

ZONING

340 Attachment 4

Village of Rockville Centre

Chart IV Schedule of Minimum Required Off-Street Parking Spaces¹ [Added 6-10-2002 by L.L. No. 5-2002]

Use	Minimum Parking
Residential	
Single-family in all districts	Minimum of 1 off-street parking space per dwelling unit, on the same lot and to the rear of the front setback Minimum 1-car garage required for new construction
Two-family in all districts	2 off-street parking spaces per dwelling unit, on the same lot and to the rear lot of the front setback
Multiple-family dwelling ¹ [Amended 6-6-2005 by L.L. No. 4-2005]	
Multi-family use or dwelling ¹ in all districts other than Urban Renewal Multiple Dwelling B(R), B(S), B(RC), B(SC), B Low-Rise (SC) and C:	
Studio or one-bedroom unit:	1.5 spaces per dwelling unit, plus one additional space for each five units
Two or more bedroom units:	2 spaces per dwelling unit, plus one additional space for each five units
Multiple Dwelling B(R) District	.75 space per number of housekeeping or professional apartments in dwelling on same or adjacent plot
Multiple Dwelling B(S) District	1.5 spaces per dwelling unit
Multiple Dwelling B(RC) District	1 space for each 5 living units
Multiple Dwelling B(SC) District	1 space for each 3 housekeeping or professional apartments, on the same or adjacent plot
Multiple Dwelling B Low-Rise (SC)	1 space for each 3 housekeeping or professional apartments, on the same or adjacent plot
Multiple Dwelling C District	0.66 space per bed
Assisted-living facility	0.33 space per bed
Congregate-care facility	0.5 space per bed

¹ Editor's Note: This chart was amended by L.L. No. 4-2005, which local law also provided as follows: "The purpose of the amendments to Charts IV, V and VI is to meet the objectives of the Board of Trustees by ensuring the adequacy of off-street parking for multifamily uses, in accordance with the needs of a suburban setting. The Board of Trustees finds that requiring additional off-street parking for units with two or more bedrooms is necessary to ensure adequate parking. The Board of Trustees further finds that requiring an additional off-street parking space for each five units will address the need for adequate parking for visitors as well as employees. The Board of Trustees further finds that any use for which a building permit has been issued and has not expired by normal limitation of the Code as of the date of the adoption and filing of this legislation will be grandfathered, and is not subject to the increase in parking requirements as established by this amendment. The purpose of the amendment to the parking requirements in Chart IV for freestanding restaurants and fast-food establishments is to clarify that interior restaurants that abut municipal parking fields are not required to provide off-street parking."

ROCKVILLE CENTRE CODE

Use	Minimum Parking
NOTES:	
¹ A multiple-family dwelling has three or more dwelling units.	
General Business	
Personal service establishment	1 space per 200 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Eating and drinking establishment, including freestanding fast food establishment or freestanding restaurant [Amended 6-6-2005 by L.L. No. 4-2005]	1 space per 100 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Retail sales, retail commercial and service establishment	1 space for each 200 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Offices	1 space per 200 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Hotel, motel	1 space per guest room, plus 1 space for every 3 seats in non-sleeping areas No fixed seating: to be based upon highest permitted occupancy, with 1 space for 4 seats
Funeral home	1 space per 250 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Public storage facility	1 space per 1,000 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Institutions	
Colleges and universities	1 space per 250 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Day care, nursery school	3 spaces per classroom
Skilled nursing facility/nursing home	0.66 space per bed
Hospital	3 spaces per patient bedroom
Hospital in Residence A-M	2 spaces per patient bed, but no less than 5 spaces per hospital bedroom
Professional medical building	1 space per 150 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Industrial	
Light manufacturing and wholesale in urban renewal districts	1 space per 600 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Light manufacturing and wholesale in Business A, AA and AAA	1 space per 250 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Heavy manufacturing	1 space 250 square feet of gross floor area, measured from outside walls, excluding unoccupied basement
Recreation, Entertainment	
Bowling alley	2 spaces per lane
Theaters, places of assembly	Fixed seating: 1 space per 4 seats No fixed seating: to be based upon legal occupancy, with 1 space per 4 persons