

**4.10 Off-Street Parking Regulations.**

**A. Parking for Buildings, Structures or Uses.**

All new development, *Building* additions or conversions of use for which an *Improvement Location Permit* is required by this Ordinance shall provide required *Off-Street Parking Areas* in accordance with the following regulations.

**B. Existing Parking Areas.**

*Off-Street Parking Areas* shall not be reduced below the minimum requirement for such use as required by this Ordinance. Any *Off-Street Parking Areas* existing prior to the effective date of this Ordinance which were already below the standards established by this Ordinance shall not be further reduced.

**C. Location of Parking Areas.**

*Off-Street Parking Areas* shall be located on the same *Lot*, within the same *Integrated Center*, or within six hundred (600) feet of the *Building, Structure* or use served by the *Off-Street Parking Area*. *Off-Street Parking* for any use shall be located within a zoning *District* which permits the use for which the *Off-Street Parking* is required.

**D. Design and Construction of Parking Areas.**

The following standards shall apply to the design of *Off-Street Parking Areas* required by this Ordinance in all *Districts* (except for *Single Family Dwellings* located in the AG and RR *Districts*, and *Agricultural Uses* located in the AG *District*).

1. Standard Parking Schemes.

The layout of all *Parking Areas* shall be in compliance with the requirements set forth in Table 4.10-A - Parking Lot Design.

2. Surface of Parking Areas.

All required *Off-Street Parking Areas* and the ingress/egress to and from such *Off-Street Parking Areas* shall be hardsurfaced with asphalt, concrete or other material to provide a dust-free surface. A gravel surface may be used for a period not to exceed six (6) months after the commencement of the use for which the *Parking Area* is provided, where ground or weather conditions are not immediately suitable for permanent surfacing as specified herein.

3. Distance from Buildings in Commercial and Industrial Districts.

All *Parking Spaces, Parking Areas* and *Interior Access Drives* located in any Commercial and Industrial *District* shall maintain a minimum five (5) foot separation from the wall of a *Building*.

4. Definition of *Parking Spaces*.

All *Parking Spaces* shall be provided with wheel stops or other devices to insure that motor vehicles do not encroach beyond the *Parking Area* or into a required *Yard*.

5. *Off-Street Parking Area* Connectivity.

- a. *Off-Street Parking Areas* for abutting Commercial Uses or Multi-family developments shall have connecting maneuvering aisles to provide for internal cross-access movements.
- b. Where *Off-Street Parking Areas* connect, or are planned for connection, a cross-access easement the width of the maneuvering aisle shall be established and recorded.

**E. Minimum Number of Off-Street Parking Spaces.**

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*Off-Street Parking* for all uses shall be provided in accordance with the minimum requirements set forth in Table 4.10-B. When the computation of required *Parking Spaces* results in a fraction of one-half (1/2) or greater, the number of required *Parking Spaces* shall be rounded up to the next whole number.

**F. Required Parking for the Disabled.**

Every *Parking Lot* and *Parking Garage* available to the public shall have *Parking Spaces* reserved for the use of physically handicapped persons according to the following schedule (as required by ADA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2 (5)(a), published in the Federal Register, Volume 56, No. 144, dated July 26, 1991):

<u>Total Parking Spaces Required</u>	<u>Minimum Number of Reserved Spaces</u>
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	Two percent (2%) of the total number of parking spaces.
1001 and over	Twenty (20), plus one (1) for each one hundred (100) spaces over one thousand (1000).

**G. Required Bicycle Parking.**

Commercial Retail Centers greater than ten thousand (10,000) square feet and Multi-family developments shall provide bicycle parking at the rate of one (1) bicycle parking space for every thirty (30) *Off-Street Parking Spaces*. The maximum number of required bicycle parking spaces shall be fifteen (15).

1. A bicycle rack, bicycle loops or other device as approved by the *Director* shall be installed to secure bicycles within the *Bicycle Parking Area*.
2. The *Bicycle Parking Area* shall be located near or inside the main entrance of the Primary Structure.
3. The location of the *Bicycle Parking Area* when fully occupied shall not obstruct any pedestrian way and a five (5) foot wide pedestrian path shall be maintained at all times.
4. A *Bicycle Parking Area* may not be located in any *Minimum Front, Side or Rear Yard or Bufferyard*.

**H. Land Banking for Reduced Parking in GC, C-I, I-1, I-2, I-3 and I-4 Districts.**

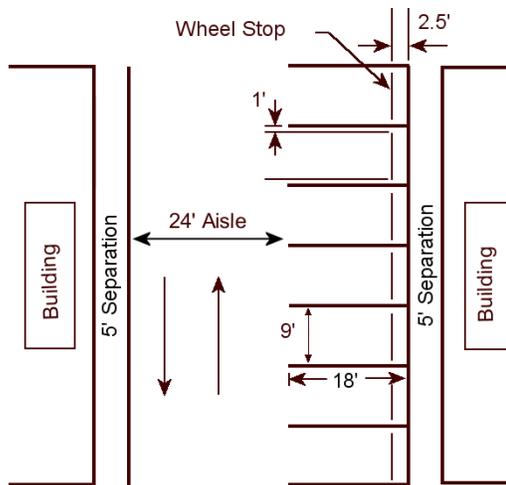
The number of *Off-Street Parking Spaces* for all uses allowed in the above zoning *Districts* as required per Table 4.10-B for either *Single Use Sites* or *Integrated Centers* that have shared *Off-Street Parking Areas* may be reduced by thirty percent (30%) subject to compliance with the following regulations:

1. Enough land to accommodate additional *Off-Street Parking Spaces* shall be set aside as a *Land-Banked Area* so that the total number of *Off-Street Parking Spaces* required for the use or uses per Table 4.10-B can be built on site in the future should the need arise.
2. The owner shall provide a recorded site plan that identifies the *Land-Banked Area* as a "No-Build Area" prohibiting any permanent or temporary structure from being built within the so denoted area. Landscaping and limited use of utilities may be allowed within the "No-Build Area".

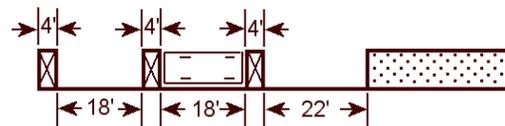
3. A drainage plan in full compliance with Town of Plainfield standards for on-site stormwater management for the total number of *Off-Street Parking Spaces* as required per Table 4.10-B for the use or uses shall be approved prior to issuance of an *Improvement Location Permit* (ILP) for a site plan with the reduced parking.
4. If the *Director* finds that insufficient parking is provided for the use or uses and vehicles are parking in the designated "No-Build" or *Land-Banked Areas* on a periodic or continued basis, a violation notice shall be served and the owner shall have six (6) months from the date of notice to install the total amount of *Off-Street Parking Spaces* required for the use or uses per Table 4.10-B.

**TABLE 4.10-A**  
**PARKING LOT DESIGN**

<b>Angle of Parking Space</b>	<b>Width of Parking Space</b>	<b>Depth of Parking Space</b>	<b>Width of Maneuvering Aisle</b>
61° - 90°	9'-0"	18'-0"	24'-0"
46° - 60°	9'-0"	18'-0"	18'-0" (one way)
45°	8'-6"	18'-0"	15'-0" (one way)
Parallel	8'-0"	22'-0"	12'-0" (one way)



**ANGLE PARKING**



**PARALLEL PARKING**

**TABLE 4.10-B**  
**REQUIRED OFF-STREET PARKING**  
**MINIMUM PARKING REQUIREMENT**

<b>USE</b>	<b>MINIMUM PARKING REQUIREMENT</b>
1. ANY COMMERCIAL RECREATIONAL ENTERPRISE involving the assembling of persons (unless other-wise specified in this table):	
a. INDOOR	One (1) <i>Parking Space</i> for each two hundred fifty (250) square feet of <i>Gross Floor Area</i> .
b. OUTDOOR	One (1) <i>Parking Space</i> for each two hundred (200) square feet of <i>Gross Floor Area</i> plus one (1) <i>Parking Space</i> for each six hundred (600) square feet of site area accessible to the public, exclusive of the

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- Parking Area.*
2. AUTOMOBILE, TRUCK, BUS, BOAT, RECREATIONAL VEHICLE OR MOTORCYCLE SALES OR RENTAL: One (1) *Parking Space* for each five hundred (500) square feet of *Gross Floor Area*, plus one (1) space for each seven thousand (7,000) square feet of outdoor display area.
  3. BANKING: BANK, SAVINGS AND LOAN, CREDIT UNION
    - a. COMBINED DRIVE-THROUGH AND WALK-IN FACILITIES One (1) *Parking Space* for each two hundred-fifty (250) square feet of *Gross Floor Area*.
    - b. DRIVE-THROUGH FACILITY ONLY One (1) *Parking Space* for each drive-up bay.
    - c. WALK-IN FACILITY ONLY One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*.
  4. BOWLING ALLEYS:
    - a. Four (4) *Parking Spaces* for each alley/lane
    - b. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the bowling alley, such as restaurants, night clubs, and the like, additional *Parking Spaces*, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of *Gross Leasable Floor Area* for uses located within or operated in conjunction with the bowling alley.
  5. a. *RELIGIOUS USES*, including Church or Synagogue: One (1) *Parking Space* for each four (4) permanent seats in the sanctuary.
    - b. AUDITORIUMS, ASSEMBLY HALLS, RECITAL HALLS: One (1) *Parking Space* for each four (4) seats at maximum capacity calculated pursuant to Fire Code.
  6. COMMUNITY CENTERS, MUSEUMS, CIVIC CLUBS, AND PHILANTHROPIC INSTITUTIONS: One (1) *Parking Space* for each four hundred (400) square feet of *Gross Floor Area*.
  7. CONVENIENCE STORE Three and one half (3.5) *Parking Spaces* for each one-thousand (1000) square feet of *Gross Floor Area*. *Parking Spaces* at gasoline pumps may be included in the calculation of required parking.
  8. DAY NURSERIES, *CHILD CARE CENTERS*, KINDERGARTENS, NURSERY SCHOOLS: One (1) *Parking Space* for each eight (8) pupils based upon maximum capacity.
  9. FIRE STATION: Three (3) *Parking Spaces* for truck bay, plus a minimum of three (3) additional *Parking Spaces*.
  10. FURNITURE/FLOOR OR WALL COVERING STORE One (1) *Parking Space* for each four hundred (400) square feet of *Gross Floor Area*.
  11. *GASOLINE SERVICE STATIONS*, TIRE AND AUTO SERVICE CENTER, AUTOMOBILE REPAIR, OTHER AUTO SERVICE FUNCTIONS: One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area* devoted to retail sales, plus two (2) spaces per service bay, (a service bay shall not be considered a *Parking*

- Space*), plus three (3) customer spaces.
12. *GASOLINE SERVICE STATION / CONVENIENCE STORE* Same as (7) *CONVENIENCE STORE*
13. *GROCERY / SUPERMARKET* One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*.
14. *HARDWARE / PAINT / HOME IMPROVEMENT STORE* One (1) *Parking Space* for each three hundred (300) square feet of *Gross Floor Area* plus one (1) *Parking Space* for each one thousand (1000) square feet of the facility devoted to outside operations or storage, exclusive of the *Parking Area*.
15. *HEALTH SPA / FITNESS CENTER*
- a. One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*
  - b. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the health spa or sports club, such as dining areas, restaurants, night clubs, retail stores and the like, additional *Parking Spaces*, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of *Gross Leasable Floor Area* for such uses located within or operated in conjunction with the health spa or sports club).
16. *HOTELS, MOTELS:*
- a. One (1) *Parking Space* for each rental sleeping unit.
  - b. If, in addition to sleeping units, there are other uses or accessory uses located within or operated in conjunction with the *Hotel* or *Motel*, such as ballrooms, meeting rooms, dining areas, retail stores, auditoriums, restaurants, night clubs, and the like, additional *Parking Spaces*, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of *Gross Leasable Floor Area* for such uses located within or operated in conjunction with the *Hotel* or *Motel*).
17. *LIBRARY:* One (1) *Parking Space* for each four hundred (400) square feet of *Gross Floor Area*.
18. *MEDICAL, DENTAL, OPTOMETRISTS CLINICS/ OFFICES:* One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*.
19. *MINI-WAREHOUSES* One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area* devoted to office space, plus one (1) *Parking Space* per resident/ manager, plus one (1) *Parking Space* for each thirty (30) storage units. Required *Off-Street Parking Spaces* shall not be utilized as rental or leased spaces.
20. *MINIATURE GOLF* Four (4) *Parking Spaces* for each golf hole, plus one

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- (1) space per each one hundred (100) square feet devoted to *Accessory* retail or amusement establishments.
21. MORTUARY / FUNERAL HOME / CREMATORIES One (1) *Parking Space* for each fifty (50) square feet of floor area in parlors and assembly rooms.
22. NURSING CARE, CONVALESCENT HOME, HOSPITAL, SANITARIUMS, REHABILITATION CENTERS: One (1) *Parking Space* for each two (2) patient beds.
23. OFFICE COMMERCIAL USE, GENERAL: (To include, but not be limited to) BUSINESS, PROFESSIONAL OFFICE, POST OFFICE, OFFICE PARK, RESEARCH CENTER Three and one-half (3.5) *Parking Spaces* for each one thousand (1000) square feet of *Gross Floor Area*.
24. TENNIS / RACQUET CLUB: Four (4) *Parking Spaces* per game court, plus one (1) *Parking Space* for each two hundred (200) square feet of the remaining *Gross Floor Area* in the *Building* devoted to office or retail activities.
25. RESIDENTIAL:
- a. *SINGLE FAMILY DWELLING (INCLUDING INDIVIDUAL MOBILE DWELLINGS) AND TWO-FAMILY DWELLINGS* Two (2) *Parking Spaces* per *Dwelling Unit*.
- b. *MULTIFAMILY DWELLINGS* Two (2) *Parking Spaces* per *Dwelling Unit* for the first fifty (50) *Dwelling Units*, plus one and three-quarter (1.75) *Parking Spaces* for each additional *Dwelling Unit* over fifty (50).
26. RESTAURANT:
- a. FAMILY (DINE-IN ONLY) One (1) *Parking Space* per each three (3) customer seats (including outdoor seating areas) (minimum of five (5) *Parking Spaces* required).
- b. FAST FOOD, WITH OR WITHOUT DRIVE-THROUGH One (1) *Parking Space* per each five (5) customer seats (minimum of five (5) *Parking Spaces* required).
- c. FAST FOOD, DRIVE-THROUGH ONLY (NO SEATING) One (1) *Parking Space* per one hundred (100) square feet of *Gross Floor Area* (minimum of four (4) *Parking Spaces* required).
27. TAVERNS AND NIGHT CLUBS One (1) *Parking Space* per each seventy-five (75) square feet of *Gross Floor Area*.
28. RETAIL OR SERVICE COMMERCIAL USES - INDIVIDUAL, FREESTANDING USES: including but not limited to: BAKERIES; DRUG STORES; BEAUTY AND BARBER SHOPS; LIQUOR STORES; LAUNDROMATS; PHOTO STUDIOS; JEWELRY, GIFT, APPLIANCE AND SIMILAR STORES; PERSONAL SERVICE SHOPS Three and one half (3.5) *Parking Spaces* for each one thousand (1000) square feet of *Gross Leasable Floor Area* shall be required for any individual, freestanding retail or service commercial use unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized.
- Provided, however, that in no case shall any individual use provide less than five (5) *Parking Spaces*.

29. RETAIL OR SERVICE COMMERCIAL USES - INTEGRATED CENTERS
- a. If the total *Gross Leasable Floor Area* of an *Integrated Center* is less than 400,000 square feet, four (4) *Parking Spaces* for each one thousand (1,000) square feet of *Gross Leasable Floor Area* shall be required,
  - b. If the total *Gross Leasable Floor Area* of an *Integrated Center* is greater than 400,000 square feet, but less than 600,000 square feet, four and one half (4.5) *Parking Spaces* for each one thousand (1,000) square feet of *Gross Leasable Floor Area* shall be required,
  - c. If the total *Gross Leasable Floor Area* of an integrated center is greater than 600,000 square feet, five (5) *Parking Spaces* for each one thousand (1,000) square feet of *Gross Leasable Floor Area* shall be required.
- Provided, however:
- (1) in no case shall any individual use provide less than five (5) *Parking Spaces*: and,
  - (2) the following individual uses: grocery store/supermarket; theaters - motion picture or legitimate; bowling alley; or night club, shall provide *Parking Spaces* as required for the individual use by this section and such calculation shall be separate from the calculation of the *Gross Leasable Floor Area* calculation of the *Integrated Center*.
- 30 SKATING RINK (Roller or Ice) One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area* in the building.
31. SCHOOLS: COMMERCIAL, TRADE OR BUSINESS: One (1) *Parking Space* for each one hundred (100) square feet of *Gross Floor Area* in the building, or one (1) *Parking Space* per each twenty-five (25) square feet of classrooms, whichever provides the greater number of spaces.
32. THEATER, INDOOR One (1) *Parking Space* for each three (3) seats.
33. ASSEMBLY, MANUFACTURING, OR SIMILAR USE
- a. One (1) *Parking Space* for each one thousand (1,000) square feet of *Gross Floor Area* devoted to such use.
  - b. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided.
34. DISTRIBUTION, WAREHOUSE, OR SIMILAR USE
- a. One (1) *Parking Space* for each three thousand (3,000) square feet of *Gross Floor Area*.
  - b. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided.
35. USES NOT SPECIFIED For any use not specified above, specific

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requirements shall be determined by the *Director* and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.