

#### **4.3.21. Off-street parking and loading requirements.**

4.3.21.A. Off-street parking requirements. Off-street parking shall be provided either by means of open air spaces, each having an area of at least one hundred fifty-five (155) square feet (minimum 8.5' x 18.5') plus maneuvering space, or by garage space. Off-street parking shall be provided and maintained in the case of new construction, alterations, and changes of use according to the following minimum requirements:

4.3.21.A(1) Residential structures [other than those specified below]: Two (2) parking spaces for each dwelling unit, plus one (1) additional parking space for every six (6) units.

Apartments in the Commercial-A zone: one parking space per residential unit, such space to be located within 1,000 feet of the building entrance and to be reserved for the exclusive use of the apartment occupant.

Subsidized elderly housing: One (1) parking space per unit.

4.3.21.A(2) Motels and hotels: One parking space for each guest room.

4.3.21.A(3) Hospitals, nursing homes, and assisted living facilities: One parking space for each five hundred (500) square feet of floor area or major fraction thereof, exclusive of cellars.

4.3.21.A(4) Retail stores: One parking space per two hundred (200) square feet of sales space.

4.3.21.A(5) Service establishments including banks [See the definition of service establishment in Section 3.2]: One parking space per two hundred (200) square feet of floor area.

4.3.21.A(6) Auditoriums, assembly halls, funeral homes, churches, restaurants, other eating establishments, places of indoor amusement or recreation: One parking space per three (3) seats or sixty (60) inches of permanent bench space and one for each thirty-six (36) square feet of area with temporary seating facilities. Theaters: One (1) parking space per four (4) seats.

4.3.21.A(7) Fraternities, private clubs and lodges: One parking space for every five (5) members.

4.3.21.A(8) Offices and clinics for medical, dental, and other professional practitioners: One parking space per two hundred (200) square feet of floor area.

4.3.21.A(9) Home occupations: As required by the code enforcement officer.

4.3.21.A(10) Warehouses and industrial buildings with floor area over two thousand (2,000) square feet: One parking space for each thousand (1,000) square feet of floor area or major fraction thereof, or one parking space for each two (2) employees.

4.3.21.A(11) Daycare centers: One (1) space per teacher or employee plus one (1) space for every six (6) children.

4.3.21.A(12) Shared parking. When a development is before the planning board for site plan review, the planning board may reduce the number of required off-street parking spaces if two or more uses on the site share parking. To reduce the required spaces by more than 10%, the developer must provide a written report from a Professional Traffic Operations Engineer demonstrating ample parking.

4.3.21.B. Off-street parking locations.

4.3.21.B(1) Required off-street parking in all districts shall be located on the same lot with the principal building or use, with the exception of parking for apartments in the Commercial-A zone

and as allowed by either the planning board or the code enforcement officer. Either the planning board or the code enforcement officer may waive or modify the parking requirements if the parcel upon which a building is located is within 300 feet of an existing public parking area or a private parking area controlled by the developer for the sole use of the occupants of his building. Measurement of distance of parking areas from a principal building or use shall be along lines of public access.

4.3.21.B(2) Required off-street parking spaces shall be set back from all property lines, front, rear, and side, not less than five (5) feet. Commercial vehicles parked in residential zones shall be parked a minimum of ten (10) feet from any property line.

4.3.21.C. Off-street loading requirements. Off-street loading berths shall be provided and maintained in the case of new construction, alterations, and changes of use according to operational requirements.

4.3.21.D. Off-Street parking restrictions in residential zones.

4.3.21.D (1) No more than one commercial vehicle, registered as such by a state, may be parked on any lot in a residential zone. Such vehicle must be operable, registered, and solely for the use of the occupants of the residential property.

4.3.21.D (2) No maintenance or repair of commercial vehicles is allowed in residential zones.

4.3.21.D (3) The trailers of tractor trailer trucks may not be parked in any residential zone.

4.3.21.D(4) Commercial vehicles parked in the Residential-A (R-A) zone shall weigh no more than 5,000 pounds gross vehicle weight. Commercial vehicles parked in all other residential zones shall weigh no more than 34,000 pounds registered gross vehicle weight. Commercial vehicles parked in residential zones shall be parked a minimum of ten (10) feet from any property line.