

ZONING

360 Attachment 3

Village of Nyack

**Table 4-2
Minimum Parking Requirements**

[Amended 5-26-2011 by L.L. No. 5-2011; 10-11-2012 by L.L. No. 11-2012; 10-13-2016 by L.L. No. 3-2016; 6-29-2023 by L.L. No. 3-2023; 11-14-2024 by L.L. No. 14-2024]

BR = Bedroom unit
 CR = Classroom
 DU = Dwelling unit
 EU = Efficiency unit
 GBR = Guest bedroom
 NA = Not applicable
 — = Parking facility

Use	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M	H
Residential											
Dwelling, single-family detached	2.0 per DU	2.0 per DU	2.0 per DU	NA	NA	2.0 per DU	2.0 per DU	NA	NA	NA	NA
Dwelling, single-family attached	NA	NA	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater BR	NA	NA	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	NA	NA	NA	NA	NA
Dwelling, two-family	NA	1.0 per EU 2.0 per 1 or greater BR	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater BR	NA	NA	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater BR	1.0 per EU 1.5 per 1 BR 2 per 2 or greater BR	NA	NA	NA	NA
Dwelling, three-family	NA	NA	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater BR	NA	NA	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater BR	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater BR	NA	1.0 per EU 1.5 per 1 BR 2 per 2 or greater BR	NA	NA
Dwelling, multifamily (4+ units)	NA	NA	NA	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater BR	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	NA	NA	1.0 per EU 1.5 per 1 BR 2 per 2 or greater BR	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater BR	NA
Dwelling, mixed use	NA	NA	1.0 per EU 1.5 per 1 BR 2 per 2 or greater BR	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater BR	0.85 per EU 1.25 per 1 BR 1.70 per 2	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater	NA	1.0 per EU 1.5 per 1 BR 2 per 2 or greater	NA	NA

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Use	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M	H
Cluster development	2.0 per DU	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater	1.0 per EU 1.5 per 1 BR 2 per 2 or greater BR	BR 0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater	NA	1.0 per EU 1.5 per 1 BR 2 per 2 or greater BR	NA	NA
Adaptive Reuse	NA	NA	NA	See Note 1	NA	NA	NA	NA	NA	NA	NA
Conversion of single-family dwelling to two-family dwelling	NA	NA	1.0 per EU 1.5 per 1 BR 2 per 2 or greater BR	NA	NA	0.85 per EU 1.25 per 1 BR 1.70 per 2 or greater	1.0 per EU 1.5 per 1 BR 2.0 per 2 or greater	NA	NA	NA	NA
Group home	1 per staff member plus 1 for every 5 residents	1 per staff member plus 1 for every 5 residents	1 per staff member plus 1 for every 5 residents	NA	NA	1 per staff member plus 1 for every 5 residents	1 per staff member plus 1 for every 5 residents	NA	NA	NA	NA
Retirement home, nursing home or assisted-living facility	NA	NA	1 per every 2 beds	1 per every 2 beds	1 per every 2 beds	1 per every 2 beds	1 per every 2 beds	1 per every 2 beds	1 per every 2 beds	1 per every 2 beds	NA
Commercial											
Adult Uses	NA	NA	NA	NA	NA	NA	NA	1 per 333 square feet	NA	NA	NA
Animal Hospital or kennel	NA	NA	NA	NA	NA	NA	NA	1 per 333 square feet	NA	NA	NA
Arts/crafts studio	NA	NA	NA	None required	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	1 per 333 square feet	1 per 500 square feet	1 per 333 square feet	NA
Art gallery	NA	NA	NA	None required	1 per 400 square feet	1 per 400 square feet	NA	1 per 250 square feet	1 per 400 square feet	1 per 250 square feet	NA
Bank	NA	NA	NA	None required	1 per 300 square feet	1 per 300 square feet	NA	1 per 150 square feet	NA	1 per 150 square feet	NA
Bar or tavern	NA	NA	NA	None required	1 per 150 square feet	1 per 150 square feet	NA	1 per 100 square feet	1 per 140 square feet	NA	NA
Bed-and-breakfast	1 per GBR	1 per GBR	1 per GBR	1 per GBR	1 per GBR	1 per GBR	1 per GBR	1.5 per GBR	1 per GBR	1.5 per GBR	NA
Bus or train station	NA	NA	NA	1 per 222 square feet	1 per 222 square feet	1 per 222 square feet	NA	1 per 222 square feet	NA	1 per 222 square feet	NA
Cannabis retail dispensaries	NA	NA	NA	None required	NA	NA	NA	1 per 150 square feet	NA	NA	NA
Commercial recreation - indoor	NA	NA	NA	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	NA	NA	NA	1 per 500 square feet	NA

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Use	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M	H
Commercial recreation - outdoor	NA	NA	NA	NA	NA	NA	NA	1 per employee plus 1 per 5,000 square feet of outdoor space	1 per employee plus 1 per 5,000 square feet of outdoor space	1 per employee plus 1 per 5,000 square feet of outdoor space	NA
Fast-food establishment	NA	NA	NA	NA	NA	NA	NA	1 per 150 square feet	NA	1 per 150 square feet	NA
Hotel or motel	NA	NA	NA	1 per GBR	1 per GBR	NA	NA	1.5 per GBR	1 per GBR	1.5 per GBR	NA
Not-for-profit ambulance facilities	NA	1 per 300 square feet excluding bay areas, and 1 per accessory apartment	NA	NA	NA	NA	NA	NA	NA	NA	NA
Office-general	NA	NA	NA	None required	1 per 400 square feet	1 per 400 square feet	1 per 400 square feet	1 per 333 square feet	1 per 400 square feet	1 per 333 square feet	NA
Office-medical	NA	NA	NA	None required	1 per 200 square feet	1 per 200 square feet	1 per 200 square feet	1 per 150 square feet	NA	1 per 150 square feet	NA
Outdoor storage and display	NA	NA	NA	NA	NA	NA	NA	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	NA
Parking -structured	NA	NA	NA	—	—	—	NA	—	NA	—	NA
Personal services	NA	NA	NA	None required	1 per 400 square feet	1 per 400 square feet	1 per 400 square feet	1 per 250 square feet	1 per 400 square feet	1 per 250 square feet	NA
Research and development	NA	NA	NA	None required	1 per 500 square feet	1 per 500 square feet	NA	1 per 500 square feet	NA	1 per 500 square feet	NA
Restaurant take-out	NA	NA	NA	None required	1 per 150 square feet	1 per 150 square feet	NA	1 per 100 square feet	1 per 150 square feet	1 per 150 square feet	NA
Restaurant, take-out	NA	NA	NA	None required	1 per 300 square feet	1 per 300 square feet	NA	1 per 150 square feet	1 per 300 square feet	1 per 150 square feet	NA
Retail sales and service	NA	NA	NA	None required	1 per 400 square feet	1 per 400 square feet	NA	1 per 250 square feet	1 per 400 square feet	1 per 250 square feet	NA
Theatre or cinema	NA	NA	NA	1 per 150 square feet	1 per 150 square feet	1 per 150 square feet	NA	1 per 100 square feet	NA	1 per 100 square feet	NA
Waterfront facilities	NA	NA	NA	NA	NA	NA	NA	NA	1 per 3 boat moorings or boat slips	NA	NA
Public and Institutional											
Cemetery	1 per staff	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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Use	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M	H
Clubhouse, community center or place of worship	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	NA		NA
Day-care center, adult	NA	NA	NA	1 space per staff member plus 1 space per 8 attendees allowed under maximum occupancy	1 space per staff member plus 1 space per 8 attendees allowed under maximum occupancy	1 space per staff member plus 1 space per 8 attendees allowed under maximum occupancy	1 space per staff member plus 1 space per 8 attendees allowed under maximum occupancy	NA	NA	NA	NA
Day-care center, child or nursery school	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	1 per staff member plus 1 per CR	NA	NA
Hospital, clinic or related health care facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Governmental use	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	NA
Museum	NA	NA	NA	1 per 400 square feet	1 per 400 square feet	1 per 400 square feet	1 per 400 square feet	1 per 250 square feet	1 per 400 square feet	NA	NA
School, specialized	NA	NA	NA	1 for every 12 seats or students	1 for every 12 seats or students	NA	NA	1 for every 12 seats or students	1 for every 12 seats or students	NA	NA
School, elementary or secondary	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	1 for every 12 seats or students of elementary grades and 1 for every 6 seats or students for other schools	NA	NA
Utility structure	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	1 per 300 square feet	NA
Industrial											
Industrial service use	NA	NA	NA	NA	NA	NA	NA	1 per 750 square feet	NA	1 per 750 square feet	NA
Manufacturing and production - heavy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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Use	SFR	TFR	MFR	DMU-1	DMU-2	RMU	OMU	CC	WF	M	H
Manufacturing and production - light	NA	NA	NA	NA	NA	NA	NA	1 per 1,000 square feet	NA	1 per 1,000 square feet	NA
Printing or publishing	NA	NA	NA	1 per 500 square feet	1 per 500 square feet	1 per 500 square feet	NA	1 per 500 square feet	NA	1 per 500 square feet	NA
Accessory uses, parking required in addition to principal use											NA
Accessory building or structure	None required	None required	None required	None required	None required	None required	None required	None required	None required	None required	NA
Drive-in or drive-thru facility	NA	NA	NA	NA	NA	NA	NA	None required	NA	None required	NA
Home Occupation	1	1	1	1	1	1	1	NA	1	NA	NA
Mechanical amusement device	NA	NA	NA	None required	None required	None required	NA	None required	NA	NA	NA
Office/studio, professional in residential building	1	1	1	1	1	1	1	NA	1	NA	NA
Sidewalk cafe	NA	NA	NA	None required	None required	None required	NA	NA	None required	NA	NA
Swimming pool	None required	None required	None required	None required	None required	None required	None required	None required	None required	None required	NA

NOTES:

1. Accessory off-street parking (AOSP) shall not be applicable to the first four residential/dwelling units proposed within the footprint, envelope and height of an existing building in the DMU-1 zoning district. The AOSP shall not be applicable to the first four residential/dwelling units proposed for a vertical addition to an existing building in the DMU-1 zoning district. However, the quantity and dimensions of the existing off-street parking spaces must be maintained and not reduced.