

Sec. 11.3 Number of Parking Spaces Required

All uses shall be subject to the minimum off-street parking requirements established in this section unless modified parking standards are included as a proffer or as a condition of the approval of a special exception or conditionally permitted use, or otherwise modified by provisions of this Zoning Ordinance. Pursuant to the process outlined in Section 3.18 of this ordinance, these parking requirements may be modified by the Town Council.

Table 11.3 Parking Standards

Type of Use	Minimum Number of Spaces Required
Residential Uses	
Single-Family Detached	2.0 per dwelling if access to the lot is onto a public street; 3.0 per dwelling if access to the lot is from a private access way.
Single-Family Attached	2.0 per dwelling units if access to the lot is onto a public street; 2.5 per dwelling if access to the lot is from a private access way. For townhouses with a single-car garage the garage shall not be counted as a parking space. For townhouses with a two-car garage, the two-car garage shall count as a single (one) parking space.
Duplex	2.0 per dwelling if access to the lot is onto a public street; 3.0 per dwelling if access to the lot is from a private access way.
Multi-Family	1.5 per dwelling for efficiency and one bedroom units; 2.0 per dwelling for two bedroom units; and 2.5 per dwelling for units with three or more bedrooms. B-1 District Only: 1.0 per dwelling for efficiency and one bedroom units; 1.5 per dwelling for two bedroom units; and 2.5 per dwelling for units with three or more bedrooms.
Housing for Elderly with Central Dining Facilities	1.0 per three dwelling units, plus 1.0 per employee, provided that <u>Zoning Administrator</u> may approve reduced requirements (to as low as 1 per 4 dwelling units) if the housing is provided within 1,320 feet of shopping, personal service and other necessary support services or if on-going vanpool service is provided to residents.
Housing for the Independent Elderly	2.0 per three dwelling units, plus 1.0 per employee.
Tourist Home or Bed and Breakfast	1.0 per sleeping room, plus 2.0 per permanent residence.
Assisted Living Residence	1.0 per three beds, plus 1.0 per employee.
Institutional and Community Service Uses	
Church or <u>Place of Worship</u>	1.0 per four seats design capacity of the principal place of worship; provided, however, that the number required may be provided on an <u>off-site public or private parking lot</u> which is accessory to another use which is not open or operating during the time of weekend services if such parking lot is within 500 feet of the place of worship and sufficient spaces are available without charge by permission of the owners of the lot.
Civic <u>Club</u> or Organization	1.0 per three members, based on maximum anticipated membership.
Hospital	1.0 per two beds, plus 1.0 per staff physician, plus 1.0 per other employee assigned to the major shift.
Library	1.0 per 2.5 patrons, based on the occupancy load, plus 1.0 per employee on the major shift.
Museum or Cultural Center	1.0 per 300 square feet of <u>gross floor area</u> .
Nursery School or <u>Child Care Center</u>	1.0 per staff member or employee, excluding required handicapped spaces.
Nursing Home or Specialized Care Facility	1.0 per four beds.
Park, dog	1.0 per each 1,000 square feet of area of the off-leash dog area.
Postal Service	1.0 per 2.5 patrons based on occupancy capacity, plus 1.0 per employee on the major shift and 1.0 per postal <u>vehicle</u> stored on site.
School, Elementary	1.0 per 25 classroom seats based on maximum design capacity, plus 10 reserved (visitor) parking spaces. ^[1]
School, High School	1.0 per 2.5 classroom seats based on maximum design capacity, plus 20 reserved (visitor) parking spaces. ^[1]
School, Middle	1.0 per 10 classroom seats based on maximum design capacity, plus 15 reserved (visitor) parking spaces. ^[1]
<u>University, College</u> or Similar Educational Institution	1.0 per 1.67 students based on maximum design capacity, plus 20 reserved (visitor) parking spaces. ^[1]
Recreational Uses	
<u>Country Club</u>	1.0 per 4 members, based on maximum anticipated membership.
<u>Golf Course, Public</u>	40 per nine holes, plus 1.0 per employee.
Health or Fitness Club	1.0 per 200 square feet gross floor area.
Swimming Pool	1 per 75 square feet of pool area, plus 1 per 100 square feet of seating area, plus 1 per 4 spectator seats.

[1] Should a school increase in capacity, by any reason including the addition of portable classrooms, additional parking shall be provided in accordance with this Ordinance.

Table 11.3 Parking Standards

Type of Use	Minimum Number of Spaces Required
Tennis or Racquet Club	4.0 per court.
Commercial Uses	
Appliance Sales	1.0 per 400 square feet gross floor area.
Auditorium	1.0 per 4 persons maximum occupancy.
Bank or Financial Center	1.0 per 250 square feet gross floor area.
Bowling Alley	4.0 per alley, plus additional spaces for any eating establishment.
Business Service or Supply	1.0 per 300 square feet gross floor area.
Car Wash	1.0 per employee, plus required stacking spaces.
Convenience Store	6.0 per 1,000 square feet gross floor area.
Eating Establishment, Carry Out Only	1.0 per 75 square feet gross floor area.
Eating Establishment, Fast Food	1.0 per 100 square feet gross floor area, plus one additional for every four outside seats. B-1 District Only: First 20 outdoor seats require no parking; thereafter 1.0 per every four outside seats.
Eating Establishment, Sit Down	1.0 per 150 square feet gross floor area.
Electronic Data Storage Center	1.0 per employee.
Funeral Home or Mortuary	1.0 per four seats, plus 1.0 per two employees, plus one reserved for each hearse, ambulance or company vehicle.
Furniture Sales	1.0 per 400 square feet gross floor area.
Hardware Sales	1.0 per 400 square feet gross floor area.
Hotel or Motel	1.0 per room, plus 1.0 per two employees, plus additional spaces for restaurants. B-1 District Only: 1.0 per room
Kennel or Animal Hospital	1.0 per 300 square feet gross floor area.
Landscaping, Lumber or Building Material Sales, Retail	1.0 per 400 square feet gross floor area for display area, plus 1.0 per 1,000 square feet of warehouse area, plus 1.0 per company vehicle.
Medical Clinic	4.0 per examination room, plus 1.0 per physician and employee.
Medical Office	1.0 per 300 square feet gross floor area. B-1 District Only: 1.0 per 400 square feet gross floor area.
Office, General	1.0 per 300 square feet gross floor area. B-1 District Only: 1.0 per 400 square feet gross floor area.
Outdoor Sales	1.0 per 500 square feet of sales area, plus 1.0 per employee.
Outdoor Seating Areas	First 20 outdoor seats are exempt; 1.0 per every four seats thereafter.
Personal Services Establishment	1.0 per 200 square feet gross floor area.
Radio or Television Station	1.0 per 300 square feet gross floor area, plus 1.0 per company vehicle.
Repair Services, Light	1.0 per 300 square feet gross floor area.
Retail Sales, General	1.0 per 200 square feet gross floor area for the first 10,000 square feet, plus 4.0 per each additional 1,000 square feet of gross floor area. B-1 District Only: 1.0 per 285 square feet gross floor area.
Service Station, Automotive	2.0 per service bay, plus 1.0 per employee, plus additional spaces, as required herein, for any auxiliary uses such as convenience food sales.
Shopping Center	Same as for general retail sales, plus additional space, as required herein, for offices, theatres and eating establishments.
Theatre, Indoor	1.0 per 3.0 seats.
Wholesale Trade Establishment	1.0 per 1,000 square feet gross floor area, plus 1.0 per company vehicle.
Vehicular Sales or Rental, Motorcycles	1.0 per 500 square feet enclosed sales areas, plus 1.0 per two (2) service bays, plus 1.0 per employee and 1.0 per 1,000 square feet of open sales area.
Vehicular Sales or Rental	1.0 per 500 square feet enclosed sales area, plus 2.0 per service bay, plus 1.0 per employee, plus 1.0 per 2,500 square feet of open sales area.
Vehicle Service Facility, Motorcycles	1.0 per 200 square feet enclosed sales areas, plus 1.0 per two (2) service bays, plus 1.0 per employee.
Vehicle Service Facility	1.0 per 200 square feet of sales area, plus 2.0 per service bay, plus 1.0 per employee.
Industrial, Trade and Warehouse Uses	
Building Contractors and Similar Trades and Services	1.0 per 500 square feet gross floor area, plus 1.0 per company vehicle.
Heavy Equipment Sales	1.0 per 500 square feet enclosed sales area, plus 2.0 per service bay, plus 1.0 per employee, plus 1.0 per 2,500 square feet of open sales area.
Mini-Warehouse Facility	4.0 per 1,000 square feet gross floor area of office space, plus 1.0 per employee, plus 2.0 for resident manager quarters.
Printing or Publishing, Major	1.0 per 1,000 square feet gross floor area, or 1.0 per employee, whichever is more.

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Type of Use	Minimum Number of Spaces Required
Research & Development or Production Facility	1.0 per 1,000 square feet gross floor area, or 1.0 per employee, whichever is more.
Warehousing Facility or Freight Terminal	1.0 per 1,000 square feet gross floor area, or 1.0 per employee, whichever is more.
Utility Uses	
Utility Facility, Major	1.0 per employee, plus 1.0 per company vehicle.
Utility Facility, Minor	Adequate parking for the emergency maintenance of utility facility, minimum of 2.0 plus 1 loading space with maneuvering room for 50-foot vehicle.

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