

LAND DEVELOPMENT

*125 Attachment 9*

**Borough of Fair Lawn**

**OFF-STREET PARKING SCHEDULE I [§ 125-48A(2)]**

**(See Off-Street Parking Schedule II for certain uses only in the B-2 Zone along Broadway)**

**[Amended 9-19-2000 by Ord. No. 1823-2000; 9-16-2003 by Ord. No. 1958; 9-11-2012 by Ord. No. 2249-2012; 1-26-2016 by Ord. No. 2371-2016; 8-15-2017 by Ord. No. 2440-2017]**

<b>Land or Building Use</b>	<b>Minimum Standards (number of spaces)</b>
Auditorium, stadium, theater or other place of public assemblage (excluding houses of worship)	1 space for each 3 seats provided for its patrons; for places of assemblage without permanent seats, 1 space for each 15 square feet of net building floor area
Banks and saving institutions	1 space for every 300 square feet of net building area
Bowling alley with no accessory use	5 spaces for each alley. With accessory use, the requirements for such accessory use shall also apply in addition to those required herein.
Child-care centers	1 on-site space per employee plus 3 spaces. In no case shall less than 5 on-site spaces be provided.
Combined uses	The parking requirements for a site which has a mixed use, combined use or uses situated thereon shall be the sum of the parking requirement(s) calculated for each and every individual use. If a specific individual use is not listed in this schedule, the parking requirements shall be calculated according to that category which most nearly approximates the use.
Commercial schools of dance	1 space per every 100 square feet of gross floor area
Dwelling: Detached single-family unit Multiple dwellings, R-3 District Townhouse developments (R-5-1 and R-5-2) Multiple dwellings for senior citizens or handicap persons	2 per unit 2 per unit 2¼ per unit 1 per unit
Funeral home	10 spaces for each viewing room
Furniture or major appliance stores*	1 space for every 400 square feet of gross floor area
Hospitals	3 spaces per patient bed, plus 1 space for each 10 daily patients visiting out-patient facilities
House of worship	1 paved space per 3 seats or 3 persons of rated capacity as determined under BOCA
Manufacturing and industrial	1 space for every 400 square feet of net building floor area
Motor vehicle sales rooms and lots	1 space for every 1,000 square feet of sales area
Nursing homes	1 space for every 2 beds

## FAIR LAWN CODE

Land or Building Use	Minimum Standards (number of spaces)	
Offices (except for medical or dental office)	<u>Net Building Floor Area (NBFA)</u>	<u>Spaces Required</u>
	0 to 875 s.f.	5 (minimum)
	876 to 5,000 s.f.	1 per 175 s.f. NBFA
	5,001 to 10,000 s.f.	1 per 200 s.f. NBFA
	10,001 to 30,000 s.f.	1 per 225 s.f. NBFA
	Over 30,000 s.f.	1 per 250 s.f. NBFA
Office for medical or dental practice	1 space for every 100 square feet net building floor area	
Public garages	1 space for every 500 square feet of net building floor area	
Restaurant or other eating or drinking place*	1 space for each 2 seats, plus 1 space per employee on the maximum shift	
Retail sales*	1 space per 200 square feet of gross floor area unless otherwise noted	
Service establishments*	1 space for every 200 square feet of net building floor area	
Storage and warehouse	1 parking space for every 900 square feet of gross floor area	
Commercial schools:		
Adults	1 space per teacher plus 1 space for each adult at capacity	
Children	1 space per teacher plus 1 space for each 2 children at capacity	
Uses not specified	According to that category which most nearly approximates the use	

\* Note: These establishments may reduce their parking requirement by 20% if located within a quarter mile of a train station platform in accordance with map dated May 19, 2017 on file in the Engineering Office of the Borough of Fair Lawn.