

ZONING

285 Attachment 6

Borough of Riverside

Table of Off-Street Parking Requirements

| Use | Number of Off-Street Parking Spaces Required | Plus 1 Off-Street Parking Space for Each |
|--|--|--|
| Residential Uses | | |
| Dwelling unit, other than types listed separately in this table | 2 per dwelling unit As part of a new subdivision, if a vehicle must be moved from one space in order to access the second space, then an additional parking space shall be available for each dwelling unit, such as an on-street space in front of the dwelling or an overflow parking lot | |
| Home occupation | See § 285-36 | |
| Housing permanently restricted to persons 62 years and older and/or the physically handicapped | 1 per dwelling/rental unit, except 0.4 per dwelling/rental unit if evidence is presented that the non-physically handicapped persons will clearly primarily be over 70 years old | Nonresident employee |
| Boardinghouse | 1 per rental unit or bed for adult, whichever is greater | Nonresident employee |
| Group home | 1 per 2 residents, unless the applicant proves the home will be limited to persons who will not be allowed to drive a vehicle from the property | Employee |
| Institutional Uses | | |
| Place of worship (includes church) | 1 per 5 seats in room of largest capacity. For pews that are not individual seats, each 48 inches shall count as one seat | Employee |
| Hospital | 1 per 3 beds | 1.1 employees |
| Nursing home | 1 per 6 beds | 1.1 employees |
| Assisted living facility and/or retirement community | 1 per 4 beds, plus 1 for each individual dwelling unit | 1.1 employees |
| Day-care center | 1 per 10 children, with spaces designed for safe and convenient dropoff and pickup | 1.1 employees |
| School, primary or secondary | 1 per 4 students aged 16 or older | 1.1 employees |

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| Utility facility | 1 per vehicle routinely needed to service facility | |
| College or university | 1 per 1.5 students not living on campus who attend class at peak times (plus required spaces for on-campus housing) | 1.1 employees |
| Library, community center or cultural center or museum | 1 per 5 seats (or 1 per 250 square feet of floor area accessible to patrons and/or users if seats are not typically provided) | 1.1 employee |
| Treatment center | 1 per 2 residents, aged 16 years or older, plus 1 per nonresident intended to be treated on site at peak times | Nonresident employees |
| Swimming pool, nonhousehold | 1 per 50 square feet of water surface, other than wading pools | 1.1 employees |
| Commercial Uses | | |
| | All commercial uses, as applicable, shall provide additional parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time. These additional spaces are not required to meet the stall size and parking aisle width requirements of this chapter | |
| Auto service station or repair garage | 5 per repair/service bay and 1/4 per fuel nozzle, with such spaces separated from accessways to pumps | Employee, plus any parking needed for a convenience store under "retail sales" |
| Auto, boat, recreational vehicle or manufactured home sales | 1 per 15 vehicles, boats, RVs or homes displayed | Employee |
| Bed-and-breakfast use | 1 per rental unit, plus the 2 per dwelling unit | Nonresident employee |
| Bowling alley or pool hall | 2 per lane, plus 2 per pool table | 1.1 employees |
| Car wash | Adequate waiting and drying areas | 1.1 employees |
| Financial institution (includes bank) | 1 per 200 square feet of floor area accessible to customers, plus office parking for any administrative offices | 1.1 employees |
| Funeral home | 1 per 5 seats in rooms intended to be in use at one time for visitors, counting both permanent and temporary seating | Employee |
| Miniature golf | 1 per hole | 1.1 employees |

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| Haircutting/hairstyling | 1 per customer seat used for haircutting, hairstyling, hair washing, manicuring or similar work | 1.1 employees |
| Hotel or motel | 1 per rental unit, plus 1 per 4 seats in any meeting room (plus any required by any restaurant) | 1.1 employees |
| Laundromat | 1 per 3 washing machines | On-site employee |
| Offices or clinic, medical/dental | 5 per physician or physician's assistant and 4 per dentist | 1.1 employees |
| Offices, other than above | 1 per 300 square feet of total floor area | |
| Personal service use, other than haircutting/hairstyling (minimum of 2 per establishment) | 1 per 200 square feet of floor area accessible to customers | 1.1 employees |
| Indoor recreation (other than bowling alley), membership club or exercise club | 1 per 4 persons of maximum capacity of all facilities | 1.1 employees |
| Outdoor recreation (other than uses specifically listed in this table) | 1 per 4 persons of capacity (50% may be on grass overflow areas with major driveways in gravel) | 1.1 employees |
| Restaurant | 1 per 4 seats, or 3 spaces for a use without customer seats. This parking shall be calculated separately from a shopping center | 1.1 employees |
| Retail sales (other than types separately listed and other than a shopping center) | 1 per 200 square feet of floor area of rooms accessible to customers | |
| Retail sales of only furniture, lumber, carpeting, bedding or floor covering | 1 per 800 square feet of floor area of rooms accessible to customers | |
| Shopping center involving 5 or more retail establishments on a lot | 1 per 200 square feet of leaseable floor area | |
| Nightclub or after-hours club | 1 per 30 square feet of total floor area | 1.1 employees |
| Theater or auditorium | 1 per 4 seats, 1/2 of which may be met by | 1.1 employees |

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| | convenient parking shared with other business uses on the same lot that are typically not routinely open beyond 9:00 p.m. | |
| Trade/hobby school | 1 per 2 students on site during peak use | 1.1 employees |
| Veterinarian office | 4 per veterinarian | 1.1 employees |
| Industrial Uses | | |
| All industrial uses (including warehousing, distribution and manufacturing) | In addition to parking or storage needed for maximum number of vehicles stored, displayed or based at the lot at any point in time, which spaces are not required to meet the stall size and aisle width requirements of this chapter | |
| | 1 per 1.1 employees, based upon the maximum number of employees on site at peak period of times | 1 visitor space for every 10 managers on the site |
| Self-storage development | 1 per 20 storage units | 1.1 employees |