

Exh. B.T A

§ 202-74. Off-street parking. [Amended 5-16-1978 by Ord. No. 1324-78; 12-26-1978 by Ord. No. 1337-78; 6-27-1989 by Ord. No. 1592-89; 3-19-1991 by Ord. No. 1646-91; 7-1-1991 by Ord. No. 1648-91; 2-15-1994 by Ord. No. 1731-94; 12-2-1997 by Ord. No. 1839-97; 8-25-1998 by Ord. No. 1859-98; 11-28-2005 by Ord. No. 2015-05; 12-27-2006 by Ord. No. 2044-06; 12-14-2009 by Ord. No. 2110-09]

A. Number of parking spaces required.

- (1) Unless otherwise noted, the calculation of the required number of parking spaces shall be based upon the gross square footage of the floor area of the use. Where a permitted use of land contains more than one parking use category, the parking requirement shall be the sum of the individual uses computed separately in accordance with this section.
- (2) In the case of the proposed reuse of an existing building by a new use or in any other case where any of the following parking space requirements are clearly demonstrated through evidence submitted by an applicant to be infeasible or unreasonable in the particular circumstance, the Planning Board may authorize as a conditional use the modification of any such requirement. In no case, however, shall the number of parking spaces required be reduced to less than the minimum number determined to provide necessary parking.
 - (a) Single-family detached or semidetached dwelling: two spaces per unit.
 - (b) Apartment or other multifamily dwellings: 1.5 spaces per unit.
 - (c) Senior citizen housing: one space per unit.
 - (d) Hotel, motel or tourist home: 1.3 spaces per room.
 - (e) Theater, auditorium, house of worship or other place of public assembly: one space for every four seats. Where individual seats are not provided, every 24 inches of bench or pew shall be considered one seat.
 - (f) Business, administrative, government or professional offices, but not to include medical, retail or banking uses: one space for every 230 square feet.
 - (g) Medical or dental clinic or office or outpatient medical services: one space for every 230 square feet.

- (h) Hospitals, convalescent or nursing home: one space for every two beds, plus one space for each residence unit associated with the facility.
 - (i) Retail sales, excluding furniture and carpet sales or similar uses: one space for every 230 square feet.
 - (j) Furniture and carpet sales or similar uses: one space for every 800 square feet.
 - (k) Gasoline service centers and automobile repair facilities, including those associated with retail tire stores and automobile, truck or similar dealerships: five spaces for the first lift, wheel alignment pit or other work station; four spaces for the second such station; and three for each additional work station.
 - (l) Industrial or manufacturing facilities: one space for every 800 square feet.
 - (m) Warehousing facilities: one space for every 2,000 square feet.
 - (n) Any other use not specifically stated herein: one space for every 230 square feet.
- (3) No off-street parking shall be required for any restaurant located within the C-1 Zone in the downtown area located between the Woodbury Creek to the north and the C-2 Zone to the south.
- B. Parking space location; community parking lots. In general, required off-street parking spaces shall be located on the same zoning lot as the building or use to which such spaces relate. Exceptions are as follows:
- (1) In the case of any nonresidential use, the required space can be provided on a lot located within 500 feet of the nearest boundary of the lot on which the building or use to which the spaces relate is located, provided that such spaces shall be in the same ownership as or under lease by the owner of the use to which they relate; shall be subject to lease or rental restrictions adequate to ensure that the required number of spaces will be available throughout the life of such use; and shall be located in a district in which a parking lot or structure is permitted. The minimum term of such lease or rental shall be consistent with the probable duration of the proposed occupancy but not less than 20 years.