

CHAPTER 1330
OFF-STREET PARKING AND LOADING REGULATIONS

1330.01	Applicability
1330.02	Location
1330.03	Required Parking and Loading Spaces
1330.04	Parking and Loading Area Design & Construction Specifications
1330.05	Joint Use Parking
1330.06	Waiver of Parking Requirements
1330.07	Parking of Commercial Vehicles in Residential Districts

1330.01 APPLICABILITY

Parking and loading facilities off the street shall be provided and used to serve all buildings erected, moved, altered, or enlarged and all premises otherwise developed. Such facilities shall be provided, in accordance with the standards hereinafter specified, to accommodate the motor vehicles of occupants, employees, customers, suppliers, and other persons normally visiting or servicing such buildings or premises at any one time.

1330.02 LOCATION

The parking and loading spaces required for all uses in any residential zoning district shall be located on the same lot as the principal use. Parking spaces required for any use in a non-residential district shall be located on the same lot as the principal use or on a lot which is within 600 feet of the principal use, such distance to be measured along lines of public access to the lot.

Any parking space not located on the same lot as the use to which it is assigned, in order to be credited to such use within the provisions of the district regulations must be in the same ownership as the use to which they are accessory, and shall be subject to deed restriction, binding the owner and his heirs and assigns to maintain the required number of spaces available either throughout the existence of the use to which they are accessory, or until such spaces are provided elsewhere.

1330.03 REQUIRED PARKING AND LOADING SPACES

Unless otherwise specifically approved by the Board of Appeals, parking facilities for passenger vehicles shall contain not less than the minimum spaces set forth below. Rooftop or indoor parking may be included in the required number of spaces. Off-street parking and loading shall be maintained as long as the building or use remains on the property. No owner of any building or use affected by this section shall discontinue, change, or dispense with, or cause the discontinuance of any required parking or loading space. No person, firm or corporation shall occupy a building without providing off-street parking and loading spaces which meet the requirements of and are in compliance with these regulations. No sales or servicing or dead storage of automobiles, trucks or automobile equipment shall be carried on in any parking or loading space.

1330.03-1 MINIMUM OFF-STREET PARKING SPACES BY USE

One or Two-Family Residence:

One space per dwelling unit.

Multi-Family Dwelling:

One space for each studio or efficiency apartment; one and one-half spaces for each one bedroom apartment; two spaces for each two bedroom or larger apartment; for dwellings designed to be occupied at least 90 percent by persons sixty-two years of age or older, 0.5 spaces per apartment plus an additional 10 percent of the total required spaces for visitor parking.

Churches and Places of Worship:

One space per six seats.

Vocational, Trade, Business Schools, Colleges, and Universities (Adult):

One space per staff member plus three-fourths spaces per student.

Day Care Center, Nursery School:

One space per staff member plus one and one-half spaces for each classroom, to the highest whole number.

Museum, Art Gallery, Library:

One space per 300 square feet of gross floor area.

Golf, Swimming or Country Club:

One space per member or family member.

Membership Clubs, Lodges:

One space per five members, or one space per 100 square feet in the largest meeting room whichever is greater.

Hospital:

One space for every four beds.

Convalescent Home, Skilled Nursing Home, Proprietary Home for Adults:

One space per three beds plus one space for each staff member on the largest shift.

kennel, Animal Hospital:

One and one-fourth spaces per employee or one space for each 300 square feet of gross floor area, whichever is greater.

Rooming or Boarding House:

One space per roomer and/or boarder.

Professional Office in a Residence or Cultural Center::

Two spaces in addition to that required for the residential use.

Home Occupation:

One space in addition to that which is required for the residential use.

Office Building, other than Medical or Dental Offices:

One space per 300 square feet of gross floor area.

Professional Office:

One space per 300 square feet of gross floor area.

Theater and Places of Public Assembly:

One space per three seats or one space for each 100 square feet of gross floor area, whichever is greater.

Bank, Post Office:

Three spaces per teller, or service window.

Hotel, Motel, Tourist Home:

One and one-fourth spaces per rental unit.

Retail Sales and Personal Service Establishment:

One space for each 200 square feet of gross floor area excluding storage.

Restaurants (Dining Areas Only) Drinking and Dining Establishments:

One space for every three seats in excess of fifty seats or one space for each 100 square feet of gross floor area whichever is greater.

Drinking Establishment With or Without Entertainment (Bar Areas Only):

One space per three persons permitted under maximum occupancy or one space for each 100 square feet of gross floor area, whichever is greater.

Bowling Alleys:

Six spaces per alley.

Indoor Tennis Facilities:

Five spaces per court.

Racquetball Facilities and Similar Court Games:

Two and one-half spaces per court.

Dry Cleaning or Hand Laundry:

One space for each 300 square feet of gross floor area.

Funeral Home:

One space for each three seats provided therein or one space for each 60 square feet of space available for public use, whichever is greater.

Bed and Breakfast:

One space for every two guest rooms.

Manufacturing Uses:

One space for each 200 square feet of gross floor area or one space per employee, based on the number of employees during the largest shift, whichever is greater.

Lumber and Building Supplies Sales and Storage:

One and one-fourth spaces per employee or one space for each 400 square feet of gross floor area, whichever is greater.

Wholesale, Storage, and Warehousing:

One space for each 1,000 square feet of gross floor area or one space for each employee on the largest shift, whichever is greater.

Car Wash:

One space for each employee excluding stack-up lanes.

Motor Vehicle Sales or Rental:

Ten spaces or one space per each 300 square feet of sales area, whichever is greater.

Gas Stations and Repair Garages:

One space for each 100 square feet of gross floor area.

All other uses as determined by the Planning Board to be needed based upon: standards set forth herein for uses with similar characteristics and previous experience with similar uses.

Where two or more uses are on the same premises, the minimum number of parking spaces shall be the total of the minimum number of parking spaces for each use as required in these specifications.

1330.03-2 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS

<u>Type of Use Space</u>	<u>Gross Floor Area</u>	<u>Required Loading</u>
Uses Such as Retail,	Less Than 3,000 Square Feet	0
Wholesale, and Manu-	3,000 to 20,000 Square Feet	1
facturing Establishments.	20,001 to 50,000 Square Feet	2
	Each Additional 50,000 Square Feet,	+1

Uses Which are	Less Than 5,000 Square Feet	0
Primarily With the	5,000 to 50,000 Square Feet	1
Handling of Goods.	Each Additional 50,000 Square Feet,	+1
Uses Such as Hotels,	50,001 to 150,000 Square Feet	2
Hospitals and Institutions	Each Additional 150,000 Square Ft.	+1
Which are not Primarily	Concerned with the Handling of Goods.	

**1330.04 PARKING AND LOADING AREA DESIGN
AND CONSTRUCTION SPECIFICATIONS**

All off-street parking and loading areas, whether or not required by these regulations, shall comply with the following specifications.

1330.04-1 GENERAL DESIGN

- A. Parking and loading areas shall be designed and constructed for safe circulation of vehicular and pedestrian traffic on the lot and shall avoid interference with public use of adjacent streets and sidewalks.
- B. No parking lot shall be designed or constructed that requires vehicles to back onto a street.
- C. Landscaping shall be provided as required in Chapter 1331.

1330.04-2 SURFACING AND DRAINAGE

All parking and loading areas shall be properly surfaced, graded and drained. Required parking and loading facilities for all uses, other than one and two- family dwellings, shall have an all weather, dust-free surfacing of bituminous or concrete paving, maintained in good condition and capable of allowing free and safe movement of all vehicles using the facilities.

1330.04-3 PARKING AISLES

Parking aisles of interior driveways shall be of adequate width to serve a particular design arrangement of parking spaces, the following being the minimum width permitted:

<u>Design Arrangement</u>	<u>Aisle Width</u>
90 Degree Parking	24 Feet
60 Degree Parking	18 Feet
45 Degree Parking	13 Feet
30 Degree Parking	11 Feet

Ninety degree parking shall be used unless there is positive control of the direction of all traffic. Traffic flow or direction shall be indicated by arrows painted on the surface of each aisle or driveway.

1330.04-4 PARKING SPACES

All parking spaces shall measure at least 9 feet by 18 feet exclusive of driveways and aisles, except as provided below and shall have access to a street or alley by way of a driveway.

Where a parking lot contains more than 30 car spaces, the applicant may provide up to 30 percent of his total required parking in small car spaces, subject to approval of the Planning Board. A small car space shall not be less

than 8 1/2 feet in width and 16 feet in length. The small car spaces shall be laid out in a group and marked on the site.

All parking spaces, except for one and two-family dwellings, shall be marked by painted lines, curbs, or other means.

1330.04-5 LOADING SPACES

Required loading spaces shall measure at least 15 feet by 45 feet. No loading space shall be permitted in any (*required*) front yard.

1330.04-6 PROTECTION

Except for one or two-family dwellings, all parking spaces shall have wheel stops, bumper guards, or curbs to prevent damage to trees, shrubs, landscaping, and lighting and to prevent interference with pedestrian use of sidewalks.

1330.04-7 HANDICAPPED PARKING

Parking shall be provided for the physically handicapped in accordance with the Uniform Building Code of the State of New York.

1330.04-8 LIGHTING

Adequate lighting shall be provided in lots of more than 10 spaces if off-street parking spaces are to be used at night. The lighting shall be shielded and installed to minimize glare beyond the property line.

1330.05 JOINT USE OF PARKING

In the case of two or more establishments on the same lot or on contiguous lots, the Planning Board may approve the joint use of parking areas with a total capacity of not less than 50 percent of the sum of the spaces required for cars, and using the same driveways giving access thereto; provided the Board finds that the proposed capacity will substantially meet the intent of the requirements by reason of variation in the probable time of maximum use by patrons or employees among such establishments.

Joint use of parking areas shall be subject to the following requirements:

1. The applications shall demonstrate that there is no substantial conflict in the operating hours of the two establishments for which joint parking facilities are proposed.
2. If a use is enlarged or changed, the Planning Board shall have the discretion to require full compliance for each separate use upon finding that conditions justifying joint use no longer exist.
3. Such area shall be sufficient to provide the total number of parking and loading units required collectively of the participating owners.
4. An agreement for the construction, use, and maintenance of such joint parking and loading area and the cost thereof, shall be entered into by all participating owners and the continuance of such agreement and such proper maintenance shall be guaranteed by a covenant filed with the site plan and attached to the deed of each participating property binding each participating owner and his successors in interest for the life of the joint use of the facility, and a bond in an amount sufficient to cover maintenance and repair as estimated by the Director of Public Works, satisfactory to the City Council as to form and adequacy of guaranty, which covenant and bond shall run for a period of not less than twenty years.
5. Upon finding that the foregoing conditions have been met, and where the joint parking facility adjoins or straddles a joint lot line, the Board of Appeals may, for the period covered by such agreement and bond, waive temporarily the requirements for side yards.

1330.06 WAIVER OF PARKING REQUIREMENTS

All or a portion of the required parking spaces may be waived by the Board of Appeals provided that:

1. The proposed use is within 500 feet of a municipally operated off-street parking facility; and
2. The Board of Appeals shall, at the time of its approval of a site plan, certify on such plan that the municipally operated off-street parking facility has adequate capacity for storage of passenger vehicles generated by activities proposed to be conducted on the subject lot in addition to those generated by any other lots already serviced by such off-street parking facility.

1330.07 PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS

Parking or storing of commercial vehicles shall be prohibited. Van and light trucks (less than 1 ton capacity) used solely for personal transportation shall be permitted.