

**CHAPTER 7**

**OFF-STREET PARKING  
AND  
LOADING SPACE REQUIREMENTS**

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**7.1 OFF-STREET PARKING REQUIREMENTS**

All land uses shall provide off-street parking in accordance with the following criteria.

**RESIDENTIAL DEVELOPMENT**

Type of Development	Minimum Spaces/Unit
Single Family	2
Multi Family (including apartments and condominiums)	
One bedroom	1
Two bedroom	1 ½
Three bedrooms or more	2

**COMMERCIAL DEVELOPMENT**

Type of Development	Minimum Spaces/Unit
Dormitories, bunkhouses, and similar group sleeping quarters	One space for every three beds
Hotels, motels, lodges, studio units	Three spaces for every four units
Rest homes, hospitals, sanitariums	One space for each bed
Offices (professional, nonprofessional, including real estate, condominium rental offices)	One space for each 400 sq ft gross floor area
Eating and drinking establishments	One space for each 100 sq ft gross floor area
Retail Sales	One parking space for every 400 sq ft of gross floor area excluding areas devoted exclusively to storage and building maintenance
Auditorium, churches, theaters	One space for every four seats if fixed seating, or one space for each 50 sq ft of floor room in the seating area
Place of manufacturing, processing, assembling, and similar industrial use	One space for each 400 sq ft of gross floor area exclusive of restrooms and building maintenance areas, provided further that such parking not occupy space provided in satisfaction of loading area requirements
Uses not listed or not fitting within one of the above categories	The Town Administrator shall determine the off-street parking requirements subject to approval by the Town Council
Additional apron or peripheral parking	May be required if the Town Planner, P&Z Commission and Town Council find it necessary
Employee parking in addition to those parking requirements mentioned above	One parking space for every three employees shall be provided and designated for those employees.

**7.2 PERMITTED REDUCTIONS IN OFF-STREET PARKING REQUIREMENTS**

It is the intent of this Section to establish parking requirements based on the differing parking demands and time use characteristics in cases where commercial, residential, cultural or civic uses are intermixed on the same lot. The end product shall be a more efficient use of surface area with less land area devoted to parking.

- 7.2.1 In districts where multiple-family dwellings, hotel or similar residential uses are erected above or on the same lot as commercial uses of any kind permitted without a use permit, the off-street parking requirements for said retail and service uses may be reduced by the Town Council but not less than one space for each eight (8) fixed seats or one space for each one hundred (100) square feet of gross floor area of auditoriums, churches, and theaters, whichever is appropriate.

Type of Development	Minimum Spaces/Unit
Offices	One space for each 800 sq ft gross floor area
Eating and drinking establishments	One space for each 200 sq ft gross floor area
Retail Sales	One parking space for every 800 sq ft of gross floor area excluding areas devoted exclusively to storage and building maintenance
Auditorium, churches, theaters	One space for every eight seats if fixed seating, or one space for each 100 sq ft of floor room in the seating area.

- 7.2.2 In considering the amount of deduction it should permit, the Town Council shall take into account the magnitudes and times of operation of all uses proposed, availability of other public or private parking structures or areas at reasonable distances within the district, availability of remote employee parking in this or other districts where permitted, and other factors as the Town Council deems pertinent. The Town Council may request of any applicant a plan showing all planned or proposed parking spaces and an analysis of the parking demand for the specific uses proposed.

In the D-C and R-C districts, a payment-in-lieu of providing required parking may be accepted by the Planning and Zoning Commission. The amount shall be equal to the actual cost of providing hard-surfaced parking stalls(10' x 20'), plus access drive (10' x 12').

- 7.2.3 Any reduction in parking requirements as provided for in this Section shall be granted upon the approval and issuance of a use permit thereon by the Town Council.

**7.3 OFF-STREET PARKING STALL CONFIGURATION**

- 7.3.1 Except as may be provided for compact cars, minimum size of off-street parking space and parking lot drives shall be in accordance with Figure 7.1.
- 7.3.2 No parking shall be permitted in side yard or front yard setbacks.
- 7.3.3 Required parking spaces must be provided on the same property as the principal building or use, except that in multi-family developments, parking shall be within two hundred feet

(200') of the principal use. For commercial or industrial developments, the parking area shall be within six hundred feet (600') of the principal use, provided (in either case) the zoning for the parking area is the same as the principal use or a more intensive classification.

Parking areas shall be owned by the owner of the principal use for which parking spaces are being provided or said owners shall have a long-term lease on the land so that all required parking will be provided for any particular development.

- 7.3.4 All parking areas (except single family) shall be surfaced with asphalt or concrete.
- 7.3.5 Where a surface parking area of five (5) spaces or more is situated such that less than one half (½) the perimeter of the total area abuts a required yard that can be used for snow storage, then the total size of the parking area shall be increased by five percent (5%).
- 7.3.6 All parking areas shall be properly maintained and be completely free of snow so as to not reduce the required number of parking spaces.
- 7.3.7 Refer to the Landscape Design Guidelines and Regulations for landscape requirements for parking areas.

#### 7.4 OFF-STREET LOADING AREA REQUIREMENTS

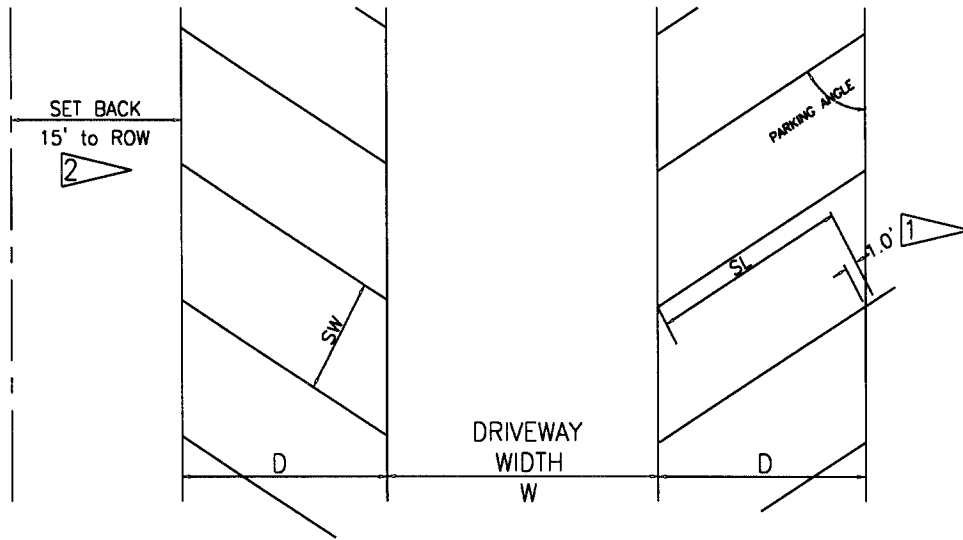
In all applicable districts the following off-street loading requirements shall apply. All loading spaces must be snow-plowed and permanently maintained. See Figure 7.2 for requirements.

Type of Development	Loading Requirements
Residential uses	None required
Commercial use less than 25,000 gross square feet	One space (may be eliminated if off-street loading space for the handling of all materials and equipment is provided).
Commercial use greater than 25,000 gross square feet	One space for each 25,000 gross square feet plus one space for any portion exceeding a multiple of 25,000 (i.e., 60,000 gross square feet requires three loading spaces)

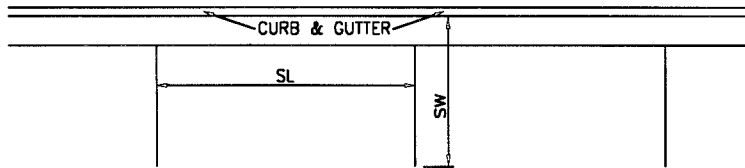
ANGLE OF PARKING	COMPACT PARKING 8.5'x 17'			SUB-SURFACE PARKING 9'x 18' TYPICAL			SURFACE PARKING 10'x 20' TYPICAL			MINIMUM DRIVE WIDTH (W)	
	SW	SL	D	SW	SL	D	SW	SL	D	1-WAY	2-WAY
0 Deg. (Parallel)	8.5	20	8.5	9	21	9	10	23	10'	12'	24'
30 Degrees	8.5	17	15'4"	9	18	16'3"	10	20	18'3"	12'	24'
45 Degrees	8.5	17	17'4"	9	18	18'4"	10	20	20'6"	13'	24'
60 Degrees	8.5	17	18'2"	9	18	19'4"	10	20	21'6"	18'	24'
90 Deg. (Perp.)	8.5	17	17	9	18	18	10	20	20'	24'	24'

① = 1' ± OVERHANG USED IN STALL DEPTH CALCULATION FOR 30° - 60° ANGLE OF PARKING

② = PARKING LOT SET BACK MAY BE REDUCED TO 7' IF NOT ADJACENT TO PRIVATE OR PUBLIC STREET



PARKING SPACES



PARALLEL PARKING

**FIGURE 7.1**  
PARKING CONFIGURATION