

## DOCUMENT E-2 – OFF-STREET PARKING

A. DIMENSIONS. All parking spaces, exclusive of handicap spaces, shall be 10 feet x 20 feet, unless otherwise approved by the Planning Board.

B. REQUIREMENTS. The following off-street parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building erected or altered for use for any of the following purposes:

1. Dwelling – at least two parking spaces for each dwelling unit and at least one parking space for every two boarders and/or lodgers resident therein.
2. Theater, church or other place of public assemblage – at least one parking space for every six seats, based on maximum seating capacity.
3. Hotel, motel, bed and breakfast – at least one parking space for each guest sleeping room.
4. Restaurant or other eating place – at least one parking space for every four seats.
5. Medical Care Facility – at least one parking space for every four beds.
6. Retail store, personal service shop, undertaking establishment, kennel, pet shop and veterinary hospital – at least one parking space for every 300 square feet of floor area.
7. Bank and office building – at least one parking space for every 500 square feet of floor area.
8. Industrial or manufacturing establishment – at least one parking space for every four employees during the greatest shift.
9. Public, private, and parochial schools – at least one parking space for each classroom therein.

C. LOADING/UNLOADING. Loading/unloading spaces shall be provided and satisfactorily maintained (by the owner of the property) for each building erected or altered for use for any of the following purposes:

1. Hotel or motel – at least one space
2. Restaurant or other eating place – at least one space
3. Medical Care Facility – at least one space
4. Retail business, office, or service establishment – at least one space for each 5,000 square feet of floor area
5. Bank or office building – at least one space
6. Industrial or manufacturing establishment - at least one space for every 10,000 square feet of total floor area

D. ADDITIONAL SPACES. Subsequent to construction of improvements, if provisions for parking and/or loading are determined by the Village to be insufficient for the activities on the property, the Village may require that additional spaces be provided.

E. ADDITIONAL REGULATIONS:

1. All parking spaces shall be on the same lot with the principal building, except that such parking spaces may be otherwise located upon approval of the Zoning Board of Appeals granted in Section 25 of this law and the procedures set forth, and upon further finding that it is impractical to provide parking on the same lot with such building.
2. When the application of a unit of measurement for parking spaces to a particular use or structure results in a fractional space, any fraction under  $\frac{1}{2}$  shall be disregarded and fractions of  $\frac{1}{2}$  or over shall be construed to require one parking space.