

ZONING

168 Attachment 5

**Borough of Riverdale**

**Schedule E: Parking Requirements (§ 168-12)  
[Amended 11-25-2024 by Ord. No. 9-2024]**

Residential Use		Nonresidential Use		General Requirements
R-7.5	Two spaces per dwelling unit	Assembly halls, auditoriums, clubs, community centers	1 space for each 100 feet of gross floor area or 1 space for each three seats, whichever is greater	<p>[1] In the event that a number of parking spaces results in a fraction of a space, one more parking space shall be provided.</p> <p>[2] In case of uses not specifically mentioned, the requirements for off-street parking of similar use shall apply. If no use can be described as similar, parking shall be required in accordance with the judgment of the Planning Board.</p> <p>[3] In the event of a mixed use, the required off-street parking shall be the sum of the required off-street parking for each use.</p> <p>[4] The "gross floor area" shall mean the total floor area at all floors and levels. Basements and attics use for storage only shall be excluded.</p> <p>[5] If the applicant can clearly demonstrate to the Planning Board that, because of the nature of the operation of the permitted use, the above parking requirements are unnecessary and excessive, the Board may approve parking plans showing less parking than required, in which event a landscaped area shall be reserved that can readily be</p>
R-15	Two spaces per dwelling unit	Bank Bank with drive-up window	8 spaces for each teller window 160 foot waiting line for each drive-in window	
R-25	Three spaces per dwelling unit	Church, house of worship	1 space for each 3 seats or 1 space for each 72 inches of seating space when benches rather than seats are used	
R-35	Four spaces per dwelling unit	Grade school High school, prep school	1 space for each teacher and employee, plus 10% 10 spaces for each classroom	
R-40	Four spaces per dwelling unit	Funeral home, mortuary	10 spaces plus 1 space for each 50 square feet of space devoted to chapel or slumber rooms	
R-120	Four spaces per dwelling unit	Hospital Nursing home	2 spaces for each bed 1 space for each bed	
PRD	2.5 spaces per dwelling unit	Industrial use	1 space for each 200 square feet of gross floor area	
MF-1 follow RSIS plus a minimum of one space for each 10 dwelling units		Motels and hotels	1 space for each room plus 10%	
PO-1	Two spaces per dwelling unit	Office, general and professional	1 space for each 200 square feet of gross floor area	
CB		Offices, medical	8 spaces for each licensed professional person	

RIVERDALE CODE

Residential Use		Nonresidential Use		General Requirements
CRD		Restaurant Fast food with drive-up window	1 space for each 2 seats dedicated to service 160 foot waiting line for each drive-in window	(cont'd) converted to off-street parking if the conditions for allowing lesser parking ever change. If, in the opinion of the Board, because of the unusual nature of the applicant's business, the set forth parking standards are insufficient, the Board may require a greater number of parking spaces. If lesser parking area than required is permitted, the applicant shall post a sufficient performance guaranty with the Borough to provide for conversion to the parking area if conditions change. [6] All parking spaces shall be nine feet wide, 18 feet long. [7] Garages may be counted as the required parking space.
HB		Research or laboratory use	1 space for each employee on the maximum shift, plus 10%	
I		Retail store, service business	1 space for each 200 square feet of gross floor area	
IQ		Shopping centers with more than 10 establishments	1 space for each 180 square feet of gross floor area, excluding any space devoted to covered malls, common corridors, mechanical utilities or equipment rooms or penthouses	
ARD	Two spaces per dwelling unit	Skating rink Theaters	1 space for each 120 square feet of rink area 1 space for each 3 seats	
		Service station	3 parking spaces for each bay plus 1 for each service vehicle plus 1 for each employee	
		Storage warehouse	1 space for each employee on the maximum shift, plus 10%	
		Wholesale and furniture store, motor vehicle establishment	1 space for each 250 square feet of gross floor area, plus 1 for each employee on the maximum shift, plus 10%	
AH-PRD-2	Follow NJ Residential Site Improvement Standards (RSIS) for townhouse use			