

ZONING

380 Attachment 1

Borough of Woodcliff

**Schedule A
Off-Street Parking Requirements
[Amended 9-15-1997 by Ord. No. 97-3]**

Use	Required Parking Spaces
Banking and savings institutions	1 parking space for each 300 square feet of net floor area or 8 spaces for each teller window, whichever is the greater
Child day-care center	1 parking space for each employee, plus 1 space per 10 children
Churches and other places of worship	1 parking space for each 3 seats or 1 for each 72 inches of seating space when benches rather than seats are used
Community buildings and places of public assembly	1 parking space for each 2 seats, except where a specific amount of seating is undetermined 1 parking space shall be required for each 75 square feet of assemblage area
Elderly or senior day care	1 parking space for each 175 square feet of floor area
Farm or garden produce sold on premises	1 parking space for each 200 square feet of building area or 15 parking spaces, whichever is the greater
Medical or dental clinics or offices Hotels	5 parking spaces for each doctor or dentist, plus 1 space for each employee
Hotels	1 parking space for each rental unit and, in addition, compliance with requirements for each particular additional use located on premises
Nursing homes	1 parking space for each 2 beds, plus 1 parking space for each staff member and 10% of such total for visitors
Offices, business and professional (other than medical and dental)	1 parking space for each 250 square feet of gross floor area
Post office	1 parking space for each employee on the maximum shift, plus 1 space per 450 square feet

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Use	Required Parking Spaces
Residential buildings	2 parking spaces for each dwelling unit
Residential health care, intermediate care and assisted living facilities	1 space for each employee on the maximum shift, including doctors, plus 1 space per 2 beds, plus 10% of the total employee and patient spaces provided for visitors
Restaurants	1 parking space for each 2 seats, plus 1 for each employee
Retail stores and shops	1 parking space for each 150 square feet of floor area where the gross floor area does not exceed 2,000 square feet, and 1 parking space for each 175 square feet of gross floor area where the gross floor area exceeds 2,000 square feet
Mixed land uses	Shall be calculated as the sum of the individual uses unless the applicant can demonstrate to the Planning Board that the parking characteristics of the individual uses are such that the total needs of the development are less than the sum of the parts and the number of spaces to be provided will satisfy the lesser need

NOTE: In the event that a property owner can demonstrate that the parking characteristics of an individual use are such that the need for parking is less than required by this chapter, the Planning Board may permit the property owner to provide less parking facilities than required by this chapter, provided that adequate open areas are reserved on the lot for future parking needs, and the municipality may require of the property owner such additional parking area at a future time. Any approval for future parking area shall be duly recorded as part of the public record.