

## **Section 7.06 Off-Street Parking and Loading.**

### A. Purpose

The purpose and objective of this law is to provide safe flow of traffic, relieve congestion, allow adequate accessibility for ingress and egress, and insure acceptable visual aesthetics.

### B.A. Off-Street Parking.

Off-street parking space shall be required for all buildings constructed, altered, extended and engaged in use after the effective date of this Local Law. Each off-street space shall consist of at least two hundred (200) square feet and shall be at least ten (10) feet wide by twenty (20) feet long and shall be reached by an access driveway at least twenty (20) feet clear in width. In addition, space necessary for aisles, maneuvering and drives shall be provided. Parking requirements are specified in Paragraph C.

For uses not specified in Paragraph B, the Planning Board may establish parking requirements consistent with those specified in Paragraph C.

1. Parking spaces required in all districts shall be located in the side or rear yard on the same lot as the principal use unless otherwise permitted by the Planning Board.

2. For any building having more than one (1) use, parking spaces shall be required as provided for each use.

3. Any parking lot or parking area that will contain more than one hundred (100) cars shall be effectively divided by planted divider strips or curbing fixed in place so as to effectively divide each parking area of one hundred (100) cars from another driveway and parking area for the purpose of ensuring safety of vehicles moving within the entire parking area and to control speed.

~~4. Off-street parking areas located within fifty (50) feet of a residential use shall be shielded by wall, fencing or other suitable material which shall serve to screen noise and uncontrolled entrance. Parking lots shall be screened from all street rights-of-way in such a manner as to facilitate adequate site distance at points of egress.~~

~~4.5.~~ Lighting for parking lots shall be designed in such a manner as to prevent glare onto other properties.

~~5.6.~~ Parking lots shall be buffered in accordance with the following:

~~(a) Buffer planting shall be installed between the parking lot and adjacent properties.~~

(a) Adequate buffer planting, walls, fencing, or other suitable material shall be installed between the parking lot and adjacent properties to screen noise and uncontrolled entrance.

(b) Buffer planting shall be installed between the parking lot and the street in such a manner as to facilitate adequate sight distance at points of egress.

(c) If existing trees and vegetation are left on the site, these may be used in lieu of new plantings with the approval of the Planning Board.

(d) Construction of parking lots shall be designed to minimize water run-off.

(e) Handicap parking shall meet or exceed the requirements as contained in the building code of NYS.

6. Pre-existing structures that have inadequate off-street parking capability would require approval by the Planning Board. The Planning Board may modify these requirements based on the objectives and purpose of Section 7.06(A) being met.

CB. Off-Street Parking Schedule.

| <b>USE</b>  | <b>MINIMUM SPACES REQUIRED</b>   |
|---|--|
| Dwelling  | Two spaces for each dwelling unit  |
| Tourist Accommodation                               | One space for each guest room <del>and</del> <u>plus</u> one space for each employee   |
| Church or Temple                                    | One space for each four (4) seating spaces in the main assembly room, <u>plus</u> one space for each clergyman and one space for each employee                         |
| Theater or other place of assembly                  | One space for each four (4) seating spaces <del>and</del> <u>plus</u> one space for each employee  |
| Retail store  | One space for each <del>100 sq. ft.</del> <u>200 sq. ft.</u> of gross floor <del>retail</del> <u>retail</u> area** <u>plus one (1) space for each employee on duty</u> |
| Office or bank                                      | One space for each 300 sq. ft. of gross floor area*  |
| Club or restaurant                                  | One space for each 100 sq. ft. of gross floor area or one space for each four (4) seats  |
| Wholesale, storage, freight terminal or utility use | One space for each 1,000 sq. ft. of gross floor area*  |
| Industrial use or manufacturing use                 | One space for each company vehicle <del>and</del> <u>plus</u> one <u>for</u> each two (2) employees, based on peak working hours                                       |
| Home occupation                                     | A maximum of 3 additional spaces devoted to such use.  |
| Drive-in restaurant                                 | One space for each 25 sq. ft. of gross floor area*   |
| Shopping center                                     | Five and one-half (5.5) spaces for each 1,000 sq. ft. of gross leasable floor area   |

\* "Gross floor area" shall mean the total area in square feet within the exterior walls of a building or structure and, when applicable, the sum total of all floor areas of the principal and accessory buildings or structures under single ownership or business.

\*\* "Gross Retail area" shall mean the total area in square feet which will be dedicated to customer viewing of and product purchasing space.

D.C. Off-Street Loading.

At least one (1) off-street loading space shall be provided for each commercial or industrial establishment hereafter erected or substantially altered to have a gross floor area\* in excess of 5,000 square feet, computed as described below. Space for off-street loading shall be in addition to space for off-street parking.

Each off-street loading space shall be subject to the following minimum requirements:

1. Each berth shall be not less than twelve (12) feet wide, forty (40) feet long and fourteen (14) feet in height when covered.
2. Off-street loading space (or spaces) located within fifty (50) feet of residential property shall be shielded by wall, fencing, or other suitable material which shall serve to screen noise and uncontrolled entrance.