

DIVISION 15. PARKING AND LOADING FACILITIES.⁹

Sec. 6-154. PARKING AND GARAGES FOR RESIDENTIAL PURPOSES. (6/11/86)

On lots used for single-family or two (2) family residence purposes or for boarding or rooming houses sufficient garage space or outdoor parking space shall be provided to accommodate the passenger cars used by the residents of such premises.

Sec. 6-155. PARKING AND GARAGES FOR MULTI-FAMILY RESIDENTIAL PURPOSES.

On lots used for multi-family residential purposes garage space and outdoor parking space shall be provided in accordance with the table of requirements shown below. Garage space shall be provided within the principal building or underground or in a separate building, and the plans of such garage space must provide for convenient maneuvering of cars into or out of parking stalls, for safe and convenient entrances and exits, and for disposal of carbon monoxide fumes. Outdoor parking spaces shall be so arranged as not to encroach on the required width of any drive. In the case of existing business use to be converted to residential use in accordance with Sec. 6-110, the Commission may permit required garage parking spaces to be outdoor spaces.

Parking and parking aisles shall be prohibited within the required front yard unless the Commission finds that the parking and parking aisles are adequately screened by landscaping or substantial changes in topography. (8/17/80)

REQUIRED PARKING FACILITIES FOR MULTI-FAMILY DWELLINGS (6/11/86)

1. Dwelling or group of dwellings to accommodate three or more families.
 - (a) Dwelling with one or two bedrooms*: one garage space for each dwelling and one outdoor space for each dwelling.
 - (b) Dwelling with three or more bedrooms*: one garage space for each dwelling and 1.6 outdoor spaces for each dwelling.
 - (c) Studio apartments*: one garage space for each dwelling and 0.6 outdoor spaces for each dwelling.

* A den, study, loft or similar room shall be considered a bedroom for the purpose of determining the number of required parking spaces.
2. Public Housing projects of Housing Authority: Same formula as 1. above except all spaces may be outdoors and except as provided in Sec. 6-38 (R-PHD-E zone).
3. Dwelling units in mixed-use residential-commercial development: One space per dwelling unit unless a greater or lesser number is deemed appropriate by the Commission.

Where a combination of garaged and outdoor spaces is required, the Commission may authorize a different mix of indoor and outdoor parking.

The Planning and Zoning Commission may, at its discretion, require that bicycle racks be installed as a condition of site plan approval for multi-family housing. The guideline for determining the number of bicycle racks to be installed is one bicycle rack space for every ten parking spaces. In approving bicycle racks, the following standards shall be observed:

⁹ Charter reference: As to public parking, see Article 11.

(6/11/86)

- (i) Bicycle and vehicle parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by vehicles.
- (ii) Convenient access to bicycle parking facilities shall be provided. Where access is via a sidewalk or pathway, curb ramps shall be installed where appropriate.
- (iii) All bicycle parking areas shall be identified by a suitably sized sign identifying the area for bicycle parking.
- (iv) Provision of bicycle racks shall not diminish requirements for parking. (10/3/2001)

Sec. 6-156. RESTRICTIONS ON NON-PASSENGER VEHICLES AND TRUCK PARKING.

- (a) On lots in all residence zones the parking of a resident's non-passenger motor vehicles, except as stated in Sec. 156(b), is prohibited, except that the brief, infrequent outdoor parking of such non-passenger vehicles is permitted, and except that the garaging of any non-passenger motor vehicles used primarily on the premises shall be permitted. (5/4/2005)
- (b) The garaging of trucks personally used by residents of the premises in connection with a business elsewhere shall be permitted subject to the following limitations:
 - (1) In R-6 zones such garaging shall be limited on each lot to two (2) trucks not exceeding one and one-half (1-1/2) tons capacity each.
 - (2) In R-7 zones such garaging shall be limited on each lot to one (1) truck not exceeding one and one-half (1-1/2) tons capacity.
 - (3) In all other residence zones such garaging shall be limited on each lot to one (1) truck not exceeding three-quarter (3/4) tons capacity.

Sec. 6-157. COMMERCIAL LOADING AREAS.

- (a) On lots used for business, trade, industry, hotel, or institutional use there shall be provided adequate space on the lot for loading and unloading of goods and materials.
- (b) One (1) off-street loading space not smaller than fifteen (15) feet wide, twenty-five (25) feet long and fifteen (15) feet high (if covered) shall be provided for every non-residential building. One (1) additional loading space shall be provided for each twenty thousand (20,000) square feet of floor area, or part thereof, for any floor area exceeding twenty thousand (20,000) square feet.
- (c) For automotive dealers in any zone, off loading and on loading of vehicles onto car carriers and/or trucks shall be limited to the site of the automotive business itself and not on public streets. No staging of carriers and/or trucks on public roadways or Town properties shall be permitted. Off and on-loading may also take place on other commercially zoned properties owned or leased by the same dealerships. (11/25/2008)

Sec. 6-158. CUSTOMER OR PATRON PARKING; REQUIRED SPACES.

- (a) (1) Parking that is required for the assembling of persons or for any other use shall be available for tenants, owners, employees, visitors, and customers at least thirty minutes before and after the scheduled operating time. The parking must have adequate entrances and exits and be on the same site or on property under the same ownership as the site, with the nearest entrance within one thousand (1,000) feet of the main entrance of the building. Employees of the building's occupants shall be required to use such available parking. (9/19/96)

(11/25/2008)

- (a) (2) The Planning and Zoning Commission may, at its discretion, require that bicycle racks be installed as a condition of site plan approval. The guideline for determining the number of bicycle racks to be installed is one bicycle rack space for every ten parking spaces. In approving bicycle racks, the following standards shall be observed:
 - (i) Bicycle and vehicle parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by vehicles.
 - (ii) Convenient access to bicycle parking facilities shall be provided. Where access is via a sidewalk or pathway, curb ramps shall be installed where appropriate.
 - (iii) All bicycle parking areas shall be identified by a suitable sized sign identifying the area for bicycle parking.
 - (iv) Provision of bicycle racks shall not diminish requirements for parking. (10/3/2001)
- (b) The following are standards for determining parking requirements. These standards may be modified as determined by the Planning and Zoning Commission.
 - (i) Required handicapped parking shall be in addition to the parking requirements as set forth in these standards as set forth below: (5/4/2005)

| USE | REQUIRED PARKING SPACES |
|--|--|
| Auto dealership | 1 space per 7,000 sq. ft. of outdoor display areas plus one for 250 sq. ft. of usable indoor space, plus five spaces for each service bay. (5/4/2005) |
| Commercial Recreation | 1 space for each 4 seats or 4 person capacity or as determined by the Planning and Zoning Commission. (5/4/2005) |
| Community Center | 1 space for 200 sq. ft. of usable floor area. (5/4/2005) |
| Home Occupation | 2 plus residential requirement |
| Home Office | 1 plus residential requirement (2/8/94) |
| Resident professional person | 4 plus residential requirement |
| Personal Services, (includes barber shop, beauty parlor, nail salon and weight control and fitness training) | 2 spaces for each chair for barber shop, beauty parlor, or nail salon; one space for every two exercise stations for weight control and fitness training. (5/4/2005) |
| Place of worship | 1 per 3 seats (9/15/86) |
| Dance and Music Schools | 1 space for each staff member (5/4/2005) |
| Drive In/Up Establishment | One (1) per employee plus five (5) reservoir (queuing) spaces per operating window or stall. (10/24/07) |

(10/24/07)

| USE | REQUIRED PARKING SPACES |
|---|---|
| Nursery School | 1 space for every employee plus adequate drop-off and pick-up area as determined by the Planning and Zoning Commission. (5/4/2005) |
| Schools: Elementary, Middle and High School | Parking to be provided at an adequate level as determined by the Planning and Zoning Commission. (5/4/2005) |
| School for Occupational Training | 1 for each staff member plus 1 for each student. (5/4/2005) |
| Stadium, theater, auditorium, place of assembly | 1 per 2.5 seats (9/15/86) |
| Convalescent hospital, sanitariums, homes for the aged or children | 2 per 3 beds (9/15/86) |
| Club (golf, tennis, swimming or other sport) | 1 per member for max. membership or as determined by the Commission based on type of facility, and membership use pattern. (5/4/2005) |
| Medical, dental offices in all zones including resident medical professional office | 5 per medical and dental personnel plus additional parking for employees equaling 25% of required parking (2/8/94) |
| Offices - Use Group 2a and 2b (9/23/86) | 1 per 150 sq. ft. of usable floor area (9/23/86) |
| Offices – Use Group 2c (9/23/86) | 1 per 200 sq. ft. of usable floor area (9/23/86) |
| Supermarkets (9/15/86) | 1 per 150 sq. ft. of usable floor area (9/23/86) |
| Retail unless otherwise specified herein including Use Groups 1 and 8 (9/23/86) | 1 per 150 sq. ft. of usable floor area (9/23/86) |
| Hotel and Motel (5/4/2005) | 1 per guest room in addition to parking space required by other uses in same building or use on same lot. |
| Business, Office, Laboratory (in business acreage zones) | 2 per 3 employees |
| Marina | 1-1/2 spaces per slip, mooring or other unit accommodating a boat or vessel in the water |

(5/4/2005)

| USE | REQUIRED PARKING SPACES |
|--|--|
| | <p>Required parking shall be the standard of 1 per 3 persons seated and standing dining capacity; plus 1 per 2 persons for seated and standing bar capacity based on the greater of the following:</p> <p>(a) the seating as presented on the floor plan submitted:</p> <p>or:</p> <p>(b) the maximum seating capacity based on the occupancy limits set by the fire code.</p> <p>Plus additional parking for employees equaling 20% of required parking. Parking designated for employees may have smaller dimensions than required as determined by the Planning and Zoning Commission.</p> <p>In the event the restaurant has drive-through food pick-up service, in addition to required parking, there shall be at least 10 queuing spaces per operation window. The space between the required parking spaces and queuing spaces shall be sufficient for the safe and convenient movement of all traffic on the site.</p> <p>Space for up to 20% of required parking may, as determined by the Planning and Zoning Commission, be in a reserve grassed or other permeable areas that is not striped for parking. In the event such reserve parking is needed or a regular bases for parking, the area shall be paved and striped. (5/4/2005)</p> |
| <p>Food Service Providers (Catering Facility) (5/4/2005)</p> | <p>1 per 2 persons, seated and standee dining capacity, plus 1 per person for seated and standee bar capacity, plus additional parking for employees equaling 20% of required parking some of which may be exempt from dimensional requirements. Up to 25% of required parking spaces can be tandem spaces if valet parking is provided for banquet events on or offsite. (5/4/2005)</p> |
| <p>Fast Food Restaurant</p> | <p>1 per 2 persons, seated and standee dining</p> |

capacity plus 10 reservoirs (queuing) spaces for each drive-up window. (5/4/2005)

Service station

1 per employee and staff, plus five spaces for each service bay and 1 space per 150 sq. ft. of usable floor area of retail space. (5/4/2005)
(5/4/2005)

| USE | REQUIRED PARKING SPACES |
|----------------------------------|--|
| Car Wash, Auto Detailing | 1 per employee, plus 5 reserve spaces. (5/4/2005) |
| Industry | 2 spaces per 3 employees |
| Funeral Parlors | 10 parking spaces plus 1 space for every 2 employees |
| Wholesale warehouse | 1 per employee |
| Every other use not listed above | 1 per 250 sq. ft. of usable floor area. (9/15/86) |

(c) The provisions of this section shall not be applicable where exception is authorized in accordance with Section 6-103.1(d). (9/15/86)

(d) No part of a building shall be converted from residential use to business use unless parking shall be provided for such business use in accordance with the requirements of Subsections (a) and (b) hereof, and Sec. 6-159, unless exempted there from by Subsection (c) hereof.

* In the case of sidewalk cafes or other outdoor dining facilities operating on a temporary (seasonal) basis, temporary reserved parking may be provided within 1,000 feet of said use subject to the provisions of Sec. 6-100 Use Group 1. However, the Planning and Zoning Commission may, after giving consideration to the proximity of the use to other parking facilities, to density of employment or volume of pedestrian traffic permit a lesser number of parking spaces. (7/24/83)

Sec. 6-159. REQUIREMENTS FOR BELOW GRADE PARKING.

Excluding such portion of a building or buildings devoted to residential use, any building or group of buildings on a single lot in excess of 200,000 cubic feet in volume above established grade shall be required to conceal parking from adjacent properties around the perimeter of the site in accordance with Table I. In the case of 2b and 2c and offices associated with other uses, concealment shall be in a structure the roof of which is below existing established grade. In the case of all other Use Groups other than 2b or 2c the Planning and Zoning Commission may, upon application for site plan review, accept one of the following methods of concealment in lieu of concealment below existing established grade:

- (a) The building itself
- (b) Topography
- (c) Sculptured landscaped surfaces other than structures with grades not exceeding 1 vertical to 3 horizontal
- (d) Evergreen landscaping used in conjunction with letter c above

(5/4/2005)

Table I

| | |
|---|---------|
| Up to 500,000 cubic feet | 50% |
| Above 500,000 cubic feet but less than 750,000 cubic feet | 66-2/3% |
| Above 750,000 cubic feet | 85% |

Sec. 6-160. USE OF TRACT OF LAND FOR PUBLIC PARKING.

Whenever the Town acquires for public parking a portion of a tract of land from any owner by condemnation, negotiation, dedication or gift, the tract thus acquired shall, for purposes of determining compliance of the balance of the tract with the provisions of this Article, be deemed to be included as part of the balance of the tract, provided, however, that in the case of acquisition of any such portion of a tract by means other than condemnation, dedication or gift the Board of Selectman shall have certified to the Board of Estimate and Taxation that the consideration paid for the portion of the tract thus acquired reflected reasonable allowance for the benefit derived by the balance of the tract from the application of this Section.

Sec. 6-161. LANDSCAPING, PAVING, AND DRAINAGE.

Site plans with proposed parking areas containing 10 or more spaces shall provide for landscaped areas within the designated parking area. Such landscaped areas may be provided in the form of perimeter buffers between the parking lots and adjacent streets and properties, and internal landscaped islands.

Where landscaped islands and perimeter buffers are provided they shall be at least five (5) feet wide with no overhang intrusion from vehicles. Landscaped perimeter buffers and landscaped islands shall have suitable curbs of asphalt, concrete or granite.

Landscaped perimeter buffer areas and landscaped islands shall be planted with a mix of shrubs and trees as determined by the Commission with the advice of the Architectural Review Committee and Town Tree Warden.

Perimeter buffers are required to have a continuous planted screening that would adequately screen parking in all seasons with a mix of evergreen and deciduous plant materials as approved by the Architectural Review Committee and the Tree Warden.

Evergreen trees shall be a minimum of 6 feet in height and deciduous trees a minimum of 1½” caliper. Shrubs shall be either deciduous species planted at 2½ feet in height or evergreen species planted at 2½ feet in spread.

Trees and shrubs shall be placed such that they do not obstruct vehicle sight lines when fully grown.

Parking space, access drives, entrances, and exits as required by this Chapter for business buildings, for multi-family dwellings and for dwelling groups shall be adequately paved and drained. (5/4/2005)

(5/4/2005)

Sec. 6-162. POOLED OR GROUP PARKING FACILITIES.

For any of the uses indicated under Section 6-158, two (2) or more distinct and separate establishments or lots may decide to pool or group their parking facilities subject to these conditions: (9/23/96)

- (1) Site Plan approval in accordance with standards established in Sec. 6-15 and Division 18 hereof; (9/23/96)
- (2) The proposed parking arrangement will reduce the number of curb cuts;
- (3) Parking area(s) is/are located behind buildings and/or well screened from the road and, where necessary, other properties;
- (4) Improve vehicular circulation;
- (5) Generally enhance the appearance of the particular area.