

**SECTION 11 OFF-STREET PARKING AND LOADING REGULATIONS**

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**11.1 GENERAL PARKING REQUIREMENTS**

- 11.1.1** In all districts, in conjunction with the construction, conversion and/or expansion of any structure, as well as upon the expansion of any use, parking facilities sufficient to accommodate the motor vehicles of all occupants, employees, customers, and other persons normally visiting the premises at any one time, shall be provided and maintained on the lot and off the street way.
- 11.1.2** In granting a special permit for any use, the Special Permit Granting Authority may require off-street parking spaces, standards, or conditions in addition to those set forth in this By-Law, as it deems necessary for the use.
- 11.1.3** Any specific, more stringent provision in any section of this By-Law relating to parking shall prevail over provisions in this section.
- 11.1.4\*** In granting either site plan approval or a special permit for any use, the appropriate authority may waive or modify any requirement of this section 11 for compelling reasons of safety, aesthetics or site design.

**11.2 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS**

Unless parking facilities are otherwise specifically approved by the Board of Appeals, every new structure, the enlargement of an existing structure or the development of a new use of land shall provide not less than the following minimum parking spaces, with unobstructed driveway access to each space:

	<b><u>Permitted Use:</u></b>	<b><u>Required Minimum Parking Spaces:</u></b>
<b>11.2.1</b>	Single and two family dwelling units.	One (1) space for each dwelling unit located to the rear of the front yard.
<b>11.2.2</b>	For single and two family houses renting rooms.	One (1) space for each rented room in addition to the dwelling unit requirements located to the rear of the front yard.
<b>11.2.3</b>	For professional offices and roadside stands.	Two (2) spaces not limited to location in addition to dwelling unit requirements to the rear of the front yard.
<b>11.2.4</b>	For multi-family dwelling units.	One and one-half spaces (1 1/2) per dwelling unit. (Refer to Section 5.5.7).

<b><u>Permitted Use:</u></b>	<b><u>Required Minimum Parking Spaces:</u></b>
<b>11.2.5</b> In Neighborhood Office and Neighborhood Shopping Districts.	One (1) space for each one hundred (100) square feet of floor space devoted to the principal use exclusive of storage and service areas.
<b>11.2.6</b> For a theater, assembly hall, or auditorium having fixed seats.	One (1) parking space for each four (4) seats.
<b>11.2.7</b> For other places of public assembly, public recreation, and for industrial plants.	One (1) parking space for each four (4) legal occupants.
<b>11.2.8</b> For a motel, inn, or tourist home.	One (1) space for each rental unit or guest room plus two (2) spaces.
<b>11.2.9</b> For a hospital or convalescent home.	One (1) parking space for each two (2) beds.
<b>11.2.10</b> For business offices and financial institutions.	One (1) parking space for each one hundred and sixty (160) square feet of building floor area, above the basement, excluding storage areas and stairs.
<b>11.2.11*</b> Self-storage facility	Adequate spaces to accommodate under normal circumstances the vehicles of employees, customers and visitors to the premises, but not less than six (6) spaces.
<b>11.2.12</b> For retail sale of automobiles and trucks.	Refer to section 6.5.
<b>11.2.13</b> For professional office parks.	Refer to section 7.5.4 and 7.5.5.
<b>11.2.20</b> For any other business or industrial use.	One (1) parking space for each two hundred (200) square feet of ground floor area, and one (1) parking space for every four hundred (400) square feet of floor area or fraction thereof above the first floor.

### **11.3 PARKING AREA DESIGN STANDARDS**

**11.3.1** Parking spaces for dwellings may be provided in a garage or as open parking spaces.

**11.3.2** A required parking space shall contain not less than one hundred and eighty (180) square feet in the case of a parking lot, or at least one hundred and thirty (130) square feet in the case of garage parking, with free access to each space.

### **11.4 LOADING AREAS**

**11.4.1** Provision shall be made for the loading and unloading of all trucks off the street and highway right-of-way, and without encroachment of required parking areas. The adequacy of space, and suitability of location shall be determined among other things by expected volume, building use, and relation to streets and access driveways.

**11.4.2** Not less than one loading space, ten (10) feet by twenty five (25) feet with fourteen (14) feet height clearance, shall be required for a building with a gross floor area of ten thousand (10,000) square feet or more.

### **11.5 SURFACING REQUIREMENTS**

Required parking and loading areas and access driveways shall have an adequate all-weather paved surface capable of allowing free and safe movement of all vehicles customarily using the facility. Nothing herein shall require the use of a hard surface on the parking space or driveway required for dwellings.