

CHAPTER 135

OFF-STREET PARKING AND LOADING REGULATIONS

Section 135-010 Purpose

Off-street motor vehicle parking facilities and off-street loading spaces, together with adequate exits and entrances thereto and interior aisles, shall be provided and permanently maintained for each building hereafter erected, enlarged or altered and for any land or premises hereafter used for any one (1) or more of the purposes set forth in Section 135-030 in accordance with the provisions of this Article. The intended method and manner of providing such off-street parking facilities and off-street loading spaces shall be set forth in the application for a zoning permit. *(Effective: March 7, 1985)*

Section 135-020 Existing Off-Street Parking Facilities and Loading Facilities

Where, as of the effective date of this Article, off-street motor vehicle parking and off-street loading spaces are provided conforming in whole or in part to the provisions of Section 135-030, such off-street parking facilities and off-street loading spaces shall not be altered or reduced in area below the requirements set forth in Section 135-030. In the event, however, that there shall be an enlargement or alteration of any building served by such off-street motor vehicle parking facilities or off-street loading spaces, or a new or changed use of the property, requiring additional off-street parking facilities or off-street loading spaces under the provisions of Section 135-030, such additional off-street parking facilities or off-street loading spaces shall be provided as required under said section.

Section 135-030 Amount of Off-Street Parking Space and Loading Space to be Provided

The off-street motor vehicle parking facilities and off-street loading spaces required under Section 135-010 shall be as follows:

1. Multiple residences shall have at least two (2) parking spaces usable and accessible at all times of the year for each dwelling unit in the building or buildings.
2. Hotels shall have at least one (1) parking space for each guest sleeping room and at least one (1) loading space.
3. Hospitals, sanatoriums or nursing homes shall have at least one (1) parking space for each five (5) beds, at least one (1) parking space for each two (2) employees and associated professional personnel and at least one (1) loading space. *(Effective: April 23, 1991)*
4. Plane and railroad stations shall have at least one (1) parking space for each two (2) employees, at least one (1) parking space for each one hundred (100) square feet of total platform and station area and at least one (1) loading space.

(Effective: April 23, 1991)

5. Restaurants, Class I and III: One (1) space for every three (3) seats plus two (2) for every three (3) employees on the maximum shift. Restaurants, Class II: One (1) space for every two (2) seats plus two (2) spaces for every three (3) employees on the maximum shift. Restaurants providing drive-in service shall also have at least six (6) queuing-up spaces so designed that they shall not interfere or obstruct interior traffic flow. *(Effective: April 23, 1991; Amended Effective: December 20, 1991)*
6. Bowling alleys shall have at least five (5) parking spaces for each bowling lane. *(Effective: January 4, 1999)*
7. Retail business establishments shall have at least one (1) parking space for each 200 square feet of sales area and at least one (1) loading zone. Excluded from the gross total shall be the areas devoted to offices, storage, repair, service areas not open to the public, entrance and exit foyers, employee's lounges and dressing rooms and toilet facilities. *(Effective: April 23, 1987; Amended Effective: June 16, 2001)*
8. Banks and office buildings shall have at least one (1) parking space for each two hundred (200) square feet of total office floor area.
9. Office buildings shall have at least one (1) parking space for each two-hundred (200) square feet of total office area. *(Effective: April 23, 1987)*
10. Industrial, wholesale or manufacturing establishments shall have at least one (1) parking space for each one (1) employee during the daily workshop period, with visitors' parking areas to be determined by the Commission in its review of site plans, and at least one (1) loading zone. *(Effective: November 2, 1989)*
11. Medical offices or clinics, other than those provided for in Subsection F. or H. of these regulations, shall have at least five (5) spaces, screened from abutting residentially zoned parcels for each practitioner. *(Effective: March 7, 1985)*
12. Shared Use: Shared use of the same off-street parking and loading facilities may be permitted by the Commission for uses, which have different, noncompeting times of operation. Such shared use of facilities must be guaranteed to the Commission by means of a Restrictive Covenant to which the Commission is a party, so that such shared use may not be terminated without the consent of the Commission. *(Effective: June 16, 2001)*

**Section 135-040 Amount of Off-Street Parking and Loading Facilities to be
Provided When Not Listed in Section 135-030**

For any use not enumerated in this section, the required off-street motor vehicle parking

facilities and off-street loading spaces shall be as determined in each case by the Zoning Commission, which shall be guided in its determination by the requirements of this section applicable to comparable uses.

Section 135-050 Location of Off-Street Parking Facilities and Off-Street Loading Spaces

The off-street motor vehicle parking facilities and off-street loading spaces required by this Article shall be on the same land as the use or building served thereby, except that the Zoning Board of Appeals may permit two (2) or more properties, each of which abuts one (1) or more of the others, to be served by a common facility situated on one (1) or more of said properties; and the Zoning Board of Appeals may permit parking facilities to be on land within three hundred (300) feet of a building or use, if it determines that it is impractical to provide parking facilities on the same land where the building or use is located.

Section 135-060 Off-Street Parking and Facilities Specifications

All off-street motor vehicle parking facilities and off-street loading spaces shall comply with the following requirements:

1. The area required for the parking of one (1) motor vehicle shall be nine feet (9') wide and twenty feet (20') long where the facility is out-of-doors and ten feet (10') wide and twenty feet (20') long where the facility is provided by garage or other covered space, and such area shall be exclusive of and in addition to the area required for exits, entrances and interior aisles serving the facility, which exits, entrances and interior aisles shall be adequate to permit safe and convenient ingress and egress by both the vehicles and persons using the facility.
2. The required off-street parking facility shall be back of the front setback lines or building lines as now or hereafter established. Where the required parking space is provided by garage or other covered space or by roof parking, the location of such garage, other covered space or roof parking shall be in conformity with the Zoning Regulations relating to the zone and class of building involved.
3. Except for private residences, every parking facility shall be graded, hard-surfaced, drained and permanently marked to delineate both the individual parking spaces and the uses served thereby and shall be maintained by the owner of the premises as directed by the Commission.
4. Where required parking areas abut upon public highways or sidewalks, permanent barriers or bumpers shall be provided.
5. The size of each off-street loading space shall be not less than ten feet (10') in width and twenty-five feet (25') in length, with a height clearance of not less than fourteen feet (14'). The Zoning Enforcement Officer may require the provision of

more off-street loading spaces in addition to those required under Section 135-030, if, in his opinion, such additional off-street loading spaces are necessary to meet adequately the traffic needs of the location where they are to be provided.

6. No exit from or entrance to an off-street motor vehicle parking facility or off-street loading space shall be so laid out as to constitute or create a traffic hazard or a nuisance, and every such parking facility and loading space shall otherwise conform to all town ordinances applicable thereto.
7. Exterior lighting shall be provided and maintained by the owner at all access points to streets, parking areas, building entrances and elsewhere, where required for the safety of vehicular or pedestrian traffic. No exterior lighting, as required herein, shall be directed into any abutting properties.
8. Completion of the off-street motor vehicle parking facilities and off-street loading spaces required by this Article shall be a condition precedent to the issuance of the certificate of compliance. *(Effective: April 23, 1987)*

Section 135-070 Modification of Standards

The Commission, in connection with the approval of a site plan under these regulations may authorize modification of off-street parking and/or loading standards as follows:

1. The number of spaces provided on the approved site plan are sufficient to accommodate the vehicles of all persons using and visiting the particular use or occupancy of the land, buildings or other structure as shown on the approved site plan.
2. There is a sufficient and suitable area on the lot to provide the full number of spaces required in this chapter of the zoning regulations designated on the approved site plan as reserved for future parking and/or loading.
3. The modification granted hereunder shall be applicable to only the particular use or occupancy of the land, buildings or other structures shown on the approved site plan and any modifications granted hereunder shall become null and void in the event that such use or occupancy is changed to another use or occupancy. *(Effective: June 16, 2001)*