

ZONING

180 Attachment 7

Town of North East

ATTACHMENT 1P — SCHEDULE OF OFF-STREET PARKING SPACES

Use	Minimum Standard Requirement
KEY: sf = square feet GFA = Gross Floor Area N/A = Not Applicable	
AGRICULTURE	
Agriculture (principal and accessory use)	Sufficient to accommodate use
Agriculture, Indoor	1 space/5,000 sf GFA (3 spaces minimum)
Farm Operation	N/A
Farm Equipment Sales and Rental	2 spaces/1,000 sf GFA of interior sales/rental space
Farm Store § 180-68 (accessory use)	2 spaces/1,000 sf GFA of interior market space Additional parking required for farm and harvest festivals based on event
Farm Stand § 180-67 (accessory use)	3 spaces
Farmers' Market	3 spaces/vendor
Kennel	2/1,000 sf GFA
Riding Academy	1 space/3 stalls
AUTOMOTIVE	
Gas Station/Gas Station with Convenience Store	4 space/1,000 sf GFA (pump station spaces may count)
Motor Vehicle Body Shop	4 spaces/service bay (service bay is not a parking space)
Motor Vehicle Repair Shop	4 spaces/service bay (service bay is not a parking space)
Motor Vehicle Sales and Rentals	2 spaces/1,000 sf GFA of interior sales area and offices + 0.15 spaces/1,000 sf GFA (interior and/or exterior display areas) + 4 spaces/service bay or lift (to be clearly reserved for customers)
INSTITUTIONAL	
Auditorium/Public Assembly	1 space/3 seats occupied at maximum capacity
Cemetery	1 space/1,000 sf GFA of facility office/maintenance + Subject to Planning Board determination based on facilities involved
Church or other Place of Worship	1 space/3 seats occupied at maximum capacity + 2 spaces/dwelling unit (rectory/parish house)
Educational Centers	Subject to Planning Board determination based on anticipated demand

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Schools (public and private)	
Preschool/Nursery School	1 space/employee (including all management, administrative, care givers, teachers, and maintenance personnel) + 1 space/10 students + adequate separate designated drop-off/pick-up area
Elementary/Secondary (Middle) School	1.5 spaces/classroom + 1 space per 400 sf GFA of administrative offices + 1 space/6 seats in an auditorium, gymnasium, or stadium of greatest capacity
Senior High School/Vocational or Trade School	1.5 spaces/classroom + 1 space/400 sf GFA of administrative offices + 1 space/6 students (computed on basis of maximum design capacity) + 1 space/2 beds (computed on basis of maximum bed capacity) for any housing
MUNICIPAL/UTILITY	
Communications Facilities/Personal Wireless Service Facilities and/or Towers	2 spaces (excluding small cell facilities within street right-of-way)
Municipal Uses — Town of North East Facilities	3 spaces/1,000 sf GFA + 1 space/accessory vehicle housed at location
Public Utility Facility and/or Substation	2 spaces/facility + 1 space/accessory vehicle housed at location
Solar Farms § 180-72.11	2 spaces minimum (subject to Planning Board determination based on facilities)
OFFICE/MEDICAL	
Business/Professional Office	3 spaces/1,000 sf GFA
Medical and/or Dental Office	4 spaces/1,000 sf GFA
Medical Clinic	4 spaces/1,000 sf GFA
Medical Radiology/Diagnostic Lab	4 spaces/1,000 sf GFA
Tradesman (and Workshop) Office	3 spaces/1,000 sf GFA + 1 space per facility vehicle housed at location
Urgent Care Facility	4 spaces/1,000 sf GFA
Veterinary Office/Animal Hospital	3 spaces/1,000 sf GFA
RECREATION	
Cabin - Hunting and Fishing	2 spaces/cabin

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Clubhouses and permanent meeting places of veterans, business, civic, fraternal, labor, and other similar organizations	1 space/50 sf aggregate GFA in auditorium, assembly hall and dining room + 1 space/2 persons regularly employed on the premises
Country Inn	2 spaces + 1 space/guest room + 8 spaces/1,000 sf GFA restaurant
Golf Course	3 spaces/green + 35% of spaces otherwise required for accessory retail use (e.g., pro shop, cafe)
Indoor Recreation	4 spaces/1,000 sf GFA
Makerspace	4 spaces/1,000 sf GFA
Membership Organization	Subject to Planning Board determination based on anticipated demand
Museum	4 spaces/1,000 sf GFA
Outdoor Recreation Commercial	6 spaces minimum + Athletic field - Greater of 20 spaces/field; or 1 space/4 seats if fixed + Athletic court - Greater of 10 spaces/court; or 1 space/4 seats if fixed + Swimming Pool - 1 space/4 persons design capacity + Other facility - Subject to Planning Board determination
Outdoor Recreation Passive	Subject to Planning Board determination based on anticipated demand
Public Park	6 spaces minimum + Plus see “outdoor recreation” requirements + Subject to Planning Board determination based on anticipated demand
Wildlife or Nature Preserve	Subject to Planning Board determination based on anticipated demand
RESIDENTIAL	
Accessory Dwelling Unit (ADU)	1 space/ADU
Dwelling, Agriculture Employee (Accessory to Farm)	1 space/accessory dwelling unit for agriculture employee
Dwelling, One-Family or Two-Family (duplex)	2 spaces/dwelling unit With adequate onsite turnaround area to prevent backing out into abutting street
Dwelling, Semidetached	2 spaces/dwelling unit With adequate onsite turnaround area to prevent backing out into abutting street
Dwelling, Multifamily	1 space/dwelling unit with studio or one-bedroom + 2 spaces/dwelling unit with 2 or more bedrooms + 0.5 spaces/dwelling unit (visitor spaces)

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Dwelling, Rental Apartments above Commercial	1 space/dwelling with studio or one-bedroom + 2 spaces/dwelling unit with 2 or more bedrooms + 0.5 spaces/dwelling unit (visitor spaces)
Family Care Home	3 spaces
Family-Type Home for Adults	2 spaces + 0.5 spaces/resident bedroom
Group Family Day Care Home	3 spaces
Home Occupation (accessory use)	1 space + 1 space/nonresident employee (maximum of 1)
Mobile Home Park	2 spaces/mobile home + spaces for recreational and/or office facilities subject to Planning Board determination
Mobile Home	2 spaces/mobile home
Nursing Home	1 space/2 beds (computed on the basis of the maximum bed capacity of the structure) See additional requirements for hospitals.
RESTAURANT	
Brew Pub (Micro Brewer)	5 spaces/1,000 sf GFA of patron space (includes all areas accessible like bathrooms) + See requirements for other restaurant use types if operated as such + 1 space/600 sf GFA (office, manufacturing, containerization, storage operations)
Caterer/Commercial Kitchen	On-Site Catering: 10 spaces/1,000 sf GFA Off-Site Catering: 3 spaces/1,000 sf GFA (N/A if operated as other restaurant use type) Commercial Kitchen: 2 spaces/1,000 sf GFA (if no classes held) Commercial Kitchen: 4 spaces/1,000 sf GFA (if classes are held)
Mobile Food Vendor	See § 180-65
Outdoor Dining (accessory use)	Same as principal use
Restaurant	13 spaces/1,000 sf GFA
Restaurant, Take-Out	4 spaces/1,000 sf GFA
Retail Bakery/Specialty Foods	4 spaces/1,000 sf GFA
RETAIL	
Artisan Workshop and Gallery	2 spaces/1,000 sf GFA
Cannabis Dispensary	4 spaces/1,000 sf GFA

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Bank	4 spaces/1,000 sf GFA
Beverage and Liquor Store	4 spaces/1,000 sf GFA
Building Supply Store	2 spaces/1,000 sf GFA
Day Care Center, Adult and Child	1 space/5 children/adults design capacity plus 1 space/administrative and staff member
Drive-Through (accessory use)	See § 180-41 for minimum required queue spaces
Funeral Home	10 spaces/1,000 sf GFA
Furniture Store, New and Used	2 spaces/1,000 sf GFA
Garden Center Retail	4 spaces/1,000 sf GFA
General Merchandise Retail	4 spaces/1,000 sf GFA
General Merchandise Retail, Online Call-Center	4 spaces/1,000 sf GFA
General Repair Business	4 spaces/1,000 sf GFA
Grocery Store	4 spaces/1,000 sf GFA ≤12,000 sf GFA; 3 spaces/1,000 sf GFA >12,000
Hotel	1.25 spaces/guest room
Instructional Retail	4 spaces/1,000 sf GFA
Laundry (self or full-service)	2 spaces/1,000 sf GFA
Outdoor Play Equipment and Accessory Sheds	2 spaces/1,000 sf GFA interior store area + 1 space/1,000 sf GFA of indoor and/or outdoor display areas
Personal Service Business	4 spaces/1,000 sf GFA
Pet Grooming Business	4 spaces/1,000 sf GFA
Pharmacy	4 spaces/1,000 sf GFA
SOLAR ENERGY SYSTEMS - ACCESSORY USE	
Freestanding or Ground Mounted	N/A
Roof or Building Mounted	N/A
Small Wind Energy Conversion System § 180-63	N/A
WAREHOUSE/COMMERCIAL INDUSTRY	
Light Industry	1.75 spaces/1,000 sf GFA
Storage of Dyes, Solvents or Other Chemicals	Same as principal use (accessory use)
Warehousing, Self-Storage	0.2 spaces/1,000 sf GFA
Warehousing, Commercial Storage Buildings	1 space/1,000 sf GFA
Wholesale Distribution Business	1 space/1,000 sf GFA + 4 spaces/1,000 sf GFA administrative offices/dispatch facilities