

LAND DEVELOPMENT

13 Attachment 5

**Borough of Morris Plains**

**Section 13-5.7A**

**Schedule E**

**Off-Street Parking Space Requirements**

**[Last amended 10-5-2023 by Ord. No. 14-2023]**

<b>Type of Building or Use</b>	<b>Minimum Number of Spaces</b>
Adult care center	1 for each 100 square feet GFA
Art gallery	1 for each 300 square feet GFA
Art studio	1 for each 300 square feet GFA
Assisted living facility	In accordance with the Residential Site Improvement Standards (RSIS) found at N.J.A.C. 5:21
Automobile parts sales	1 for each 1,000 square feet of GFA
Automobile repair	3 for each service bay plus 1 for each service vehicle
Automobile sales	1 for each 500 square feet of GFA excluding automobile repair areas if provided on site
Bar, tavern	One parking space shall be provided per 2.5 seats within the building or one parking space for every 75 square feet of gross floor area, whichever is greater.
Car wash	1 for each employee
Child-care center	1 for every 10 students plus 1 for each employee at peak shift
Cidery, meadery	1 for every 3 seats or 1 for each 75 square feet of GFA, whichever yields the highest number of spaces
Continuing care retirement community (“CCRC”)	The sum of the requirements for individual use such as independent living, assisted living facilities, and nursing homes
Contractor services	1 for each 250 square feet of GFA plus 1 for any dedicated service vehicles
Convenience store	1 for each 200 square feet GFA
Courts for tennis, racquetball, etc.	4 for each court plus 1 for each 200 square feet devoted to health and fitness activities
Craft distillery	1 for every 3 seats or 1 for each 75 square feet of GFA, whichever yields the highest number of spaces
Executive conference and training center	1 for each 50 square feet GFA
Finance, insurance, and real estate offices	1 for each 200 square feet of GFA
Funeral home	1 for each 50 square feet GFA
Gasoline service station	1 for each fuel pump and 3 for each service bay plus 1 for each service vehicle
Gas station with convenience store	As permitted in § 13-5.5.1M, L-2 Mixed-Use Commercial Use Overlay Zone
Health care services	1 for each 500 square feet GFA
Health or fitness center	1 for each 50 square feet GFA
Hotel	12 for each 10 guest rooms; except in the TRPUD Zone the requirement shall be 1 space for each guest room; plus additional spaces for other facilities

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	available to persons other than hotel guests as follows:
Restaurant in hotel	As specified elsewhere in this schedule. However, in the TRPUD Zone, the requirement shall be 1 space for each 4 seats.
Convention/conference facilities in hotel	1 for each 150 square feet GFA devoted to such use
Banquet/ballroom facilities in hotel	1 for each 100 square feet GFA devoted to such use
Independent living	In accordance with the Residential Site Improvement Standards (RSIS) found at N.J.A.C. 5:21
Indoor commercial recreation facility	1 for each 200 square feet GFA devoted to such use
Institutional uses	1 space for each 250 square feet GFA. See parking requirements for schools and places of worship specified elsewhere in this schedule.
Instructional schools and studios	1 space for each 200 square feet GFA.
Light industry	1 for each 500 square feet GFA
Limited manufacturing	1 for each 500 square feet GFA
Microbrewery	1 for every 3 seats or 1 for each 75 square feet of GFA, whichever yields the highest number of spaces
Moving and storage operation	1 for each 1,000 square feet GFA
Nonprofit club, lodge, fraternal, civic and charitable organization	1 for each 100 square feet GFA
Nursing home	1 for each employee plus 0.5 per bed
Office	1 for every 3 seats or 1 for each 75 square feet of GFA, whichever yields the highest number of spaces
Less than 10,000 square feet GFA	1 for each 150 square feet GFA
10,000 to 24,999 square feet GFA	1 for each 200 square feet GFA
25,000 to 74,999 square feet GFA	1 for each 250 square feet GFA
75,000 to 99,999 square feet GFA	1 for each 350 square feet GFA
100,000 to 299,999 square feet GFA	1 for each 400 square feet GFA
300,000 square feet GFA or more	1 for each 450 square feet GFA
Office, coworking	1 for each 300 square feet GFA
Office, medical	1 for each 250 square feet GFA
Place of worship	1 for every 3 seats or 1 for each 75 square feet of GFA whichever yields the highest number of spaces
Public buildings and uses	1 for each 200 square feet GFA
Public utility	None
Motor vehicle service station	1 for each 50 square feet GFA
Research, design and testing laboratories	1 for each 250 square feet GFA
Residential uses	In accordance with the Residential Site Improvement Standards (RSIS) found at N.J.A.C. 5:21 <sup>(d)</sup>
Restaurants, including drive-through and drive-in restaurants	One parking space shall be provided per 2.5 seats within the building or one parking space for every 75 square feet of gross floor area, whichever is greater
Retail food establishments	1 for each 200 square feet GFA
Retail stores and services, including pop-up retail and retail nurseries	1 for each 200 square feet GFA
Food sales, except restaurants	1 for each 150 square feet GFA
Non-food sales and service	1 for each 200 square feet GFA
Schools, auditoriums	1 for each 3 seats in public assembly areas. If no

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	public assembly area, 1 space for each 100 space feet GFA.
Self-storage facility	1 for each 4,000 square feet GFA plus two additional spaces for the manager/administrative offices
Supermarket	1 for each 200 square feet GFA
Urgent care medical facility	1 for each 250 square feet GFA
Vocational school, private	1 per employee plus 1 for each 150 square feet of GFA for classroom, laboratories, or other square footage used for instruction
Warehouse	1 for each 1,000 square feet GFA
Wholesale establishment	1 for each 400 square feet GFA

GFA = gross floor area

NOTES:

- (a) Any building containing more than one permitted use shall meet the combined parking space requirements for all uses in the building. Any change in principal permitted uses within a building shall be required to meet the minimum parking requirements for the new use(s), with the exception that in an application for a change of use for a multitenant building located within the L-1, L-2 or I Zone Districts, the applicant shall provide evidence of the extent of utilization of existing off-street parking to demonstrate the adequacy thereof in satisfying the off-street parking requirements.
- (b) For any use not listed above, there shall be provided at least one parking space for each 200 square feet GFA.
- (c) Except for uses located within the I Limited Industrial, L-1 and L-2 Research Laboratory Districts, if the parking requirement for any business, commercial or industrial use is less than one space for each 200 square feet GFA, an applicant for site plan approval shall demonstrate that a standard of one space for each 200 square feet GFA can be met even though a lesser amount of parking is required based on the proposed use.
- (d) Exceptions to RSIS are permitted in the R-8 Zone pursuant to § 13-5.12 for affordable units in the multifamily apartment building and affordable age-restricted units in the multifamily apartment building.