

ZONING

270 Attachment 2

Town of Glenville

Schedule A

Off-Street Parking Standards

[Amended 10-1-2014 by L.L. No. 7-2014; 12-20-2017 by L.L. No. 13-2017; 2-19-2020 by L.L. No. 4-2020]

Land Use	Minimum Number of Spaces	Maximum Number of Spaces
Residential and Mixed Uses		
Accessory apartment	1 per apartment	Not to exceed 120% of the minimum required spaces
Home occupation	1 per nonresident employee plus requirement for primary dwelling	
Mobile home park	1.5 spaces per dwelling	
Mixed use building	Sum of the requirements for the mix of uses (combination of uses on a single lot) subject to shared parking provisions found in Article X	
Residential - attached	2 per dwelling	
Residential - elderly apartments	0.5 per dwelling	
Residential - multifamily	1.5 per dwelling	
Residential - single-family	2 per dwelling	
Civic, Institutional, and Recreational Uses		
Airport	1 per 5 aircraft tie-downs	Not to exceed 120% of the minimum required spaces
Adult entertainment	1 per 350 square feet of gfa	
Assisted-living facility	0.5 per unit	
Athletic field	15 per athletic field or diamond	
Auditorium	1 per 5 seats	
Campground and RV park	2 per site	
Community center, club/lodge	1 per 300 square feet of gfa	
Charitable organizations	1 per 500 square feet of gfa	
Fire station	1 per employee of largest shift	
Funeral home	1 per 5 seats of maximum capacity	
Group home	1 per employee of largest shift	
Golf course	4 per hole	
Golf driving range	1 per tee	
Historic site	1 per 500 square feet of gfa	
Hospital	2 per bed	
Indoor and outdoor recreation facility	15 per water surface area, playing area or skating area or 1 per 150 square feet of water surface area, playing area or skating area; or 2.5 per court, whichever is less	
Library	1 per 400 square feet of gfa	

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Land Use	Minimum Number of Spaces	Maximum Number of Spaces
Marina	1 per boat slip	
Museum	1 per 600 square feet of gfa	
Horse stable	1 per 4 stables	
Miniature golf course	1.5 per hole	
Nursing home	1 per 4 beds	
Post office	1 per 400 square feet of gfa	
Public assembly hall	1 per 200 square feet of gfa	
Religious use	1 per 5 seats	
Rifle range	1 per target area	
School - elementary	1 per 25 classroom seats	
School - middle or junior high	1 per 20 classroom seats	
School - high school	1 per 15 classroom seats	
School - trade and training	1 per 2 students of maximum enrollment or 1 per 350 square feet of gfa	
Retail and Service Uses		
Amusement center/arcade	1 per 250 square feet of gfa	Not to exceed 120% of the minimum required spaces
Auto body shop and automobile repair shop ¹	1.5 per service bay	
Automobile sales and vehicle and equipment rental agencies	1 per 350 square feet of gfa	
Bed-and-breakfast	1 per sleeping room	
Bowling alley	2.5 per lane	
Car wash - full service ²	6 stacking spaces per washing bay	
Car wash - self service ²	1 stacking space per washing bay	
Cemetery	1 per full-time employee	
Contractor's yard	1.5 per full-time employee	
Convenience store	1 per 250 square feet of gfa	
Day-care center	1.25 per employee	
Gas station with walk-in retail ²	2 per gas pump	
Grocery store	1 per 200 square feet of gfa	
Health club	1 per 250 square feet of gfa	
Kennel	1 per 400 square feet of gfa	
Laboratories for medical use	1 per 300 square feet of gfa	
Laundromat	1 per 3 washing machines	
Motel/hotel	1 per room or suite	
Movie theater	1 per 5 seats	
Office/clinic - medical and dental	2.5 per examination room	
Oil change shop ²	2 per service bay	
Personal and general services	2 per chair or 1 per 300 square feet	
Printing/publishing shop	1 per 400 square feet of gfa	
Radio or television station	1 per employee of largest shift	
Restaurant - fast food, sit-down, bar/tavern, nightclub	1 per 4 seats	
Retail and general office uses	1 per 350 square feet of gfa	

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Land Use	Minimum Number of Spaces	Maximum Number of Spaces
Self-storage facility	1 per 200 square feet of office area	
Shopping center/mall	1 per 250 square feet of gfa	
Veterinarian	1.5 per employee of largest shift	
Agricultural Uses		
Produce stand	1 per 250 square feet of gfa	Not to exceed 120% of the minimum required spaces
Industrial Uses		
Craft production	1 per employee on the largest shift	Not to exceed 120% of the minimum required spaces
Industrial, manufacturing and utility uses	1 per employee on the largest shift	
Junkyard	1 per employee on the largest shift	
Warehouse	1 per 600 square feet of gfa	

Notes regarding Schedule A:

gfa = gross floor area

- 1 For auto body shops, auto repair shops, car washes, and oil change shops, parking within the service or washing bays is not to be credited in the calculation of required number of parking spaces.
- 2 For gas stations, parking at the pumps is not to be credited in the calculation of required number of parking spaces.

There may be occasions when a land use will not have an assigned parking standard within this schedule. In these instances, the Economic Development and Planning Department is given the responsibility of determining the appropriate parking standard. In selecting a standard, staff of the Economic Development and Planning Department shall consult with the applicant/developer to ascertain if there is an "industry standard" or to see if there is a history that can be drawn upon to make a determination. Also, Economic Development and Planning Department staff may refer to research materials of the American Planning Association, New York Planning Federation, Institute of Transportation Engineers, and other credible organizations in determining a parking standard. If the landowner/developer disputes the determination of Economic Development and Planning Department staff, he/she may file an appeal with the Zoning Board of Appeals, pursuant to Article XX, § 270-147D, of this chapter.

Gross Floor Area (gfa): The sum of the area enclosed by the outside faces of exterior walls surrounding each floor used for dwelling purposes, excluding any areas used for a garage, cellars, attics, porches (either open or enclosed), patios and breezeways. However, "floor area" for the purposes of measurement for off-street parking spaces shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or basement floor area other than area devoted to retailing activities, to the production of processing of goods, or to business or professional offices.