

# ZONING

## 335 Attachment 2

### Borough of Berlin Schedule of Minimum Off-Street Parking and Loading Spaces<sup>1</sup> [Amended 12-14-2017 by Ord. No. 2017-15]

Use	Minimum Number of Off-Street Parking Spaces <sup>2</sup> (See Definition of "Parking Space" <sup>3</sup> )	Off-Street Loading <sup>2</sup>		
		Minimum Number of Loading Spaces	GFA in Sq. Ft. At Which First Berth Required	Number of Additional Sq. Ft. for Each Additional Berth
Apartment	1.5 per efficiency and one-bedroom unit	--	--	--
	2.0 per unit for all other units (See "dwelling" below for guest parking and other provisions.)	--	--	--
Assembly, industrial	(See "manufacturing")			
Assisted living	0.3 per unit	1	--	--
Auditorium	1 per 4 seats			
Auto/truck dealer (new)	1 per 300 sq. ft. GFA of showroom area and office space (See "service station" for service areas)	1	10,000	40,000
Bank	1 per 250 sq. ft. GFA	0	10,000	100,000
Bar	1 per 3 seats	1	10,000	--
Bowling alley	4 per lane or alley, plus spaces for restaurant and other retail areas in the facility	1	10,000	100,000
Car dealer (new)	[See auto/truck dealer (new)]			
Car wash	10 per washing lane 2 per vacuum or similar machine	1	--	--
Cemetery	None required	0	--	--
Child-care center	(As specified in § 335-77D)	0	--	--
Church	1 per 4 seats (each 20 inches on a bench or pew equals 1 seat)	0	--	--
Club and lodge	1 per 3 members or seating capacity, whichever is greater	--	--	--
Community center	1 per 800 sq. ft. GFA or 1 per 5 people legally allowed in the building under state fire prevention laws, whichever is greater	0	--	--

**NOTES:**

<sup>1</sup> "GFA" means gross floor area, and "sf" or "sq. ft." means square feet.

<sup>2</sup> Any use which has its own vehicles to be parked on-site shall provide enough spaces in addition to these parking and loading requirements to accommodate the business' vehicles.

<sup>3</sup> See § 335-2, Definitions and word usage.

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(continued)**

Use	Minimum Number of Off-Street Parking Spaces <sup>2</sup> (See Definition of "Parking Space" <sup>3</sup> )	Off-Street Loading <sup>2</sup>		
		Minimum Number of Loading Spaces	GFA in Sq. Ft. At Which First Berth Required	Number of Additional Sq. Ft. for Each Additional Berth
Communication tower	2	0	--	--
Congregate-care facility	0.6 per unit	0	--	--
Day-care center	(As specified in § 335-77D)	0	--	--
Dwelling	2 per unit, 1- and 2-family dwellings with front yard setbacks of less than 40 feet shall provide driveway/parking designs so at least 2 vehicles per dwelling unit may be parked off the street without either vehicle blocking the other. In the absence of an alternative meeting this objective, the driveway/parking area shall be at least 18 feet wide for the last 25 feet closest to the dwelling. All 1- and 2-family dwellings shall be required to provide a garage for at least 1 car. All townhouse and apartment developments shall provide at least 0.5 space per unit for guest parking, said spaces being in addition to the required 2 independently accessible spaces per dwelling unit.	0	--	--
Exercise center	(See "gymnasium")			
Fabrication, industrial	1 per 800 sq. ft. GFA	1	5,000	40,000
Family day-care home	2 for the dwelling unit, plus 2	0	--	--
Farm stand	6	1	10,000	N/A
Fast-food restaurant	(See "restaurant")			
Financial institution	1 per 250 sq. ft. GFA	0	10,000	100,000
Firehouse/ambulance	Sufficient to accommodate the personnel typically responding to a call	--	--	--
Flex space building	1 per 250 sf GFA [see § 335-77J(1)]	3	5,000	50,000

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		Minimum Number of Loading Spaces	GFA in Sq. Ft. At Which First Berth Required	Number of Additional Sq. Ft. for Each Additional Berth
Funeral home	(See "mortuary")			
Gymnasium and skating rink	1 per 6 seats in auditorium or 1 per 1,000 sq. ft. or 1 per 5 people legally allowed in the building under state fire prevention laws, whichever is greater	0	--	--
Health club/recreation center	1 per 200 sq. ft. GFA	1	--	--
Home occupation	1 in addition to residential requirement	0	--	--
Hospital and convalescent home	1.5 per bed	1	10,000	100,000
Hotel	1.1 per unit	1	10,000	100,000
Library	1 per 300 sq. ft. GFA	0	10,000	100,000
Lodges	(See "club and lodge")			
Lumber- and contractor's yard	1 per 5,000 sq. ft. storage area and 1 per 250 sq. ft. retail GFA	1	10,000	30,000
Manufacturing	1 per 800 sq. ft. GFA	1	5,000	40,000
Medical and dental office or clinic	The larger of either 10 or the number calculated as follows: Less than 5,500 sf GFA: 6 per 1,000 sf GFA 8,500 sf or 10,000 sf GFA: 6.3 per 1,000 GFA More than 10,000 sf GFA: 6.6 per 1,000 sf GFA	1	10,000	40,000
Meeting room	1 per 3 seats			
Microbreweries, nanobreweries and distilleries	1 per 3 seats			
Mixed use	[See § 335-77J(1)]	(See applicable uses)		
Mortuary	1 per 30 sf in viewing rooms, slumber rooms, parlors, industrial service rooms, chapel and the common hallways connecting said rooms	0	--	--
Motel	1.1 per unit, plus spaces for other uses such as restaurants, meeting rooms, etc.	1	10,000	100,000

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		Minimum Number of Loading Spaces	GFA in Sq. Ft. At Which First Berth Required	Number of Additional Sq. Ft. for Each Additional Berth
Municipal complex	1 per 2 seats in general meeting room	1	--	--
Nightclub	1 per 3 seats	1	10,000	25,000
Nursery school	(See § 335-77D)	0	--	--
Office	1 per 200 sq. ft. GFA, except as set forth for medical and dental offices and clinics	1	10,000	100,000
Outdoor recreation	10 additional spaces may be required depending on the activities	0	--	--
Outdoor storage	(Same as "warehouse")			
Park/playground	(See "outdoor recreation")			
Performing arts center	1 per 4 seats			
Research/testing/experimental	1 per 800 sq. ft. GFA	1	5,000	40,000
Resource recycling	(To be determined at site plan review)			
Restaurant (including tea rooms, lunch counters, etc.)				
Sit-down	1 per 3 seats	1	10,000	25,000
Take-out, no seats	1 per 40 sf GFA	1	10,000	25,000
Mixed	1 per 3 seats, plus 1 per 40 sf of floor area devoted to the counter, customer area in front of the counter and the area for employee cooking and serving behind the counter	1	10,000	25,000
Retail sales		1	10,000	25,000
Less than 50,000 sf GFA	5.0 per 1,000 sf GFA			
50,001 to 400,000 sf GFA	4.0 per 1,000 sf GFA			
400,001 to 600,000 sf GFA	4.5 per 1,000 sf GFA			
600,001 or more sf GFA	5.0 per 1,000 sf GFA			
Retail/warehouse	5.5 per 1,000 sf GFA	2	10,000	40,000

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		Minimum Number of Loading Spaces	GFA in Sq. Ft. At Which First Berth Required	Number of Additional Sq. Ft. for Each Additional Berth
Schools		1	--	--
Elementary	1.2 per classroom, minimum 1 per staff			
Middle	1.2 per classroom, minimum 1 per staff			
High school	2.0 per classroom, minimum 2 per staff			
Scrap metal	2 per employee	2	--	--
Senior citizen apartment	1.2 per unit, age 55 and over 1.0 per unit, age 62 and over	0	--	--
Service station	4 per bay and work area	0	--	--
Shipping/receiving	1 per 5,000 sq. ft. GFA	1	5,000	40,000
Shopping center	(See "retail sales")			
Sunday school	(See "church")			
Tennis courts	2 per court	0	--	--
Theater	1 per 4 seats	1	10,000	--
Training and instructional class	1 per 250 sf	0	--	--
Truck dealer (new)	[See "auto/truck dealer (new)"]			
Utility	2; additional per site plan review of use		--	--
Vehicular body shop	4 per bay and work area	1	--	--
Veterinary hospital	6 per doctor	1	--	--
Warehouse	1 per 5,000 sq. ft. GFA	1	5,000	40,000
Weight room	(See "gymnasium")			

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