

SECTION 18
OFF-STREET PARKING AND LOADING

18.1 General. All Off-Street Parking and loading spaces shall conform to the standards hereinafter specified. For any permitted use hereafter established, Parking Spaces and loading spaces shall be provided off the street for each use of land, buildings and other structures in accordance with the standards hereinafter specified. The following general requirements are also applicable:

18.1.1 Duration. Off-Street Parking and loading spaces required to be provided by this Section shall be permanently maintained and made available for occupancy in connection with and for the full duration of the use of land, buildings and other structures for which such spaces are herein required. Required spaces and access thereto shall not be encumbered by storage or display of materials or vehicles.

18.1.2 Change in Use. If any existing use of land, building or other structures is changed to a use requiring additional Off-Street Parking and/or loading spaces to comply with this Section, the additional Parking Spaces shall be provided for the new use in accordance with the standards hereinafter specified.

18.1.3 Nonconformity. Any use already existing shall continue to conform to these standards to the extent that it conforms at the time of adoption of these Regulations. Any existing use which does not conform to the standards of this Section shall not be changed to a use which would need additional Off-Street Parking and loading spaces to comply with the standards herein unless Off-Street Parking and loading spaces are provided for such new use as required by this Section.

[From former Section 41.1, Renumbered Only Effective 3-7-08]

18.2. Standards for Spaces. For the purpose of this Section, a Parking Space and a loading space shall consist of the following:

18.2.1 Parking Spaces. a space of such shape as to contain a rectangle having the following minimum dimensions and having vertical clearance, access and slope as to accommodate one (1) automobile as follows:

- a. 9.0' by 18.0' to accommodate an automobile 18' in length.
- b. 8.0' by 15.0' to accommodate an automobile 15' in length, when authorized under Paragraph 41.8.2.
- c. 15.0' by 18.0' to accommodate an automobile 18.0' in length and reserved for use by physically handicapped persons, which width may be reduced to 12.0' when the space is at the end of a row of spaces or is one of two or more such reserved spaces side by side in a row.

- d. 8.0' by 22.0' to accommodate an automobile parked parallel with and along an access or circulation driveway.

18.2.2 Loading Spaces. A space of such shape as to contain a rectangle not less than 12 feet in width and 40 feet in length and having a vertical clearance of not less than 15 feet and such access and slope as to accommodate a truck having an overall length of 40 feet, provided, however, that the space shall have greater dimensions for the type of trucks serving the premises as determined in connection with a SITE DEVELOPMENT PLAN submission.

[From former Section 41.2, Renumbered Only Effective 3-7-08]

18.3 Design and Construction Standards. All Off-Street Parking and loading spaces shall be designed and constructed in accordance with the following standards:

18.3.1 Turning. Each Parking Space shall be provided with adequate area for approach, turning and exit of an automobile having an overall length of 18 feet without need to use any part of a public street right-of-way and so that each vehicle crossing the street line is traveling in a forward direction, except that this provision shall not apply to spaces provided in connection with a detached dwelling for one (1) or two (2) families when the sole driveway access to such spaces does not connect to a State Highway. No loading space, including any truck loading bay, ramp or dock, shall be designed or arranged in a manner that a truck must use any part of a public street right-of-way to enter, back into and/or exit from such space.

18.3.2 Improvement, Surfaces, etc. All Off-Street Parking and loading spaces shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from storm water flow onto any public street right-of-way. Except for driveways or Parking Spaces serving one (1) or two (2) families, or unless waived per Section 18.8.4, all Off-Street Parking lots shall be surfaced with a Dustless Surface. Except for necessary driveway entrances, and except for Parking Spaces provided in connection with a detached dwelling for one (1) or two (2) families, all Off-Street Parking and loading spaces located within 20 feet of any street or property line shall be separated from such line by a curb, a fence or wall or an embankment. Parking Spaces adjacent to sidewalks shall be provided with a curb or similar device so that cars will not overhang the sidewalk.

18.3.3 Layout. All Off-Street Parking areas shall be provided with parking stalls of suitable angle, width and length and with access aisles of sufficient width and suitable alignment to such stalls as to allow safe and convenient use of each required Parking Space. Provision shall be made for safe and convenient use of Parking Spaces and for circulation within parking areas as follows:

- a. by provision of suitable circulation driveways giving access to parking aisles and provision of suitable access aisles serving Parking Spaces;

- b. by provision for safe pedestrian circulation within parking areas;
- c. by providing for channelized traffic flow within parking areas; and
- d. by suitable markings, curbs, end islands, fences or other devices to encourage proper and efficient use of each Parking Space.

All off-street loading spaces shall be provided with a suitable angle of approach and sufficient width and length to accommodate the types of trucks expected to use the space. No loading space shall be arranged in such a manner as, when the space is in use, to block use of required Parking Spaces or block traffic along circulation driveways and access aisles.

18.3.4 Drainage. For uses of land other than single-family dwellings, all parking areas shall provide for proper drainage, efficient maintenance, and snow removal. In accordance with the applicable provisions of Section 4.13 (General Regulations, Stormwater Runoff Control) of these Regulations, stormwater drainage systems shall produce no increase in peak runoff by means of man-made detention ponds or existing natural areas on the site. All stormwater drainage systems shall provide for the trapping and removal of road sand and other water-borne debris. All drainage systems shall be designed to prevent the flow of stormwater onto Town or State roads.

[Added effective 3-7-08.]

18.3.5 Illumination. In accordance with Section 13A.3.10 (Site Development Plan, Lighting) of these Regulations, for uses of land other than single-family dwellings, all parking areas shall be illuminated to an average level of one-half footcandle per square foot. Lighting standards in parking areas shall not exceed sixteen (16') feet in height or the height of the tallest roofline of any building on the site, whichever is less. No lighting shall create glare, nor the unshielded light source be visible from any property line of the site. The same standards shall apply to maneuvering lanes and access drives. Pedestrian ways shall be illuminated by light bollards or other low-level standards with shielded light sources. All loading areas, rear entries, and other high crime areas shall be illuminated to the level of parking areas.

[Added effective 3-7-08.]

18.3.6 Landscaping and Screening. Landscaping shall be provided in accordance with Section 13A.3.17 and/or 13B.4.14(d) (Special Permit/Exception, Landscaping and Screening) of these Regulations. Specifically, all parking and loading areas shall utilize landscaped islands to define and separate parking rows, maneuvering lanes, and access driveways to prevent random vehicular movement and the appearance of large areas of uninterrupted pavement. Capacity of any parking area shall not

exceed seventy-five (75) spaces, and where more parking is required, two (2) or more parking areas shall be provided, separated by a minimum of fifteen (15') feet of landscaped area. Loading areas shall be screened by fences, walls, or landscaped screens. Non-residential parking and loading areas shall be screened from adjacent residential uses in accordance with the provisions of Section 4.6 (General Regulations, Buffer Requirements for Non-Residential Uses) of these Regulations; provided, however, that required screening along streets may be modified where required to provide safe sight lines.

[Added effective 3-7-08.]

18.3.7 Location – Loading. No off-street loading space or access aisles in connection therewith shall be located in the area required for setback from a Street Line, property line or Residence or Rural District boundary line.

[From former Section 41.3.4, Renumbered Only Effective 3-7-08]

18.3.8 Location – Parking. No Parking Space or access aisle in connection therewith shall extend within less than the following distances of a street line, property line or Residence or Rural District boundary line:

	<u>Street Line</u>	<u>Property Line</u>	<u>Residence/Rural Boundary</u>
WF-20	30'	10'	40'
C-30	30'	12'	25'
C-30S	30'	12'	25'
C-10	20'	12'	25'
LI-80	50'	20'	40'

In Residence and Rural Districts, Parking Spaces and access aisles in connection therewith, except spaces and aisles provided in connection with a detached dwelling for one (1) or two (2) families, shall have the same setback from a Street Line and property line as specified for buildings and other structures in the District. In any District, an access aisle that is a driveway to a street or to another lot and has no Parking Spaces adjacent to it may cross the area required for setback.

[From former Section 41.3.5, Renumbered Only Effective 3-7-08; added C-30S district effective 4-1-09]

18.4 Number of Parking Spaces. It is the purpose and intent of this Section to assure that Off-Street Parking Spaces are provided to accommodate the automobiles of all persons normally using or visiting a use, building or other structure at any one time. Off-Street Parking Spaces shall be provided in numbers as follows and on the same lot with the use, unless a greater number is determined necessary in connection with a SITE DEVELOPMENT PLAN submission:

Use Classification		Standards
18.4.1	Detached dwelling for one or two families	2 spaces for each family
18.4.2	Multiple dwellings	Per Section 11.28.12
18.4.3	Professional, business office or customary home occupation in a dwelling unit	2 spaces in addition to those required by Paragraph 18.4.1. above
18.4.4	Retail stores, business and professional offices, banks and other financial institutions, medical and dental clinics, and veterinary hospitals	1 space for each 200 square feet of gross floor area
18.4.5	Office buildings not serving the public on the premises	3.25 spaces for each 1,000 square feet of gross floor area
18.4.6	Restaurants and other food and beverage service establishments	1 space for each 3 seats plus 1 space for each 2 employees
18.4.7	Theaters and assembly halls having fixed seats	1 space for each 4 seats
18.4.8	Places of public assembly or public recreation (apart from Paragraph 18.4.7.) including libraries, museums and art galleries	1 space for each 4 legal occupants under the State Fire Safety Code
18.4.9.	Marinas rental boat or mooring	.5 space for each boat slip,

	Use Classification	Standards
18.4.10	Manufacturing establishments, warehouses and wholesale businesses area, whichever is greater	1 space for each 1.5 employees or 1 space for each 500 square feet of floor
18.4.11	Hotels, motels and rooms to let in a dwelling	1 space for each room plus 1 space for each employee
18.4.12	Mortuary/Funeral Home feet of floor area devoted to assembly rooms. [Rev. 1-1-96]	1 space for every 25 square

18.4.13. Other Uses: sufficient Parking Spaces shall be provided in connection with any use not listed in paragraph 18.4.1 through 18.4.12 to preserve the purpose and intent of this Section.

[From former Section 41.4, Renumbered Only Effective 3-7-08]

18.5 Loading Space Standards. Each building, other than a dwelling or a farm building, having a ground floor area in excess of 4,000 square feet, shall have one (1) off-street loading space for each 40,000 square feet of gross floor area or fraction thereof, excluding basements.

[From former Section 41.5, Renumbered Only Effective 3-7-08]

18.6. Classification of Uses. Whenever two or more use classifications listed above shall be applicable to a use of land, buildings or other structures, the standard requiring the larger number of Parking Spaces shall apply. Where separate parts of a Building or Structure are used for different use classifications, the number of required spaces shall be the sum of the number of spaces required for each type of use.

[From former Section 41.6, Renumbered Only Effective 3-7-08]

18.7 Joint Use. Joint parking areas and loading spaces may be established by the owners of adjacent lots in order to provide the total number of Off-Street Parking and loading spaces required for the uses for each lot, when such owners demonstrate, in connection with a SITE DEVELOPMENT PLAN submission, that mutual access to such spaces is assured for the duration of the use for which the spaces are required.

[From former Section 41.7, Renumbered Only Effective 3-7-08]

18.8 Modification of Standards. The Zoning Commission or other agency responsible for review of a SITE DEVELOPMENT PLAN submission may in connection with review

and action on such submission and after due notice and public hearing required by law, grant a Special Permit authorizing modification of Off-Street Parking and/or loading standards as follows:

18.8.1. Number. The Zoning Commission or other agency may, by Special Permit, authorize Off-Street Parking and/or loading spaces less in number than specified in paragraph 18.4 and 18.5 if the Zoning Commission or other agency determines that the following standards and conditions are met:

- a. the number of spaces provided on the SITE DEVELOPMENT PLAN are sufficient to accommodate the vehicles of all persons using and visiting the particular use or occupancy of land, buildings or other structures specified in the APPLICATION for a ZONING PERMIT;
- b. there is sufficient and suitable area on the lot to provide the full number of spaces specified in paragraph 18.4. and 18.5.; and
- c. the Special Permit shall be applicable only to the particular use or occupancy of land, buildings or other structures specified in the APPLICATION and such Special Permit and any CERTIFICATE OF ZONING COMPLIANCE issued for the use shall become null and void in the event that such use or occupancy is changed to another use or occupancy.

18.8.2. Small Automobiles. The Zoning Commission may authorize a reasonable number of Off-Street Parking Spaces required in connection with a use specified in Sections 18.4.5. and 18.4.10. to conform to the dimension specified in Sections 18.2.1b. when the following standards and conditions are met:

- a. the use shall consist of a single proprietorship and the number of Off-Street Parking Spaces required is 100 or more; and
- b. there is sufficient and suitable area on the lot to provide the full number of Off-Street Parking Spaces to conform to the dimensions specified in Paragraph 18.2.1a.

18.8.3. Shared Parking. The Zoning Commission or other agency may authorize a particular number of Parking Spaces on a lot to be counted for compliance with the required number of spaces for more than one (1) use on the lot or on another lot when the Commission or agency determines that a) such spaces will be occupied by cars of persons using or visiting two (2) or more such uses on the same trip to the Parking Space, and/or b) such spaces will serve uses having substantially different hours or days of operation.

[From former Section 41.8, Amended Effective 3-7-08]

18.8.4 Alternative Surfaces. The Commission, as part of a Special Permit (but not the Board), may waive the requirement for a Dustless Surface, curbing and painted lines, and permit alternative surfacing with washed gravel, stone dust, or similar materials, provided that:

- a. The Town Engineer shall approve the design and alternative surfacing of the parking area.
- b. Wheel stops shall be provided by anchored timbers, stone, or similar methods.
- c. The applicant shall be responsible for regular maintenance of the surface such that it remains free of puddles, icing, potholes, erosion, dust, and similar defects, and is usable by the public during all weather conditions. Failure to comply with this provision shall constitute a violation of these Regulations, and subject the owner or occupant of the property to the penalties provided by law.
- d. The Commission finds that the character of the neighborhood, the projected intensity of use, the overall size of the parking area, and the nature of the proposed alternative surface make such a waiver appropriate.

[Added effective 3-7-08.]

Rev. February 20, 2008 to correct cross reference in Sec. 18.3.6.