

LAND USE AND DEVELOPMENT

54 Attachment 2

Township of Rockaway

**Table of Off-Street Requirements for Nonresidential Land Uses
[Ord. No. O-23-23]**

Nonresidential Land Uses	Required Off-Street Parking Spaces Per Indicated Area
Amusement centers	1 per 125 square feet of GFA
Auto sales establishment	1 per 400 square feet of GFA
Bar	1 per 2 seats, or 1 per 1.5 persons of max. allowable capacity, whichever is greater
Barbershops and beauty shops	3 per chair or 1 per 150 square feet GFA, whichever is greater
Bowling alley	4 per alley
Day Care Centers*	1 per 6 children which center is designed to accommodate*
Doctor's offices and Veterinarian	1 per 150 square feet of GFA*
Banks	1 per 300 square feet of GFA
Fitness center	1 per 200 square feet of GFA
Flexible office/warehouse	Utilize component standards.
Funeral home	1 per 150 square feet GFA
Furniture store	1 per 500 square feet GFA
Garden center	1 per 400 square feet GFA
Hospital	1 per 2 patient beds + 1 per staff at a maximum shift
Hotel	1.2 per guest room
House of worship	1 per 3 seats. For benches, 1 seat = 3 feet of linear space
Industrial	1 per 400 square feet of GFA
Library	1 per 300 square feet of GFA
Manufacturing and Assembly Operations	1 per 400 square feet of GFA
Medical center	1 per 200 square feet of GFA
Neighborhood convenience center	1 per 200 square feet of GFA
Nightclub	See Bar
Nursing Home/Congregate Care	1 per 0.75 beds
Office	
Under 49,999 square feet of GFA	1 per 250 square feet of GFA
50,000 - 99,999 square feet of GFA	1 per 275 square feet of GFA
100,000 - square feet GFA	1 per 300 square feet of GFA
Recreation, indoor	1 per 150 square feet of GFA
Recreation, outdoor	1 per design cap. for each activity

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Nonresidential Land Uses	Required Off-Street Parking Spaces Per Indicated Area
Restaurant	1 per 3 seats, or 1 per 75 square feet GFA, whichever is greater.
Quick food establishments	1 per 50 square feet of GFA
Retail store, business services and personal services (w/o supermarkets)	1 per 225 square feet of GFA
Schools	
Elementary	2 per classroom; but not less than 1.5 per teacher and staff
Intermediate	1.5 per classroom; but not less than 1 per teacher and staff
Secondary	2.5 per classroom; but not less than 1.5 per teacher and staff
Service station	3 per bay or 1 per gas pump and 1 per bay, whichever is greater
Swim club, Health club	1 per 2.5 persons of max. allowable capacity
Neighborhood convenience/Shopping center/Supermarket	
Under 400,000 square feet GLA	1 per 200 square feet GFA
400,000 + GLA	1 per 250 square feet of GFA
Storage areas (primary use)	1 per 5,000 square feet of GFA and 1 per 250 square feet GFA related officers
Theater	1 per 3 seats
In shopping center	1 per 4 seats
Warehouse	1 per 1,000 square feet of GFA

Parking Requirements In Any Use Not Listed Shall Be Determined By the Approving Authority.

GFA = Gross Floor Area
 GLA = Gross Leasable Area

1. When the computation to determine off-street parking results in the fraction of a space, a fraction of 0.5 or higher shall be considered a requirement of one additional space.
2. Whenever there is more than one use conducted on any one premises, parking spaces shall be provided in accordance with the combined requirements of each use as shown on the above schedule or as approved by the Planning Board or Zoning Board of Adjustment or as otherwise indicated in this chapter.
3. Drive-through lanes and windows for banks and other uses, where permitted, shall be provided with room for queuing of 10 automobiles for each drive-through lane and/or window.
4. The inclusion of any use in this table is not meant to imply it is a permitted use in the Township. See the applicable sections of this code for the enumeration of permitted uses.