

Article 7. OFF-STREET PARKING REGULATIONS

Section 1. Off-Street Parking Requirements

Except as otherwise provided in this Ordinance, when any building or structure is hereafter erected or structurally altered, or any building or structure hereafter erected is converted for the uses listed in Column 1 of the chart below, accessory off-street parking spaces shall be provided as required in Column 2 or Column 3 or as required in subsequent sections of this article.

| Column 1 | Column 2 | Column 3 |
|--|--|---|
| Use or Use Category | Spaces Required Per Basic Measuring Unit | Additional Requirements |
| One-, two-, or three family dwelling | 1.5 Per dwelling unit. | |
| Church or Temple, auditorium, or place of assembly. | 1 per 5 seats or bench seating spaces | Seats in main auditorium only. |
| College or High School | 1 per 5 seats in main auditorium. | Or 8 per classroom whichever is greater. |
| Elementary, Junior High, or Nursery School. | 1 per 10 seats in main assembly room. | Or 1 per classroom whichever is greater. |
| Country Club or Golf Club | 1 per 5 members. | |
| Public library, museum, art gallery, or community center. | 10 per use | Plus 1 additional space for each 300 sq. ft. of floor area in excess of 1,000 sq. ft. |
| Multiple-Family dwelling, more than 3 dwelling units. | 1.5 per dwelling unit. | Plus 1 per 2 roomers. |
| Private Club, fraternities, sororities and lodges, with sleeping rooms. | 2 per 3 sleeping rooms or suites. | Or 1 per 5 active members, whichever is greater. |
| Private Club, fraternities, sororities and lodges, with no sleeping rooms. | 1 per 10 active members. | |
| Sanitarium, convalescent home, home for the aged, or similar institution. | 1 per 5 patient beds. | |
| Tourist court, motel, motor lodge, or hotel | 1 per sleeping room or suites. | |
| Rooming, boarding, or lodging house. | 1 per 2 sleeping rooms. | |
| Hospital | 1 per 2 patient beds. | |

| Column 1 | Column 2 | Column 3 |
|---|--|--|
| Use or Use Category | Spaces Required Per Basic Measuring Unit | Additional Requirements |
| Office or office building, post office, studio, or clinic. | 1 per 400 sq. ft. of floor area. | 3 spaces min.; 10 spaces min. for clinic. |
| Funeral Home | 1 per 50 sq. ft. of floor area excluding storage and work. | 30 spaces min. area |
| Restaurant or other establishment for consumption of food or beverages on the premises. | 1 per 100 sq. ft. to the floor area. | 3 spaces min. |
| Retail store or personal service establishment or bank | 1 per 200 sq. ft. of floor area. | Retail food stores over 4,000 sq. ft.; 1 per 100 sq. ft. of floor area. |
| Furniture or appliance store, machinery, equipment, automobile, or boat sales and service. | 1 per 300 sq. ft. of floor area. | 2 spaces min. Automobile sales and service 10 min. |
| Auditorium, theater, gymnasium, stadium, arena, or convention hall. | 1 per 5 seats or seating spaces. | |
| Bowling Alley. | 4 per bowling lanes. | |
| Food storage locker. | 1 per 200 sq. ft. of floor area. | |
| Amusement place, Dance hall, skating rink, swimming pool, natatorium, or exhibition hall, without fixed seats. | 1 per 100 sq. ft. of floor area. | Does not apply to accessory use. |
| General service or repair establishment, printing, publishing, plumbing, heating, broadcasting station. | 1 per 3 employees on premises. | Auditorium for broadcasting station requires space as above. |
| Animal Hospital | 1 per 400 sq. ft. of floor area | 4 spaces min. |
| Manufacturing or industrial establishment research or testing laboratory; creamery, bottling plant, wholesale, warehouse, or similar establishment. | 1 per 2 employees on maximum working shift. | Plus space for storage of trucks or other vehicles used in connection with the business or industry. |

These off-street parking requirements shall not apply in C-2 Central Commercial District, except as to one-family, two-family and multi-family dwellings to which they shall apply.

Section 2. Interpretation of the Chart of Section 1

1. The use regulations for each district are not affected by arrangement of uses in the chart.
2. The parking requirements in the chart are in addition to space for storage of trucks or other vehicles used in connection with any uses.

3. The parking requirements in the chart do not limit other parking requirements contained in the district regulations.
4. The parking requirements in the chart do not limit special requirements which may be imposed with conditional uses [Article 9], or special use exceptions [Article 12].
5. Floor area as used in the chart shall be as defined in Article 13.
6. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
7. Except as otherwise provided, the number of employees shall be compiled on the basis of the maximum number of persons employed on the premises at one time on an average day or average night, whichever is greater. Seasonal variations in employment may be recognized in determining an average day.
8. The parking space requirements for a use not specifically listed in the chart shall be the same for a listed use of similar characteristics of parking demand generation.
9. In the case of mixed uses, uses with different parking requirements occupying the same building or premises or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately, except that parking requirements for permitted accessory retail and service uses in a hotel, motel, or motor lodge containing 50 or more dwelling units may be reduced by the following percentages:
 - [a] Retail sales, offices, service establishments. 50%
 - [b] Restaurants and dining rooms 75%
 - [c] Ballrooms, banquet halls, meeting rooms, auditoriums. 80%
10. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need under the requirements of this Article for an increase in parking space of ten percent or more in addition to parking spaces which exist at time of the change or enlargement, such additional spaces shall be provided on the basis of the change or enlargement. No additional spaces shall be required for the first change or enlargement which would result in an increase of spaces of less than ten percent of those required before the change or enlargement, but this exception shall not apply to a series of changes or enlargement which together result in a need for an increase in parking space of ten percent or more.

Section 3. Joint Use and Off-Site Facilities

1. All parking spaces required herein shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained not to exceed 300 feet from an institutional building or other non-residential building served.
2. Up to 50 percent of the parking spaces required for [a] theaters, public auditoriums, bowling alleys, dance halls, and night clubs, and up to 100 percent of the parking spaces required for a church auditorium may be provided and used jointly by [b] banks, offices, retail stores, repair shops, service establishments, and similar uses not normally open used, or operated during the same hours as those uses listed in [a], and up to 100 percent of parking spaces required for schools may be provided and used jointly by a church auditorium; provided, however, that written agreement thereto is properly executed and recorded as specified below.
3. In any case, where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, such parking space shall be established by a recorded covenant or agreement as parking space to be used in conjunction with the

principal use and shall be reserved as such through an encumbrance on the title of the property to be designated as required parking space, such encumbrance to be needed are in existence. A certificate of recording of the covenant or agreement shall be furnished to the Administrator.

Section 4. Design Standards

1. Minimum Area For the purpose of these regulations an off-street parking space is an asphalt or concrete paved area not in a street or alley and having an area of not less than 200 square feet, exclusive of driveways, permanently reserved for the temporary storage of one vehicle and connected with a street or alley by a paved driveway which afford ingress and egress for an automobile without requiring an other automobile to be moved.
2. Drainage and Maintenance Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys and surfaced with erosion-resistant material in accordance with applicable town specifications. Off-street parking areas shall be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment materials or supplies.
3. Separation from Walkways and Streets Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence, or curbing or other approved protection device, or by distance so that vehicles cannot protrude over publicly owned areas.
4. Entrances and Exits Location and design of entrances and exits shall be in accord with the applicable requirements of town traffic regulations and standards. Landscaping, curbing, or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
5. Interior Drives Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.
6. Marking Parking spaces in lots of more than ten spaces shall be marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lot.
7. Lighting Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged and installed to minimize glare on property in a residential district.
8. Screening When off-street parking areas for ten or more automobiles are located closer than 50 feet to a lot in a residential district, or to any lot upon which there is a dwelling as a permitted use under these regulations, and where such parking areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot a continuous, visual screen with a minimum height of six feet. Such screen may consist of a compact evergreen hedge or foliage screening or a louvered wall of fence.