.
(Amended 10/1/2001)
- 29.3.18 Private clubs, country clubs, yacht clubs, outdoor recreation facilities: One (1) parking space for every two and one-half (2½) users who could be using the facility at the same time, plus one (1) parking space for every three (3) seats provided for spectators, plus additional parking for any related use, such as a restaurant.
- 29.3.19 Marinas: One (1) parking space per boat, berth, slip or mooring and one (1) parking space per employee on largest shift; for boats docked on the premises which carry passengers for hire, one (1) space for each three persons the boat is licensed to carry. No parking space may be used for the sale, service, storage or repair of any kind during the months of May through October.
(Amended 9/1/2002)
- 29.3.20 Rooms to Let in Dwelling: One (1) parking space per bed. This is in addition to any spaces required for dwelling.
- 29.3.21 Financial Institutions: One (1) parking space for each one hundred seventy-five square feet (175 sq. ft.) of gross floor area. In non-residential districts, parking may be located on a lot not more than five hundred feet (500') in a direct line from the building. In addition, where any drive-in window or facilities are provided to serve any of the above uses, provision shall be made to park at least ten (10)
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waiting motor vehicles between the street line and the drive-in window or facility being approached.

(Amended 9/1/2002)

29.3.22 Storage Facilities other than warehouses:

- (a) Self-storage: One (1) parking space for each one and one-half (1½) employees during the largest shift, plus one (1) parking space for each twenty (20) storage units.
- (b) Outside Storage: One (1) parking space for each one and one-half (1½) employees during the largest shift, plus one (1) parking space for each ten (10) intended users.

29.3.23 Educational Institutions:

- (a) Day Care and Nursery Schools: One (1) parking space for each staff member on the largest shift plus one (1) space for every three (3) children of licensed capacity.
- (b) Elementary and Junior High Schools: The greater of one (1) parking space per staff member or one (1) parking space for every four (4) legal occupants in area(s) of general assembly.
- (c) High School: The greater of one (1) parking space per staff member and one (1) space for every five (5) students or one (1) parking space for every four (4) legal occupants in area(s) of general assembly.
- (d) College and Vocational (public and private) Institutions: The greater of one (1) space per student or one (1) parking space for every four (4) legal occupants in the area(s) of general assembly.

(Amended 10/1/2001)

29.3.24 Farm Tourism: These uses shall be exempt from Sections 29.7.5, 29.7.9 and 29.7.10 below.

(Added 4/1/2010)

- (a) Indoor Uses and Events: The parking standards stated above shall apply.
 - (b) Outdoor Fairs and Market Events: Three (3) spaces for each vendor's booth or ride. One (1) loading space for each vendor's booth to accommodate travel trailers or service trucks that will be on-site overnight.
 - (c) Outdoor Weddings and Reception Events: One (1) space for every three (3) chairs at the service or meal, whichever applies or is greater, plus one (1) space for each three (3) personnel required to serve the event.
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- (d) Outdoor Concert Events: One (1) space for every four (4) chairs plus one (1) space for every thirty-six square feet (36 sq. ft.) of unenclosed area being used for audience seating.
- (e) Outdoor Attraction Events, other than Fairs, Markets, Weddings, Receptions or Concerts: One (1) space for every thirty-six square feet (36 sq. ft.) of ground area in which the public will be allowed access, including ticket sale queuing areas and excluding parking area(s).
(Amended 7/1/2010)
- (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.

29.3.25 Other Uses: The number of parking spaces for uses not specifically enumerated in this Section shall be provided and determined by the Commission in order to maintain the purpose and intent of this Section.

29.4 Classification of Uses: Whenever two or more classifications provided in Section 29.3 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)

29.5 Joint Use of 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. All parking which is not on the lot being served shall be dedicated by easement for that use, such easement to run with the land.

29.6 Off-Street Loading Space: Each hospital, hotel, motel, retail store building, post office, school, undertaker's establishment, residential life care, restaurant, tavern, bar, night club, clubs, recreational facilities, warehouse, wholesale business, trucking terminal, contractor's business, research laboratory and establishment for the manufacturing, processing or assembling of goods, having a gross floor area in excess of forty thousand square feet (40,000 sq. ft.), shall have one (1) off-street loading space for each forty thousand square feet (40,000 sq. ft.) of gross floor area or fraction thereof, excluding basements.

(Amended 9/1/2002)

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

- 29.7.1 Provisions shall be made for vehicular access to the lot and circulation upon the lot in such manner as to safeguard against hazards to traffic and pedestrians in the street and upon the lot, to avoid traffic congestion on any street and to provide safe and convenient circulation in the street and upon the lot.
- 29.7.2 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. 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. All entrances and exits to all parking areas shall be clearly marked. Driveways to parking and loading spaces shall not exceed a grade of ten percent (10%) and shall meet the intercept with the street in such a manner as to conform to the cross section for the street as may be specified in the "Construction and Development Standards for the Town of Clinton".
- (a) 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)
- (b) All parking and loading spaces shall be located so that any vehicles entering or leaving the spaces do not block any entrance driveway.
- (c) All exits and entrances shall be so located as to provide the least amount of interference with the movement of pedestrian and vehicular traffic.
- 29.7.3 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; eight inch (8") 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.
- 29.7.4 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.
- 29.7.5 Improvement; All off-street parking and loading spaces 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. Except for necessary driveway
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entrances, and except for parking spaces provided in connection with a dwelling for one (1) or two (2) families, all off-street parking and loading spaces shall located within ten feet (10') of any street line, not the property line, shall be separated from such street line by a curb, a fence, or wall or an embankment and shall be provided with the curb, fence, wall or embankment in such a manner that the cars will not overhang the street line.

On sites where little traffic is anticipated, the Zoning Commission may approve the use of pervious surface materials for all or part of a parking area when such placement is part of an overall drainage design which minimizes the concentration of storm water runoff.

- 29.7.6 Reserve Parking: In non-residential districts and the Village Zone, 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 Zoning 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. 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)

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. If the Zoning Enforcement Officer finds that the number of marked parking spaces is inadequate for actual use, the ZEO shall report such finding to the Zoning Commission. 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. 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.

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.

- 29.7.7 Location – Loading: No off-street loading space shall be located in the area required for setback from a street line or a Residential District or the Village Zone boundary line. In the Village Zone, Business Districts B-1 and B-2 and in Industrial Park (IP) Districts, no such space shall be located in the area required for setback from a property line.

(Amended 6/1/1997)

29.7.8 Location – Parking: Parking space and driveways in connection therewith may extend into setback areas, as such are designated in Section 25 (Lot Requirements), except as prohibited or limited below:

Zones:	B-1	No extension will be allowed into a street line or Residence District Boundary Line setback area.
	B-2	
	VZ	
	B-2	Extension of up to, but not more than, five feet (5') may be allowed into a Property Line when such Property Line is also not a Residence District Boundary Line.
	VZ	
	B-3	Extension of up to, but not more than, ten feet (10') may be allowed into a Residence District Boundary Line setback area.
	I-1	
	B-4	No extension allowed into a Residence District Boundary Line setback area.
	M	
	I-2	Extension of up to, but not more than, twenty-five feet (25') may be allowed into Street Line and Residence District Boundary Line setback areas.
	IP	No extensions will be allowed into a Street Line or Residence District Boundary Line setback area, and up to, but not more than ten feet (10') may be allowed into a property line setback area.

(Amended 6/1/1997 & 6/15/2001)

29.7.9 Lighting: All commercial, industrial and multi-family residential parking lots, including reserve parking areas as approved under 29.7.6 above, shall be illuminated to an average level of one-half (½) foot candle per square foot, except where the Commission may determine that such parking areas will never be used at night. 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. A Special Exception Permit is required for light poles over fifteen feet (15') if the parking lot is in or abuts a Residential Zone or the Village Zone.

Luminaries shall have shielded light sources to prevent glare. Pedestrian ways shall be illuminated by light bollards or other low level lighting standards with shielded light sources. All loading areas shall be illuminated to the level of parking areas. Required lighting shall be arranged and installed to minimize glare on adjacent property and on adjacent streets. 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. The design of all light standards shall be compatible with the character of the neighborhood and shall be acceptable to the Commission.

(Amended 6/1/1997)

29.7.10 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 fifteen feet (15') in width and provided with a six inch (6") bituminous concrete or granite curb, separating such parking areas from every street lot 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.
- (c) 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 be approved by the Clinton Planning and Zoning Commission.

29.8 Exemption Area: The Clinton Planning and Zoning Commission, after due notice and public hearing as required for adoption or amendment of these Regulations, may delineate areas of the Town which shall be exempt from the off-street parking provisions of this Section. Such delineation may be made only after the Commission determines that the Town of Clinton, or a combination of the Town of Clinton and property owners, will provided sufficient and permanent off- and on-street parking spaces to comply with the standards of this Section.

(Amended 9/1/2002)
