

ZONING

250 Attachment 3

City of Amsterdam

Schedule B

Off-Street Parking

In all districts except the Downtown Core (DC) Zone, at the time any new building or structure is erected, any existing building or structure enlarged or new or changed use of either land or structure established, off-street parking and loading space shall be provided in accordance with the minimum standards set forth below.

- A. Required number of off-street parking spaces. The minimum number of off-street parking spaces stated below shall be required in addition to one off-street parking space for each company vehicle associated with commercial, business or light industrial use.

Use	Required Off-Street Parking Spaces
Residential Uses	
Single-family dwelling	2 spaces
Two-family dwelling	3 spaces
Multifamily rental dwelling	1.5 spaces per dwelling unit
Boardinghouse or rooming house	1 space per guest room, plus required spaces for occupants of other dwelling units on premises
Home occupation	1 space minimum; additional parking requirement to be determined through special use permit process; see Article VII
Institutional Uses	
Churches, meeting halls, membership clubs, auditoriums, theaters or other places of public assembly not otherwise specified	1 space per 4 seats or 60 square feet of seating area where fixed seating is not provided
Hospitals or nursing homes	1 space per 3 beds, plus 1 space per employee in largest shift
Commercial Uses	
Hotel or motel	1 space per guest room
Medical, dental and health clinic or medical and dental office	4 spaces per doctor or dentist or other health care professional
Professional or business offices	1 space per 200 square feet of gross floor area
Retail, service or trade shop or establishment	1 space per 150 square feet of gross floor area
Eating or drinking establishment	1 space per 3 seats or 50 square feet of gross floor area
Funeral homes	1 space per 50 square feet of public area
Recreational facilities	1 space per 200 square feet of gross floor area

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Use	Required Off-Street Parking Spaces
Shopping centers	1 space per 150 square feet of gross leasable area
Motor vehicle sales establishment	1 space per 500 square feet of gross floor area
Gas station, motor vehicle repair shop, car wash	3 spaces per garage bay, plus 1 per employee
Theaters, auditoriums, sports areas or similar places of public assembly	1 space per 4 seats or seating capacity
Light Industrial Uses	
All uses	1 space per employee or combination of 2 largest shifts

B. Design standards for off-street parking lots.

- (1) All off-street parking lots shall be maintained and operated on a no-charge basis to the user public if spaces are provided to meet the minimum off-street parking requirements set forth above in this section.
- (2) All off-street parking lots shall be paved with a properly drained, dustless all-weather surface.
- (3) No space in an off-street parking lot shall be located within five feet of a rear or side property line or 10 feet of the street line. In any residential district, no space in an off-street parking lot shall encroach on any required front yard.
- (4) Visual screening of any off-street parking lot shall be provided from adjoining residential properties through use of appropriate fencing and natural hedge-like planting materials.
- (5) Unobstructed access to and from a public street shall be provided. Such access may not be located nearer than 30 feet to the intersection of any two street lot lines. Such access shall consist of at least one ten-foot lane for parking areas with fewer than 12 spaces and at least two ten-foot lanes for parking areas with 12 or more spaces. All access to off-street parking lots shall be limited to such well-defined locations, and in no case shall there be permitted unrestricted access along the length of the street upon which the parking area abuts.

C. Required off-street loading. Off-street loading berths open or enclosed, are required accessory to the following uses:

Use	Required Loading Berths
For a public library, museum or similar quasi-public institution or community center, hospital, nursing home, school or similar uses	1 berth for the first 20,000 square feet of floor area and 1 additional berth for each additional 20,000 square feet or fraction thereof

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Use	Required Loading Berths
For buildings with retail sales and service establishments, professional, governmental or business or laboratory establishments	1 berth for floor area of 7,500 to 25,000 square feet and 1 additional berth for each additional 25,000 square feet or fraction thereof
For hotels and motels	1 berth for each 25,000 square feet of floor area
For manufacturing, wholesale and storage uses and for dry-cleaning and laundry establishments	1 berth for 5,000 to 10,000 square feet and 1 additional berth for each additional 20,000 square feet or fraction thereof so used