

ZONING

135 Attachment 1

Town of Ledgeview

Table 1
Minimum and Maximum Parking Ratios

Key

DU = dwelling unit.
sf = square feet.
GFA = gross floor area.
NA = not applicable.

	Use or Activity		Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
A	Apartment hotels		0.8 per room plus 1 per 800 sf of public meeting area and restaurant space	1 per room plus 1 per 400 sf of public meeting area and restaurant space	1 per 20 vehicle spaces
B	Educational and cultural institutions				
	1	Elementary school, middle school	1 per classroom	2 per classroom	1 per 10 students
	2	Senior high school	1 per 10 students	1 per 8 students	1 per 10 students
	3	Public library	1 per 300 sf GFA	1 per 125 sf GFA	1 per 20 vehicle spaces
	4	Art gallery, museum, aquarium	1 per 1,000 sf GFA	1.5 per 1,000 sf GFA	2 per 1,000 sf GFA
	5	School auditorium, gymnasium	1 per 6 seats or 1 per 30 sf GFA if there are no permanent seats	1 per 4 seats or 1 per 50 sf GFA if there are no permanent seats	1 per 20 vehicles spaces
	6	Stadium, grandstand	1 per 6 seats or 1 per 30 sf GFA if there are no permanent seats	1 per 4 seats or 1 per 50 sf GFA	1 per 20 vehicle spaces
	7	College, junior college, university	1 per 4 students	1 per 2 students	1 per 5 vehicle spaces
	8	College fraternity, sorority, dormitory	1 per 2 beds	1 per bed	0.5 per DU
C	Health and medical institutions				
	1	Convalescent homes; nursing homes; rest homes; institutions for aged, children, sanitariums; CBRF	0.3 per room	1 per room	NA
	2	Hospitals	1 per 400 sf GFA	1 per 100 sf GFA	1 per 20 vehicle spaces

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	Use or Activity		Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
D	Multiple-family dwellings				
	1	One-bedroom units, two- and three-bedroom units	2 per DU	2 per DU	0.5 per DU
E	Philanthropic and charitable institutions		1 per 3 persons	NA	1 per 20 vehicle spaces
F	Planned developments		Based on each use	Based on each use	Based on each use
G	Public utility and service uses		1 per employee	NA	NA
H	Radio and television stations		1 per service employee	NA	NA
I	Religious institutions				
	1	Churches, temples, synagogues	1 per 8 seats	1 per 1.5 seats	1 per 20 vehicle spaces
	2	Convents, seminaries, monasteries, rectories, parsonages, parish houses, religious retreats	0.3 per room	1 per room	NA
J	Recreational				
	1	Stadiums, ballparks, other outdoor sports arenas	1 per 6 seats or 1 per 30 sf GFA if no performance seats	1 per 4 seats or 1 per 50 sf GFA	1 per 20 vehicles spaces
	2	Theaters	1 per 6 seats	1 per 4 seats	1 per 20 vehicle spaces
	3	Indoor sports arenas, auditoriums (nonschool)	1 per 6 seats or 1 per 30 sf GFA if there are no permanent seats	1 per 4 seats or 1 per 50 sf GFA if there are no permanent seats	1 per 20 vehicle spaces
	4	Bowling alleys	2 per lane	4 per lane	1 per 10 vehicle spaces
	5	Dance halls (without fixed seats), exhibition halls (without fixed seats)	1 per 6 seats or 1 per 30 sf GFA if no performance seats	1 per 4 seats or 1 per 50 sf GFA	1 per 20 vehicle spaces
	6	Lodge halls (without fixed seats)	1 per 3 persons	NA	1 per 20 vehicle spaces
	7	Golf driving ranges	0.5 per tee hole	1.5 per tee hole	1 per 10 vehicle spaces
	8	Shooting ranges	15 per house	20 per house	1 per 10 vehicle spaces

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	Use or Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
	9 Game courts, athletic courts	2 per court	5 per court	1 per 10 vehicle spaces
	10 Miniature courses, putting greens	1 per hole	2 per hole	1 per 10 vehicle spaces
	11 Golf courses	2 per hole for golf course	3 per hole for golf course	1 per 10 vehicle spaces
	12 Swimming pools	1.5 per 1,000 sf GFA	10 per 1,000 sf GFA	1 per 10 vehicle spaces
	13 Skating rinks	5 per 1,000 sf GFA	7 per 1,000 sf GFA	1 per 20 vehicle spaces
	14 Marinas, harbors, launching ramps	1 per boat berth plus 18 double-length trailer spaces	1 per boat berth plus 18 double-length trailer spaces	NA
K	Rooming houses	1 per guest room plus 2 spaces for owners	NA	NA
L	Single-family dwellings	NA	NA	NA
M	Two-family dwellings	NA	NA	NA
N	Day-care centers and nursery schools	1 per 375 sf GFA	1.5 per 375 sf GFA	NA
O	Day-care homes, family	0.3 per room	1 per room	NA
P	Commercial and retail service uses			
	1 Animal hospitals	2 per employee	NA	NA
	2 Kennels	1 per 1,500 sf GFA	1 per 300 sf GFA	NA
	3 Dry-cleaning establishments, laundromats, receiving stations	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces
	4 Funeral homes, mortuaries	1 per 4 seats	1 per 2 seats	NA
	5 Hotels, motels	0.8 per room plus 1 per 800 sf of public meeting area and restaurant space	1 per room plus 1 per 400 sf of public meeting area and restaurant space	1 per 20 vehicle spaces
	6 Medical clinics, dental clinics	1 per 400 sf GFA	1 per 100 sf GFA	1 per 20 vehicle spaces
	7 Nurseries, greenhouses	1 per 375 sf GFA of sales and service area	1 per 375 sf GFA of sales and service area	NA
	8 Restaurants	1 per 75 sf GFA	1 per 50 sf GFA	1 per 20 vehicles spaces
	9 Taverns, supper clubs, cocktail lounges, nightclubs	1 per 2 seats	1 per 1.5 seats	1 per 10 vehicle spaces

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10	Shopping centers	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces
11	Schools (music, dance, business)	1 per 200 sf GFA	1 per 150 sf GFA	1 per 10 students
12	Theaters (indoor)	1 per 6 seats	1 per 4 seats	1 per 20 vehicle spaces
13	Banks, savings-and-loan associations, other financial institutions	1 per 250 sf GFA	1 per 140 sf GFA	1 per 10 vehicle spaces
14	Banks (drive-in), savings-and-loan associations (drive-in), other financial institutions (drive-in)	1 per 1,500 sf GFA plus required stacking spaces for drive-through	5 per 1,000 sf GFA	1 per 10 vehicle spaces
15	Barbershops, beauty shops, similar personal service use	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces
16	Bus and motor coach depot/station	1 per employee plus spaces as needed for projected peak parking need	NA	1 per 20 vehicle spaces
17	Bus and motor coach service garage	NA	NA	NA
18	Carry-out restaurants, confectionaries, drive-in restaurants	1 per 1,500 sf GFA plus required stacking spaces for drive-through	5 per 1,000 sf GFA	1 per 10 vehicle spaces
19	Automobile service station uses, automobile wash facilities	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA, including service bays, wash tunnels, and retail areas	NA
20	Motor vehicle sales and repair garage, machinery sales and repair garage	1 per 1,000 sf GFA	1 per 200 sf GFA	NA
21	Shops repairing household appliances/equipment	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces
22	Furniture and large appliance store	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces
23	Outdoor sales areas	1 per 375 sf GFA of sales and service building	1 per 375 sf GFA of sales and service building	NA
24	General retail sales	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces

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	25	Offices, except health care	1 per 250 sf GFA	1 per 140 sf GFA	1 per 10 vehicles spaces
Q	Industrial districts and uses				
	1	Any industry	1 per 1,500 sf GFA	1 per 300 sf GFA	NA
R	Off-street loading requirements				