Chapter 6. OFF-STREET PARKING REQUIREMENTS

6-1 Off-Street Parking Required

At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles in accordance with the following requirements:

6-2 Size

The dimensions of each off-street parking space shall be at least ten (10) feet by twenty (20) feet for diagonal or ninety-degree (90°) spaces, or nine (9) by twenty-two (22) feet for parallel spaces.

6-3 Access to Individual Parking Space

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

6-4 Number of Parking Spaces

The number of off-street parking spaces required shall be as follows:

1. Business or professional offices. One (1) parking space for each two hundred (200) square feet of floor space.

2. Churches with fixed seating. One (1) parking space for each 3.5 fixed seats, or one (1) parking space for each seven (7) feet of linear pew, whichever is greater.

3. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls, meeting rooms. One (1) parking space for each 3.5 seats of maximum seating capacity.

4. Dwellings. Two (2) parking spaces for each dwelling unit.

5. Furniture and Appliance Stores. One (1) parking space for each six hundred (600) square feet of floor area.

6. Hospitals. Two (2) parking spaces for each bed.

7. Hotels, Motels, Motor Hotels. One (1) space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.

8. Nursing Homes. Four (4) parking spaces, plus one space for each five (5) beds.

9. Restaurants, Taverns, Private Clubs, and all other similar Dining and/or Drinking Establishments. One (1) parking space for each 3.5 seats of one (1) parking space for each one hundred (100) square feet of floor area (excluding kitchen, storage, etc.), whichever is greater.

10. Retail Stores, Shops, except as provided in No. 5 above. One (1) parking space for each two hundred (200) square feet of retail floor space.

11. Wholesale Establishments, Warehouses, Manufacturing Establishments, and all Industrial Uses. As determined by Conditional Use Permit or by Planned Unit Development requirements, if applicable, or by the planning commission, but in no case fewer than one (1) space for each employee projected for the highest employment shift.

12. Shopping Centers of Other Groups of Uses not Listed Above. As determined by Conditional Use Permit or Planned Unit Development procedure, if applicable, or by planning commission.

13. All other uses not listed above. As determined by the building inspector, based on the nearest comparable use standards.

6-5 Access Requirements

1. Not more than two (2) driveways shall be used for each one hundred (100) feet or fraction thereof frontage on any street.

2. No two (2) of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet.

3. Each driveway shall be not more than thirty-five (35) feet in width, measured at right angles to the center line of the driveway, except as increased by permissible curb return radius. The entire flare of any return radius shall fall within the right-of-way.

4. No driveway shall be closer than ten (10) feet to the point of intersection of two property lines at any corner as measured along the property line, and no driveway shall extend across such extended property line.

5. In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted driveways. On the two

ends and street side of each such island shall be constructed a concrete curb, the height, location, and structural specifications of which shall be approved by the town engineer.

6-6 Location of Gasoline Pumps.

Gasoline pumps shall be set back not less than eighteen (18) feet from any street line to which the pump island is vertical and twelve (12) feet from any street line to which the pump island is parallel, and not less than ten (10) feet from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line.

6-7 Maintenance of Parking Lots

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements.

1. Surfacing. Each off-street parking lot shall be surfaced with an asphaltic or Portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

2. Screening. The sides and rear of any off-street parking lot which face or adjoin a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) or more than six (6) feet in height.

3. Landscaping. Each parking lot shall be adequately landscaped and permanently maintained.

4. Lighting. Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in an R or A district, and from street traffic.