

ZONING

34 Attachment 2

**SCHEDULE II
OFF-STREET PARKING REQUIREMENTS**

**Borough of Midland Park
(Subsection 34-16.2)**

Required Spaces				
	# of Parking Spaces per Service Station ⁽¹⁾	1 Parking Space per _____ Seats	1 Parking Space per __ Sq. Ft.	Total Req'd Base on ⁽²⁾
Office	—	—	250	Sum of
Industrial, manufacturing or laboratory	—	—	400	Sum of
Retail ⁽³⁾				
First 2,000 sq. ft.	—	—	200	Sum of
Every sq. ft. above 2000	—	—	250	Sum of
Warehouse	1 ⁽⁴⁾	—	—	Sum of
Bowling lanes	4	—	—	Sum of
Churches and other places	—	3 ⁽⁵⁾	—	Sum of
Community buildings, social halls, places of assembly	—	2	75	Greater of
Funeral home and mortuaries	15	—	—	Sum of
Motor vehicle service ⁹	4	—	—	Sum of
Community residences and shelters	1 ⁽⁴⁾	2 ⁽⁶⁾	—	Sum of
Home occupations ⁴	1 ⁽⁴⁾	—	—	Sum of
Physical fitness or therapy	—	—	200	Sum of
Professional office in one-family dwelling ⁷	1 ⁽⁴⁾	—	200	Sum of
Residential dwelling ⁷	2	—	—	Sum of
Schools ⁸				
Elementary	1	—	—	Sum of
High school, business or college	1.5	1	—	Sum of
Theaters	—	3	—	Sum of
Wholesale establishments	—	—	600	Sum of
Nursing home	1	—	—	Sum of
Medical or veterinary office	—	—	100	Sum of
Eateries ³				
Restaurants	—	3	250	Sum of
Quick serve/deli/takeout	2	2	250	Sum of
Banks and financial ³	2	—	250	Sum of
Personal services				
1 to 10 service stations	2	—	200	Sum of

MIDLAND PARK CODE

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	# of Parking Spaces per Service Station ⁽¹⁾	1 Parking Space per _____ Seats	1 Parking Space per __ Sq. Ft.	Total Req'd Base on ⁽²⁾
Child care centers	1.5 ⁽⁴⁾	—	—	Sum of
Mixed uses ⁽¹⁰⁾	Mixed uses in the same building shall be calculated as the sum of the individual uses.			
Other uses not provided	To be determined by the Planning Board or Board of Adjustment			

Footnotes:

- 1 “Service station” shall mean a discrete location where services are provided or a transaction is executed or dwelling. For example, but not limited to, an interior bank teller window, ATM, a service desk, parlor, bowling lane and or barber/nail salon chair. Personal service stations shall include, but not be limited to, nail salon stations, hair salon stations (chairs), waxing stations, barber chairs and therapeutic massage parlor rooms or tables.
- 2 Total shall either be the sum of all three ratios or the greater of any one of the three.
- 3 Any drive-through or drive-up windows shall have a minimum queuing line length of 150 feet from center of the first service area.
- 4 Per employee.
- 5 Individual chairs or 1 per every 72 inches per lineal feet of benches for churches and places of worship.
- 6 One space for every two residents.
- 7 Garages excluded for spaces provided.
- 8 Teacher shall mean Service Station; Student shall mean Seat.
- 9 Repair but not fueling station.
- 10 Mixed-use shared parking:
 For nonresidential mixed uses with more than five tenants and more than two different uses, the gross parking requirements shall be lessened by 10%.
 For nonresidential mixed uses with more than 10 tenants and more than 4 different uses, the gross parking requirements shall be lessened by 25%