

ZONING

194 Attachment 4

Off-Street Parking Schedule

**[Amended 6-23-1994 by L.L. No. 3-1994; 9-12-1996 by L.L. No. 9-1996;
11-14-2002 by L.L. No. 6-2002; 10-28-2010 by L.L. No. 6-2010]**

Use	Space At least 1 space for each:
Bowling alley or other center or public amusement, the capacity of which cannot be measured in terms of seats	200 square feet of floor space devoted to patron use, plus 1 space for each 2 employees, except that for bowling alleys, 7 spaces are required for each bowling lane
Camps	Staff member; 5 campers
Churches or other places of worship	5 seats
Dwellings, single-family detached, single-family semiattached, and single-family attached	2 spaces per dwelling unit, plus 1 for every accessory apartment (associated with a one-family dwelling)
Fast-food establishment	100 square feet of gross floor area
Hospitals or convalescent homes	2 patient beds
Hotels	3 guests or sleeping rooms
Indoor recreation	500 square feet of gross floor area
Industrial or manufacturing establishments	1 space for every 600 square feet or 1.2 times the maximum number of employees on site during a shift, whichever is greater
Medical or dental offices, medical or dental groups, medical centers, medical clinics, or health services	150 square feet of gross floor area
Membership clubs	1 space for every three members
Multifamily dwelling	1 for each dwelling unit, plus 1/2 for each bedroom
Mobile homes	1 space per dwelling unit
Motels	Motel units, plus 1 space for each 2 persons working in such establishment
Multifamily buildings	Dwelling unit, plus 1/2 space per bedroom
Offices for business or professional use (other than accessory to residential use), not including medical or dental offices, medical groups, medical centers, medical clinics, or other health services	300 square feet of floor area of office use, plus 2 spaces for each separate office or suite of offices of a given tenancy
Personal service establishment (e.g., barbershop, beauty parlor, and other similar establishments)	150 square feet gross floor area

EAST FISHKILL CODE

Use	Space At least 1 space for each:
Places of public assembly, auditoriums, stadiums, theaters	4 seats
Planned business neighborhood	100 square feet of floor area
Recreational community centers serving a multifamily development	1 space for every 250 square feet of gross floor area or 1 space for each 3 persons the facility is designed to accommodate, whichever unit of measurement is most appropriate to the customary use thereof, as determined by the Planning Board when reviewing site development plans; these parking spaces shall be in addition to those required for the dwelling units in the project.
Restaurant or place dispensing food or drink	50 square feet of floor area devoted to patron use
Retail or service business	250 square feet of floor area devoted to retail or service activities
Schools (nursery, private and parochial)	Teacher; staff member; 5 pupils
Storage, warehousing, and distribution	1,000 square feet of gross floor area; 1 per vehicle leased or owned by the business which is being used in conjunction with business, plus the required parking for square footage devoted to other uses, e.g., office

Reasonable and appropriate off-street loading requirements for nonresidential buildings and land uses shall be determined in each case by the Board of Appeals, which shall consider all factors entering into the loading and unloading needs of such building or use.

Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within the categories listed above shall be determined in each case by the Planning Board, which shall consider all factors entering into the parking needs of each such use.

Where two or more different uses occur on a single lot, the total amount of parking facilities to be provided shall be the sum of the requirements for each individual use on the lot, except that the Planning Board may approve the joint use of parking space by two or more establishments on the same or on contiguous lots, the total capacity of which space is less than the sum of the spaces required for each, provided said Board finds that the capacity to be provided will substantially meet the intent of the requirements by reason of variation in the probable time of maximum use by patrons or employees among such establishments, and provided such approval of such joint use shall be automatically terminated upon the termination of the operation of any such establishments.