

## SECTION VI

### PARKING REQUIREMENTS

#### 6.1 OFF-STREET PARKING

On and after the effective date of this Ordinance, all new structures and developments as well as additions to or changes in use or intensification of use in existing structures shall be provided with off-street parking spaces in accordance with the following specifications in Section 6.3. The Planning Board may alter the specifications of Section 6.3 when, after testimony of the Applicant, it determines it is in the best interest of the Town and all other parties involved, and subject to any condition(s) the Planning Board may impose as it deems appropriate.

#### 6.2 LOCATION OF PARKING SPACES

Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve; or, when practical differences as determined by the Planning Board prevent their establishment upon the same lot, they shall be established no further than 500 feet from the premises to which they are appurtenant.

#### 6.3 REQUIRED SPACES

Parking spaces shall be provided in accordance with the following criteria:

<u>Type of Use</u>	<u>Minimum Number of Required Spaces</u>
(a) One and two family dwelling	Two for each dwelling unit.
(b) Multi-family dwelling	One and one-half for each dwelling unit.
(c) Bed and Breakfast Home and Bed and Breakfast Inn	Two spaces for the owner plus one space for each Lodging Unit.
(d) Theater, restaurant, auditorium, church or similar place of public assembly.	One for each four seats of total seating capacity. In VR-1, VB-1, and VM-1 one space for each five seats of total seating capacity.
(e) Automotive retail and service establishment and other retail and service establishments utilizing extensive display areas, either indoor or outdoor which are usually extensive in relation to customer traffic.	One per 1,000 sq. ft. of gross floor space. In the case of outdoor display areas, one for each 1,000 sq. ft. of lot area in such use.
(f) Other retail, service, finance, insurance, real estate establishment, antique shop or business/professional offices.	One per each 300 sq. ft. of gross floor space. In VR-1, VB-1, and VM-1, one per each 400 sq. ft. of gross floor space.
(g) Hotel	Two spaces for the owner (if owner occupied) plus one space for each Lodging Unit plus one space for each 200 square feet of public meeting room and restaurant space.
(h) Wholesale establishment, warehouse or	One per each 1,000 sq. ft. of gross floor

storage establishment.

**Type of Use**

(i) Manufacturing or industrial establishment.

(j) Hospital.

(k) Nursing Home.

(i) Business, trade or industrial school or college.

(m) Nursery schools or day care centers.

(n) Other school.

(o) Community facility (town building, recreation, etc.).

(p) Dormitory, fraternity, sorority, YMCA or similar use.

(q) Public Utility.

(r) Transportation terminal.

(s) Mixed use.

(t) Any use permitted by this Ordinance not interpreted to be covered by this schedule.

space.

**Minimum Number of Required Spaces**

One per each 600 sq. ft. of gross floor space OR 0.75 per each employee of the combined employment of the two largest successive shifts, whichever is larger.

Two per bed at design capacity.

One per bed at design capacity.

One for each 200 sq. ft. of gross floor area in classrooms.

One for each five children at maximum capacity with a minimum of two spaces required.

Two per classroom in an elementary and junior high school; four per classroom in a senior high school plus space for auditorium or gymnasium, whichever has the larger capacity.

One per each 400 sq. ft. of gross floor space.

One for each sleeping room.

One for each 400 sq. ft. of gross floor area devoted to office use. One for each 800 sq. ft. of gross floor area per other use.

One for each 600 sq. ft. of gross floor area.

Sum of various uses computed separately.

Closest similar use as shall be determined by the Building Inspector.

**6.4 PARKING SPECIFICATIONS**

**6.4.1 Size:** Each required parking space shall be not less than 10 feet wide and shall have a minimum area of one hundred eighty (180) square feet, exclusive of drives or aisles. In VR-1, VB-1, and VM-1, each required parking space shall not be less than 9 feet wide and shall have a minimum area of one hundred sixty-two (162) square feet, exclusive of drives or aisles.

**6.4.2 Travel Lanes:** Travel lanes shall not be less than: 22 feet wide for 90 degree angle parking; 18 feet wide for 60 degree angle parking; 15 feet wide for 45 degree angle parking; and 12 feet wide for 30 degree angle parking.

**6.4.3 Surface:** All uses that require Site Plan Review shall have all parking areas and access drives and aisles surfaced with bituminous concrete, or concrete in order to prevent erosion and

raising of dust. Paved lots shall be striped to delineate parking spaces. In some circumstances to prevent excessive run-off or because of aesthetics, the Planning Board, as part of Site Review may permit a compacted crushed gravel or stone dust surface.

**6.4.4 Islands:** The use of landscaped islands to control traffic flow shall be encouraged.

**6.4.5 Arrangement:** All parking lots shall have parking spaces so arranged as not to necessitate backing of automobiles into any street.

**6.4.6 Special Exception:** Public parking facilities can be used to supplement or reduce the required minimum parking standards by special exception of the Zoning Board of Adjustment.