

ARTICLE 03. To see if the Town will vote to amend the Rye Zoning Ordinance in accordance with the recommendation of the Rye Planning Board, as follows:

Amendment 10

Amend Article V, Section 190-5.0 Off Street Parking and as follows (Note: New language ***emboldened and italicized***. Deleted language ~~struck through~~).

§ 190-5.0 Off-street parking and loading. [Amended 1992]

- A. Size of parking spaces. All parking spaces required herein shall have a minimum size of 9 feet in width by 18 feet in length. [Amended 7-13-2021 by Art. 3; 3-14-2023by Art.3 (Am 6)]
- B. Minimum number of parking spaces. The number of parking spaces required by the Table of Minimum Off-Street Parking Requirements shall be provided for: any new building, structure or land use; any existing dwelling enlarged by more than 25%; any existing dwelling or other building in which new dwelling units are built; any conversion of seasonal dwelling units to year-round occupancy; condominium conversions; and any expansion or change of use of a nonresidential or multifamily building, structure, site or use. [Amended 3-14-2023by Art. 3 (Am 6)]
 - (1) All required parking shall be provided on the same lot or on abutting lots under common ownership. Parking spaces shall have adequate and safe driveways and means of circulation. ~~and shall have access/egress to the street on which the lot has frontage without crossing other lots.~~
 - (2) Parking requirements for uses not listed in the Table of Minimum Off-Street Parking Requirements shall be based upon the requirements for the most similar listed use in the table.
 - (3) For mixed uses the parking requirement shall be determined by the sum of the requirements for component uses. Examples: shopping centers, office parks with general and medical offices, auto sales and service establishments, etc.
 - (4) ***With regard to any non-residential uses,*** The Planning Board may require additional parking during site plan review if it determines that application of the Table of Minimum Off-Street Parking Requirements will not provide adequate off-street parking. However, the Planning Board shall not allow fewer parking spaces than required by the table.
- C. Location of parking spaces. No ***required*** off-street parking shall be located within the required front yard area nor within 10 feet of any lot line in any district.

- D. Off-street loading. In addition to the required off-street parking spaces, uses shall be provided with adequate off-street loading spaces.

Explanation

Aligns HB 284 the relief for driveways with other sections of the ordinance.