

ZONING

135 Attachment 3

**Town of East Bloomfield
Zoning**

**Schedule II
Required Off-Street Parking Spaces¹
[Amended 6-28-2021 by L.L. No. 1-2021]**

Type of Use	Minimum Number of Off-Street Parking Spaces Required²
<u>Residential</u>	
Single- and two-family dwellings	2 per dwelling unit
Multiple-family developments, garden apartments and townhouses	2 per dwelling unit
Home operated barbershops and beauty shops	2 per beauty or barber chair, plus 1 for each nonresident employee, in addition to the off-street parking spaces required for the dwelling
Home occupations and professional offices	3 for client use, plus 1 for each nonresident employee, in addition to the off-street parking spaces required for the dwelling
Home operated doctor or dentist offices	5 for client use plus 1 for each nonresident employee, in addition to the off-street parking spaces required for the dwelling
Accessory residential dwellings	4 (2 for the principal residence and 2 for the accessory dwelling unit)
<u>Commercial</u>	
Motels, hotels and auto courts	1 for every 150 square feet of gross floor area or major fraction thereof, but not less than 1 per sleeping or dwelling unit
Business and professional offices	1 for every 150 square feet of gross floor area or major fraction thereof
Banking offices	1 for every 100 square feet of gross floor area or major fraction thereof. Drive-in windows shall have sufficient space to adequately handle 10 cars, separate and apart from any required parking spaces or travel lanes

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Retail and service shops, except when otherwise specifically covered herein	1 for every 150 square feet of gross floor area or major fraction thereof
Stores for the retail sale of furniture, appliances or hardware	1 for every 500 square feet of gross floor area or major fraction thereof
Supermarkets and self-service food stores	1 for every one100 square feet of gross floor area or major fraction thereof
Laundromats	1 for every 2 washing machines
Motor vehicle service stations	1 for every 100 square feet of gross floor area or fraction thereof
Motor vehicles sales, including used car sales	1 for customer parking for every 300 square feet of gross floor area or fraction thereof. In no case, however, shall a motor vehicle sales establishment provide less than 10 off-street parking spaces exclusively for customer use
Commercial storage buildings(includes mini-warehouses)	1 for every 1,000 square feet of gross floor area
Restaurants, cafeterias, taverns and bars	1 for every 2 seats for customers, or 1 for every 25 square feet of floor area available to patrons, whichever is higher
Restaurants, fast-food	1 for every 100 square feet of gross floor area or fraction thereof
Funeral homes and mortuaries	15 per parlor plus 1 for each employee
Medical or dental clinics or offices	5 for each doctor or dentist, plus 1 for each employee
<u>Industrial uses</u>	
Industry - includes truck terminals	1 for each employee, plus 1 for each 1,000 square feet of gross floor area in the building for use by guests or visitors. The employee ratio shall be applied to that shift of work activity which has the greatest number of employees

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Type of Use	Minimum Number of Off-Street Parking Spaces Required²
<u>Public and other uses</u>	
Nonoffice public utility installations	5, except for box substations where no off-street parking spaces shall be required
Parks and other outdoor recreation sites	5 for each gross acre of land up to 50 acres and 1 per gross acre of land above 50 acres
Country clubs and golf courses	1 for each 200 square feet of floor area occupied by all principal and accessory structures, except those used for parking purposes
Nursing and convalescing homes	1 for each 3 beds, plus 1 for every 2 employees and members of the staff in the largest working shift. Notwithstanding the provisions of other sections of this chapter, off-street parking, which serves nursing homes, retirement homes, housing for the elderly and other similar uses predominantly serving senior citizens, shall be no further than 150 feet from the building it serves
Auditoriums, churches, theaters, assembly halls and similar places of public and quasi-public assembly having fixed seating facilities	1 for every 3 seats in the main assembly unit
Auditoriums, exhibition halls, assembly halls, community centers places of public and quasi-public and similar assembly not having fixed seating facilities	1 for every 150 square feet of gross floor area
Schools	4 for each classroom or 1 for every 3 seats in the auditorium, whichever is higher

NOTES:

¹If any proposed use is not specifically identified herein, the Planning Board shall determine the number of parking spaces to be required for such proposed use.

²Required parking space for employees refers to the maximum number of employees working on the site at any one time.