

CONSERVATION AREAS

110 Attachment 2

Village/Town of Mount Kisco

Minimum Off-Street Parking Regulations

[Amended 10-17-1988 by L.L. No. 5-1988; 12-17-1991 by L.L. No. 11-1991;
10-7-2003 by L.L. No. 9-2003; 6-1-2009 by L.L. No. 3-2009;
4-29-2019 by L.L. No. 1-2019; 8-5-2024 by L.L. No. 1-2024]

RESIDENTIAL ^A		
Use	Minimum Off-Street Parking Requirements	
One-family or two-family residential (attached or detached)	2 spaces per dwelling unit	
Multifamily residential (townhouses, garden apartments and high-rise apartments)		Downtown Overlay Zone, CB-1, and CB-2 (inclusive of nonassigned residential parking for guests, visitors, and other service vehicles)
Efficiency/studio	1.25 spaces per dwelling unit	1.0 spaces per dwelling unit
One-bedroom	1.5 spaces per dwelling unit	1.25 spaces per dwelling unit
Two-bedroom	2.00 spaces per dwelling unit	1.5 spaces per dwelling unit
Three-bedroom	2.00 spaces per dwelling unit	1.75 spaces per dwelling unit
Nonassigned residential parking for guests, visitors and other service vehicles	0.25 space per dwelling unit	0.10 space per dwelling unit
Multifamily residential in H District	1.5 spaces per dwelling unit	
Senior housing, excluding senior assisted-living housing	1.0 space for studio or one-bedroom unit; 1.5 spaces for two-bedroom units, and 1.75 spaces for three bedrooms or more, plus 0.25 space per unit for visitor parking	
Senior assisted-living housing	0.5 space per dwelling unit	

NOTES:

^A The Planning Board can require a parking study to be provided when, in the opinion of the Board, an increase or decrease in the number of parking spaces required by this table may be warranted. The number of parking spaces may be increased by the Planning Board if the parking study demonstrates that the proposed use would have a parking demand greater than the requirements given in this table.

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NONRESIDENTIAL^{B, C, D}	
Use	Minimum Off-Street Parking Requirements
Amusement device arcade	1 space per 200 square feet of gross floor area
Assembly and processing of component devices and equipment	1 space per 250 square feet for office/administration; 1 space per 150 square feet for data processing, communications support or other labor-intensive clerical employment; 1 space per 300 square feet of assembly, processing or designing of products; or 1 space per 400 square feet of gross floor area, or 1 space per employee on the largest shift, whichever is greater, plus 1 space per vehicle leased or owned by the business which is being used in conjunction with the business; plus required parking for square footage devoted to other uses, e.g., office
Automotive use, including retail gasoline sales, equipment sales, service repair, rentals, new car sales, and convenience retail	1 space per 300 square feet for office/administration; 1 space per 500 square feet for indoor/outdoor automotive sales, storage or display 1 space per 4,000 square feet for outdoor automotive sales, storage or display; 3 spaces per service bay or work station; and 2 stacking spaces per gasoline dispenser
Bank	1 space per 250 square feet of gross floor area
Billiard parlor	2 spaces per table, plus required parking for other uses on the site
Catering hall	1 space per 100 square feet of gross floor area, excluding kitchen, plus 1 space per employee
Cemetery	1 space per full-time employee
Chartered fraternal organization	To be determined by Planning Board; applicant must submit parking study demonstrating the demand for parking based on data from the Institute of Traffic Engineers (ITE), field data, and other appropriate source materials
Community center	To be determined by Planning Board; applicant must submit parking study demonstrating the demand for parking based on data from the Institute of Traffic Engineers (ITE), field data and other appropriate source material

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Use	Minimum Off-Street Parking Requirements
Convalescent, rest or nursing home	1 space per 3 beds
Drinking establishment	1 space per each 1.5 persons permitted under maximum occupancy, in accordance with New York State Building Code or 1 space per 100 square feet of gross floor area, whichever is greater
Dry cleaner and laundry	1 space per 200 square feet of gross floor area
Educational and training facility, primary and middle schools	2 spaces per classroom
Educational and training facility, including high schools, colleges, universities, business, vocational, instructional, or trade schools	1 space per faculty, staff member, or employee, plus 1 space per 2 student/participants
Funeral home	1 space per 3-person seating capacity or 1 space per 75 square feet, whichever is greater
Golf course and country club	To be determined by the Planning Board; applicant must submit a parking study demonstrating the demand for parking based on data from the Institute of Traffic Engineers (ITE), field data and other appropriate source material
Health and athletic membership club	To be determined by the Planning Board; applicant must submit a parking study demonstrating the demand for parking based on data from the Institute of Traffic Engineers (ITE), field data and other appropriate source material
Hospital	To be determined by the Planning Board; applicant must submit a parking study demonstrating the demand for parking based on data from the Institute of Traffic Engineers (ITE), field data and other appropriate source material
Hotel, motel	1 space per guest room, plus 1 space per day-shift employee, plus 1 space per 300 square feet of other rentable area; plus parking for accessory uses such as restaurants, drinking establishments, etc., as required by this chapter
Laundromat and wash-and-fold	1 space per 3 machines
Library, museum	1 per 300 square feet of gross floor area*

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NONRESIDENTIAL^{B, C, D}	
Use	Minimum Off-Street Parking Requirements
Lumber and building equipment sales, storage, and service	1 space per 300 square feet of gross area for sales 1 space per 500 square feet of gross area for interior area devoted to display or storage 1 space per 1,000 square feet of outdoor area devoted to display or storage
Medical and dental office	1 space per 200 square feet of gross floor area
Nursery school, day care (child and adult day care)	1 space per staff member, plus 1 space per 8 attendees allowed under maximum occupancy
Office, administrative, business, government, and professional (nonmedical)	1 space per 250 square feet
Personal service establishment (e.g., barbershop, beauty parlor, nail salon)	1 space per 200 square feet gross floor area
Physical training studio in either classes or individual instruction format including dance, karate, fitness, and organized athletic activities for children	1 space per 2 participants, plus 1 space per staff member at peak utilization
Place of religious worship	1 space per 5 fixed seats, or 1 space per 8 feet of bench length in the principal place of worship, or 1 space per 28 square feet of seating area in the primary assembly area*
Plant nursery	1 space per 250 square feet of gross area for sales 1 space per 500 square feet of gross area for interior area devoted to display or storage 1 space per 1,000 square feet of outdoor area devoted to display or storage
Post office	1 per 250 square feet of gross floor area
Printing and publishing	1 space per 500 square feet of gross floor area
Public and quasipublic recreational facility	To be determined by Planning Board; applicant must submit a parking study demonstrating the demand for parking based on data from the Institute of Traffic Engineers (ITE), field data and other appropriate source material
Public utility	To be determined by the Planning Board; applicant must submit a parking study demonstrating the demand for parking based on data from the Institute of Traffic Engineers (ITE), field data and other appropriate source material
Radio and TV station/studio	1 space per 300 square feet of gross floor area

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Use	Minimum Off-Street Parking Requirements
Research, design and development facility	1 space per 250 square feet for office/administration; 1 space per 150 square feet for data processing, communications support or other similar labor-intensive employment; 1 space per 300 square feet of assembly, processing or designing of products; or 1 space per 300 square feet of gross floor area, or 1 space per employee on the largest shift, whichever is greater, plus 1 per vehicle leased or owned by the business which is being used in conjunction with the business
Restaurant (except fast-food)	1 space per 3-person capacity in accordance with New York State Building Code or 1 per 75 square feet of gross floor area, including waiting area and bar/cocktail lounge, whichever is greater, but not less than 8 spaces
Restaurant, fast-food establishment	1 space per 50 square feet of gross floor area
Retail—Food	1 space per 200 square feet
Retail—General	1 space per 200 square feet for the first 10,000 square feet of gross floor area;
	1 space per 250 square feet for over 10,000 square feet of gross floor area
Retail sales of bulk household items, furniture, major appliances, and wholesale sales	1 space per 300 square feet of gross floor area for retail sales; 1 space per 1,000 square feet of area devoted to storage
Service establishments, (e.g., small appliances and electronics, photocopy shops, mailing services)	1 space per 500 square feet of gross floor area, plus 1 space per employee
Storage, warehousing, and distribution	1 space per 1,000 square feet of gross floor area; 1 per vehicle leased or owned by the business which is being used in conjunction with business, plus the required parking for square footage devoted to other uses, e.g., office
Theater and cinema	1 space per 4 seats or 1 space per 100 square feet of gross floor area, whichever is greater
Veterinary clinics and hospitals	1 space per 300 square feet of gross floor area

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NOTES:

- ^B The Planning Board can require a parking study to be provided when, in the opinion of the Board, an increase in the number of parking spaces required by this table may be warranted. The number of parking spaces may be increased by the Planning Board if the parking study demonstrates that the proposed use would have a parking demand greater than the requirements given in this table.
- ^C For uses not specifically identified within this table and that are not subject to site plan review, the Building Inspector, in consultation with the Village Planner, shall have the discretion to apply the most reasonably appropriate parking requirement for the use in accordance with International Transportation Engineers (ITE) parking demand data.
- ^D The required minimum off-street parking requirements set forth in this table are exclusive of parking spaces required for fleet vehicles.
- * The number of parking spaces required for this use may be decreased by the Planning Board if it is demonstrated through a parking study, to the Planning Board's satisfaction, that the use will have a parking demand different from the requirements of this table.