

LAND USE

55 Attachment 9

[Amended 2-2-2021 by Ord. No. 2021-4]
APPENDIX H
SCHEDULE OF PARKING REQUIREMENTS
 (Section 55-173)

Schedule of Parking Requirements		
Type of Use	Zone	Required Off-Street Parking
Ambulatory Health Care Facility	All zones where this use is permitted	10 per building plus 1 per 200 square feet or can be reduced by 20% based upon the Board's discretion.
Animal hospitals	C-PHD, C-V and CC-CPHD	1 per 400 square feet
	TC-CPHD, TC-CN, TC-CV Zones	As mentioned above or can be reduced by 20% based upon the Board's discretion.
Assisted living facilities, nursing and convalescent homes and long-term care facilities	All zones where this use is conditionally permitted	1) 1 parking space per State licensed assisted living dwelling unit, however at the time of initial construction, 1 parking space for 3 dwelling units will be allowed, with an adequate area reserved for future construction of the additional required parking spaces should the actual operating experience demonstrate that the amount of parking initially provided is insufficient; 2) 1 parking space per day-shift employee. 3) 1 parking space per 10 independent living units for visitor parking. 4) Where fractional spaces result in the calculation of the requirements, the required number shall be construed to be the nearest whole number.
Automotive Repair Garage or Body Shop	All zones where this use is permitted	1 per 400 square feet of gross floor area.
Automotive service station	All zones where this use is permitted	5 per each service bay, exclusive of vehicle service area. In no instance shall there be fewer than 5 off-street parking spaces.
Banks and savings and loan associations	All zones where this use is permitted	8 parking spaces for each teller window.
Banks with drive-through facilities	All zones where this use is permitted	As mentioned above plus 7 per drive-through stacking lane.
Bar, cocktail lounges and nightclub, including restaurants with bars	All other zones where this use is permitted	1 parking space per 50 square feet of gross floor area.
Bars, with Restaurants (table service). This does not include	All other zones where this use is permitted	1 parking space per 100 square feet of gross floor area.

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restaurants, cafe and diners		
Barber and beauty shop	All other zones where this use is permitted	3 parking spaces per chair, or 1 parking space per 200 square feet of gross floor area.
Bed and Breakfasts	All other zones where this use is permitted	2 parking spaces plus 1 parking space per guest room.
Bowling alleys	All zones where this use is permitted	5 per lane.
Car Washes	All zones where this use is permitted	5 parking spaces for employees plus off-street storage (stacking) space equal to minimum 5 times the number of cars that can be in the wash process at one time ¹ .
Church, temple or other places of worship including parish and educational buildings	All zones where this use is permitted	1 parking space per 4 seats in the main congregation seating area. If only benches provided, 20 inches of bench shall be considered as 1 seat. If none provided or provided only in a portion of the main congregation seating area, 1 parking space per 50 square feet of floor area within the main congregation seating area. In the Town Center 1 parking space per 5 occupants that can occupy the structure during any time period.
Community center, library, museum or art gallery	All zones where this use is permitted	1 parking space per 200 square feet gross floor area.
Community center, library, museum or art gallery	All zones where this use is permitted	1 parking space per 200 square feet gross floor area
Community club, private club or lodge	All zones where this use is permitted	1 parking space per 100 square feet gross floor area plus 1 1/2 spaces for each boat slip, where applicable.
Convalescent home, nursing home or rest home	All zones where this use is permitted	1 parking space per 2 beds based upon its licensed bed capacity.
Convenience Stores	All zones where this use is permitted	1 parking space per 100 square feet gross floor area
Day Care Center (Child or Adult)	All zones where this use is permitted	1 per employee plus 1 per 10 children or fraction thereof for freestanding uses
Driving range or miniature golf	All zones where this use is permitted	1 parking space per tee or hole.
Dwelling Units, single-family attached, detached or townhouse unit	All zones where this use is permitted	2 off-street parking spaces per unit
Dwelling Units, apartments	All zones where this use is permitted	1 3/4 off-street parking spaces per unit
Farmers' market or auction market	All zones where this use is permitted	1 parking per 1,000 square feet of land area in the site.
Fast food restaurants	All zones where this use is permitted	1 parking space per 100 square feet of gross floor area, or 1 space per 4 seats, whichever is greater
Flex office	TC-CPHD, CC-CPHD and	1 per employee or 1 per 350 square feet, whichever is greater

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	conditionally permitted in TC-CN	
Funeral home or mortuary	All zones where this use is permitted	1 parking space per 100 square feet of gross floor area.
Furniture, appliance stores or similar types of uses requiring large amounts of storage	All zones where this use is permitted	1 parking space per 400 square feet of gross floor areas up to 4,000 square feet and 1 parking space per 800 square feet of gross floor area greater than 4,000 square feet.
Garden Center	All zones where this use is permitted	6 spaces per 1,000 square feet of gross floor area of buildings plus 1 space per 1,000 square feet of outside storage, sale or display area.
Hardware and auto supply stores	All zones where this use is permitted	1 parking space per 400 square feet of gross floor area.
Hospital (general, mental and sanitarium)	All zones where this use is permitted	1 parking space per 2 beds based on its licensed capacity.
Hotel or motel	All zones where this use is permitted	1 parking space for each rental unit. Each commercial use within the building shall be computed separately according to the requirements for such use set forth herein. The Planning Board may allow up to 50% of the required parking for commercial uses in the hotel or motel to be satisfied by guest-room parking.
Hotel, Boutique	TC-CPHD, TC-CN, TC-CV and CC-CPHD Zones	1 parking space for each unit of accommodation plus 1 parking space for each employee.
Laundromats or similar coin-operated cleaning	All zones where this use is permitted	1 parking space per 200 square feet of gross floor area.
Light industry	TC-CPHD, TC-CN, TC-CV and CC-CPHD Zones	1 per employee or 1 per 350 square feet, whichever is greater.
Manufacturing or industrial establishment, research or testing laboratory, bottling plant or similar uses	All zones where this use is permitted	1 parking space per 500 square feet of gross floor area.
Marina boat yard and boat sales	All zones where this use is permitted	1 1/2 parking spaces per boat slip; in absence of which 1 parking space per 300 square feet of gross floor area.
Medical Testing Facility	TC-CPHD, TC-CN, TC-CV and CC-CPHD Zones	10 per building plus 1 per 150 square feet.
Microbrewery (with restaurant)	TC-CPHD, TC-CN, TC-CV and CC-CPHD Zones	1 space per 200 square feet.
Nursery school, day camp or similar uses	All zones where this use is permitted	1 parking space per 500 square feet of gross floor area.
Office, business and professional	All zones where this use is permitted	1 per 200 square feet.
Office, dental and medical	All zones where this use is permitted	1 parking space per 100 square feet of gross floor area, except that if housing 3 or more separate, unassociated practitioners, then the

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Type of Use	Zone	Required Off-Street Parking
		requirement shall be 1 parking space per 150 square feet of gross floor area
Office, government	All zones where this use is permitted	To be determined by the Planning Board, except those within privately owned buildings shall provide 1 parking space per 150 square feet of gross floor area.
Personal Services	TC-CPHD, TC-CN, TC-CV Zones	1 parking space per 250 square feet of gross floor area.
Public and private utilities, electrical substation, gas regulator, water works, pumping station and similar facilities	All zones where this use is permitted	To be determined by the Planning Board based on the specific need of the use.
Reception and banquet hall	---	1 parking space per 3 seats, plus 1 parking space per employee at the maximum shift.
Restaurant, cafe and diner	All zones where this use is permitted	1 parking space per 100 square feet of gross floor area.
Recreation, Outdoor and Parks	All zones where this use is permitted	5 parking spaces per 1 gross acre of land up to 50 acres and 1 parking space per 1 gross acre of land above 50 acres.
Recreation, Indoor	All zones where this use is permitted	1 space for each 4 persons within the recommended or legal capacity prescribed under applicable State or local laws, ordinances or resolutions.
Retail stores, except otherwise specified	All zones where this use is permitted	1 parking space per 150 square feet of gross floor area.
Schools, Elementary	All zones where this use is permitted	1 parking space per 8 students based on design capacity.
Schools, Middle or junior high school	All zones where this use is permitted	1 parking space per 5 students based on design capacity.
Schools, High school	All zones where this use is permitted	1 parking space per 3 students based on design capacity.
Schools, College or university	All zones where this use is permitted	1 parking space per 1 1/2 students based on design capacity.
Shopping centers	All zones where this use is permitted	5 1/2 parking spaces per 1,000 square feet of gross floor area ² .
Studios for instruction (excluding shows or exhibitions) in art, music, dance, gymnastics and similar uses	All zones where this use is permitted	1 parking space per 100 square feet of gross floor area.
Theater	All zones where this use is permitted	1 parking space per 35 square feet of gross floor area.
Veterinary clinics or hospitals or animal care facilities	All zones where this use is permitted	1 parking space per 400 square feet of gross floor area.
Warehouse, wholesale, machinery or large equipment sales	All zones where this use is permitted	1 parking space per 1,500 square feet of gross floor area, plus 1 parking space for each vehicle used in connection with the business.
Wellness and lifestyle centers	TC-CPHD, TC-CN, TC-CV Zones	5 spaces per 1,000 square feet

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Uses not specified	All zones where this use is permitted	As determined by the Planning Board or Zoning Board of Adjustment for variances pursuant to N.J.S.A. 40:55D-70(d) ³

NOTES:

1. For self-wash or self-service car washes, the requirement for employee parking shall be eliminated.
2. If more than 5% of the enclosed gross floor area of any shopping center is occupied by malls, lobbies, corridors, heating plants or other space not utilized for direct commercial purposes which in the opinion of the Planning Board will not generate a need for parking, the Planning Board shall allow the parking required to be based on the gross leaseable area of the shopping center at the above rate. The “gross leaseable area,” for the purposes of this chapter, shall be defined as the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors.
3. The parking space required for a use not specifically mentioned herein shall be the same as required for a use of similar nature as determined by the Board based upon that use enumerated herein which is most similar to the proposed use. If there is no use enumerated herein having sufficient similarity to the proposed use to enable the Board to establish rational parking requirements, the Board may, in its discretion, direct the applicant to furnish the Board with such data as may be necessary to enable the Board to establish rational parking requirements.