

ZONING

175 Attachment 5

City of Hackensack

Schedule of Off-Street Parking Regulations

Use	Minimum Number of Required Parking Spaces
Residential	Refer to the New Jersey Residential Site Improvement Standards (N.J.A.C., Chapter 21)
Mixed commercial/residential buildings	The sum of the parking requirements for each use within each mixed-use building.
Office, professional	4 parking spaces for each 1,000 square feet of GFA No office facility shall have less than four designated parking spaces with the name of the professional occupying the office space.
Hotel	1.75 spaces per rental unit for a full-service hotel
Neighborhood retail	4 spaces per 1,000 square feet of GFA
General retail	6 spaces per 1,000 square feet of GFA
Sale of new and used motor vehicles	6 spaces clearly designated and marked for customer use, and 3 additional spaces clearly marked for customer use if used vehicles are also offered for sale on the premises, plus 1 space for each 700 square feet of GFA Repair garages which are part of a new motor vehicle sales agency shall provide 3 spaces in addition to those required for the new and used motor vehicle sales.
Automobile service or repair, other than gasoline/fueling	3 spaces clearly marked for customer use plus 1 space for each 700 square feet of GFA Repair garages which are part of a new motor vehicle sales agency shall provide 3 spaces in addition to those required for the new and used motor vehicle sales.
Gasoline service station	1 space per 1,000 square feet of lot area +4 spaces per repair bay +6 spaces per 1,000 square feet GFA if automotive supplies are sold
Office, business	4 spaces per 1,000 square feet of GFA
Office, medical, dental, therapeutic	5 spaces per 1,000 square feet GFA
Eating and drinking establishment	1 parking space for each 2 seats, plus 10% of the total required parking spaces
Bar or nightclub	1 parking space per employee per shift plus 1

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	parking space per 300 gross square feet of floor area. When number of employees cannot be determined, 1 parking space per 50 square feet of customer floor area.
Hospitals of all types	3.9 spaces per bed
Nursing or convalescent homes	1 space for each 3 beds, plus 10% of the total required parking spaces
Schools: public, parochial	1 space per classroom, private and religious below plus 10% of the total the level of high school, required parking spaces including day nursery and nursery schools
Other schools: high school or equivalent	1 space for every 5 pupils, plus 10% of the total required parking spaces
Colleges, universities and business schools of higher learning	1 space for each pupil plus 10% of the total schools' required parking spaces
Church or similar place of worship	1 space for each 3.5 seats or 1 space per 200 square feet of GFA, whichever is greater
Funeral home	1 space per 30 square feet of slumber room or parlor, plus 1 space per employee during peak time
Bowling alley	6 spaces per alley
Skating rink	1 space per 75 square feet of skating area
Bank and savings institutions	1 space per 100 square feet of GFA
Open space	6 spaces per acre OR 4 spaces per recreational court PLUS 1 space per employee assigned to open space
Animal hospital	5 spaces per examination room PLUS 1 space per employee
Animal boarding	2 spaces per employee
Research, experimental or testing laboratory	1 space per 600 square feet of GFA manufacturing or industrial use or service use
Shopping centers	Less than 150,000 square feet: 5 1/2 parking spaces per 1,000 square feet of gross leasable area 150,000 to 500,000 square feet: 5 parking spaces per 1,000 square feet of gross leasable area 500,000 square feet or more: 4 1/2 parking spaces per 1,000 square feet of gross leasable area
Wholesale business, warehouse, lumber or coal yard; animal hospital	1 space per 600 square feet
Office floor area within a laboratory; manufacturing, industrial, wholesale, business or warehouse building devoted	4 spaces per 1,000 square feet of GFA

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to office use which office floor area is 20% or greater of the gross floor area of the building in which located	
Federal, state, or county employment office, post office	1 space per 400 square feet of GFA
Arenas, gymnasiums, concert halls, theaters, auditoriums	1 space for each 3 seats, plus 10% of the total halls, bleachers and similar use required parking for each 2 registered members, whichever is greater
Commercial indoor recreation, including arcades, shooting range, miniature golf, etc.	5 spaces per 1,000 square feet GFA
Private club, lodge, meeting hall, social hall, community center building and similar place of public assembly	1 space for each 3.5 seats or 1 space for each 200 square feet of GFA, whichever is greater
Other uses	For any use not specified above, the parking requirement for the most similar use with regard to need for parking shall be used.

NOTES:

- a. GFA denotes “gross floor area,” defined as the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure.
- b. In case of a combination of uses, the total requirements for the sum of the various uses shall be required.
- c. Whenever the formula for parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required.
- d. In any off-street parking area containing 20 or more parking spaces, up to 30% of the parking stalls may be designated for compact cars. Such spaces for compact cars shall meet the standards at § 175-13.1D(1)(b) and be clearly identified by signing or stall surface painting.
- e. Any parking area within the City shall include at least the minimum required number of handicapped or accessible parking spaces required as per the Americans with Disabilities Act, including van-accessible spaces.