

ZONING

128 Attachment 5

Village of Brightwaters

**Table of Minimum Required Parking Spaces  
[Added 1-7-2019 by L.L. No. 1-2019]**

	<b>Use or Use Category</b>	<b>Unit or Measurement</b>	<b>Additional Requirement</b>
1	One-family dwelling	2	
2	Apartment houses or garden apartments	1.75 per dwelling unit	Plus 1 additional for each bedroom above 2 in each unit
3	Professional office in a dwelling unit	1 per 200 square feet of UFA	Not less than 4 spaces
4	Doctor, dentist or chiropractor in a dwelling unit	4 for each practitioner	Plus 1 for each employee
5	Home occupations (except as noted in #3 and 4)	1 per 200 square feet of UFA	Not less than 2 spaces
6	Professional offices and office buildings	1 per 200 square feet of GFA	Not less than 6 spaces
7	Medical office buildings	1 per 150 square feet of GFA	Not less than 6 spaces
8	Churches, temples, auditoriums, gymnasiums, arenas, theaters or places of assembly	1 per 4 seats or 1 per 4 persons legally accommodated	Plus 1 for each employee
9	Retail establishments, unattached	1 per 150 square feet of GFA	Not less than 5 spaces
10	Shopping centers not more than 25,000 square feet	1 per 150 square feet of GFA	
11	Shopping centers more than 25,000 square feet	1 per 175 square feet of GFA	
12	Manufacturing, industrial, warehouse or wholesale distribution establishment	1 per 600 square feet of GFA	15% of GFA must be computed as office space at 1 per 200 square feet
13	Mortuaries or funeral homes	1 per 200 square feet of GFA or 11 spaces per viewing room, whichever is greater	Not less than 20 spaces
14	Indoor tennis, basketball, badminton, volleyball or similar uses not classified	1 per 500 square feet of GFA	
15	Bowling alleys	4 per alley	Plus 1 for each employee on the maximum shift
16	Libraries, art galleries, museums, community centers	1 per 300 square feet of GFA over 2,000 square feet	Not less than 20 spaces

BRIGHTWATERS CODE

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17	Carry-out restaurants	3.5 per 100 square feet of GFA	
18	Restaurants, taverns, bars or nightclubs which serve food and drink for on-premises consumption	1 per 2 permanent seats or 1 per 100 square feet of GFA or 1 per 4 persons legally accommodated (whichever is greater)	Plus 1 for each 12 square feet of standing room at bar area
19	Filling stations, repair garages	1 per 200 square feet of GFA	Plus 5 spaces
20	Private clubs, fraternity lodges	1 per individual member	
21	Banks, savings and loan establishments	1 per 100 square feet of GFA	Plus reservoir space within the site to store a queue of 12 cars lined up at the drive-in window(s)
22	Nonretail general service or repair establishments	3 per 4 employees	
23	Nursery schools or day camps	1 per classroom	Not less than 10 spaces
24	Day-care centers	1 per 200 square feet of GFA	
25	Gyms, fitness centers or health clubs	1 per 200 square feet of GFA	
26	Convenience markets	1 per 100 square feet of GFA	
27	Any permitted use not listed above	As the Planning Board shall deem adequate	