

LAND DEVELOPMENT

125 Attachment 10

**Borough of Fair Lawn**

**OFF-STREET PARKING SCHEDULE II [§ 125-48A(2)]  
FOR SELECTED USES IN THE B-2 ZONE ALONG BROADWAY**

| <b>Land or Building Use in the B-2 Zone along Broadway</b> | <b>Minimum Standards (number of spaces)</b>  |
|--|--|
| Offices (except for medical or dental offices)             | 4 spaces for every 1,000 square feet gross floor area  |
| Offices for medical or dental practice                     | 5 spaces for every 1,000 square feet gross floor area for GFA less than 15,000 square feet             |
|  | 4.5 spaces for every 1,000 square feet gross floor area for GFA 15,000 square feet or greater          |
| Restaurants or other eating or drinking places             | 1 space for each 4 seats excepting the first 24 seats in the portion of the B-2 Zone north of Broadway |
|  | 1 space for each 4 seats excepting the first 30 seats in the portion of the B-2 Zone south of Broadway |
| Retail sales and service establishments                    | 1 space per 250 square feet gross floor area (4 spaces per 1,000 square feet gross floor area)         |

**NOTES:**

1. Land or building uses not listed in Schedule II shall adhere to the off-street parking requirements in Off-Street Parking Schedule I.
2. The parking requirements for restaurants in Schedule II are to be reconsidered by the Mayor and Council on or about October 1, 2017, to determine if the standards remain appropriate or whether such parking standards should be altered or rescinded. Failure of the Mayor and Council to reconsider the provisions of Schedule II shall not affect their validity.