

ZONING

246 Attachment 22

Town of Oyster Bay

§ 246-8.2.1

Schedule of Off-Street Parking and Loading Requirements

[Amended 7-22-2003 by L.L. No. 7-2003;

1-20-2004 by L.L. No. 2-2004; 11-9-2004 by L.L. No. 16-2004;

4-25-2006 by L.L. No. 5-2006; 4-8-2008 by L.L. No. 5-2008; 6-14-2022 by L.L. No. 6-2022]

Principal Use	Minimum Number of Parking Spaces Required	Minimum Number of Required Loading Spaces
Residential		
One-family dwellings	2 per dwelling unit	0
Two-family dwellings	2 per dwelling unit	0
Townhouses	2 per dwelling unit	0
Multi-family dwellings	2 per dwelling unit	0
Senior citizen dwellings	1.3 per dwelling unit	0
Rooming or boarding houses	1 per rentable room	0
Congregate care/assisted living facility	0.75 per dwelling unit, plus 1 per employee on maximum shift	Same standard as General Office Use
Parent-child residences	3 per parent-child residence	0
Accessory apartments (R-O District)	1 per apartment	0
Apartments over stores	1 per apartment	0
Domestic employees' on-site residences	1 per residence	0
Home business	As required by § 246-5.5.14, plus dwelling	0
Home office	As required by § 246-5.5.14, plus dwelling	0
Recreation		
Bowling alleys	6 per lane	Same standard as General Office Use
Country clubs	Same as private membership club, plus other applicable parking requirements	1
<i>Fitness center</i>	1 per 75 square feet of GFA	0
Golf courses	4 per hole plus 1 per tee on driving range	0
Health club	1 per 50 sq. ft. of GFA	0
Marinas	1.25 per slip	0
Recreation uses not individually listed	1 per 2 users at maximum utilization	0

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Private membership clubs	Meeting or banquet rooms: 1 per 100 sq. ft. of GFA Offices: 1 per 300 sq. ft. of GFA Bars: 1 per 100 sq. ft. of GFA	Same standard as General Office Use
Skating rinks	1 per 100 sq. ft. of skating area	Same standard as General Office Use
Tennis courts (excluding accessory use on one lot)	4.5 per court	0
Theaters	1 per 3 seats	0
Public/Semipublic		
Cemeteries	2 per employee + 1 per acre	0
Convalescent or nursing homes	1 per bed	Same standard as General Office Use
<i>Day care</i> facilities and nursery schools	1 per each staff member and 1 per each 12 persons capacity, or portion thereof	0
Hospitals	1 per bed or 1 per 300 sq. ft. of GFA, whichever is greater	Same standard as General Office Use
Libraries	1 per 300 sq. ft. of GFA	1
Marine educational institutions	1 per 200 sq. ft. of GFA and 1 per 50 sq. ft. of GFA of assembly area	0
Museums	1 per 300 sq. ft. of GFA	1
Places of worship and associated assembly areas	1 per 3 persons occupancy	1
Play care facilities	1 per each staff member and 1 per each 3 persons capacity, or portion thereof	0
School (public and private)	1 per 200 sq. ft. of GFA and 1 per 50 sq. ft. of GFA of assembly area	0

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Business		
Animal hospitals	1 per 250 sq. ft. of GFA	1
Banks	5 per teller station or 1 per 200 sq. ft. of GFA whichever is greater, plus 5 queuing spaces per drive-through window	0
Bars/discotheques/dance hall/night club/cabarets	1 per 3 occupants or 1 per 75 sq. ft. of GFA whichever is greater	0
Boatyards	1 per boat slip, dock space, and boat storage space, plus 1 per employee, plus 1 per 200 sq. ft. of retail floor space	1
Catering services	1 per 50 sq. ft. of GFA in meeting or banquet rooms	Same standard as Restaurants
Commercial greenhouses	1 per 1,000 sq. ft. of GFA	1
Drive-through services	2 per drive-through window plus 5 queuing spaces per drive-through window	0
Fish markets	1 per 200 sq. ft. of GFA	1
Fishing stations	1 per 200 sq. ft. of retail space, plus 1 per employee, plus 1.5 per rental boat	0
Landscape nursery/garden center	Same standard as Lumber Yard	Same standard as Lumber Yard
Lodging places	1 per guest room, plus 1 per employee, plus additional spaces as required for other uses	1 for the first 100 units or less, plus 1 for each additional 100 units or major portion thereof, plus spaces as required for other uses
Mariculture	1.5 per employee	1
Mariculture research and development facilities	1 per 250 sq. ft. of GFA	Same standard as General Office Use

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Marine-retail business complexes	1 per 200 sq. ft. of GFA	Same standard as retail and personal service establishments
<i>Office/professional office</i>	1 per 200 sq. ft. of GFA	1 for the first 10,000 sq. ft. of GFA or major portion thereof, plus 1 for each additional 100,000 sq. ft. of GFA or major portion thereof
Other water-dependent uses found to be beneficial and harmonious with the special permit standards of the Waterfront-A District	Established by the approving agency on a case-by-case basis	Established by the approving agency on a case-by-case basis
Restaurants and fast food restaurants	1 per 3 persons occupancy as per Chapter 183 but no less than 1 per 200 sq. ft. GFA	1 for each 10,000 sq. ft. of GFA or major portion thereof
Retail and personal service establishment	1 per 200 sq. ft. of GFA	1 for the first 10,000 sq. ft. of GFA or major portion thereof plus 1 for the next 25,000 sq. ft. of GFA or major portion thereof, plus 1 for each additional 50,000 sq. ft. of GFA
Self-service storage facility	1 per 4,000 sq. ft. of GFA	Established by the approving agency on a case-by-case basis
Undertaking establishments	1 per 50 sq. ft. of GFA, plus 1 per commercial vehicle kept on lot	1
Automotive		
Motor vehicle fuel sales and service	1 per pump island plus 4 per service bay	1
Motor vehicle rental/sales	Sales: 1 per 300 sq. ft. of GFA plus 1 per each vehicle stored on site Service: 4 per service bay	1

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Principal Use	Minimum Number of Parking Spaces Required	Minimum Number Of Required Loading Spaces
Taxi and limousine service	1 per 200 square feet of GFA plus 1 for each taxi and limousine dispatched from the premises (Note: Parking space dimensions shall be appropriate to the size of each vehicle to be parked on the premises)	0
Industrial		
Accessory storage of vehicles	1 per vehicle plus 1 space per driver of vehicle. The size of spaces provided shall be commensurate with the vehicle being stored and shall not be smaller than 9 ft. x 18 ft.	Same standards as Light Manufacturing
Light manufacturing	1 per employee, plus 1 per commercial vehicle kept on the lot, but not less than 1 per 500 sq. ft. of GFA	1 for the first 10,000 sq. ft. of GFA, plus 1 for each additional 20,000 sq. ft. GFA or major portion thereof
Lumber yards	1 per 200 sq. ft. of GFA plus 1 per 500 sq. ft. of outdoor sales area plus 1 per 1,000 sq. ft. of storage area	1 for the first 10,000 sq. ft. of GFA, plus 1 for each additional 25,000 sq. ft. of GFA, including outdoor sales area, or major portion thereof
Research and development	1 per 250 sq. ft. of GFA	Same standard as General Office Use
Warehouse, distribution and storage	1 per employee, but no less than 1 per 500 sq. ft. of GFA, whichever is greater	Same standards as Light Manufacturing
Other Uses		
Place of public assembly for 50 or more persons	1 per each 50 sq. ft. of GFA	0
Places of public assembly for fewer than 50 persons	1 per each 100 sq. ft. of GFA	0

NOTE: GFA = Gross Floor Area