

ZONING

57 Attachment 3

Town of East Greenbush

**Table III-A — Off Street Parking and Loading Dock Standards**

For uses not specifically listed, the requirement shall be the same as for the most similar use listed as determined by the Planning Board at the time of site plan review, as provided for in this chapter. Fractional results for the number of spaces should be rounded up to the next whole number. Any spaces mandated by ADA for handicapped accessibility should be counted toward the overall amounts required.

Land Use	Minimum Number of Off-Street Parking Spaces	Note
Residential	Parking spaces per dwelling unit (d.u.)	
Single-family or duplex (detached)	2.0	
Single-family townhouse or condominium (attached)		
• 1-bedroom or studio apartment	1.5	
• 2-bedroom	1.8	Note 1
• 3-bedroom	2.0	Note 1
• 1-bedroom or studio apartment	1.7	
• 2-bedroom	2.0	Note 1
• 3-bedroom	2.2	Note 1
• 1-bedroom or studio	1.2	
• 2-bedroom	1.5	
• Nursing/care providing facilities	1 for every 2 residents + 1 for every 1.5 employee at maximum shift	
Other/Institutional	Parking spaces per seating capacity	
Schools	2 for every classroom + 1 for every 3 auditorium/assembly seats	Note 2
Churches	1 for every 4 assembly seats	
<p><b>Note 1:</b> At least 1 of the parking spaces for each d.u. must be provided in an enclosed garage.  <b>Note 2:</b> When determining the total number of parking spaces at a school with an auditorium, half of the spaces allotted for the classrooms may be used toward the auditorium seating requirement.</p>		

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Land Use	Minimum Number of Off-Street Parking Spaces	Maximum	Note
<b>Office and Professional</b>			
Parking spaces per employee or s.f. GFA			
Medical professional	5 for every doctor + 1 for each other employee		
Bank	3 for every indoor Teller window + 1 for each customer service desk		Note 3
General professionals (attorneys, realtors, insurance, engineers, etc.)	1 for every 120 square feet of GFA		
General offices not specified above	1 for every 250 square feet of GFA		
<b>Commercial/Retail</b>			
Parking spaces per 1,000 s.f. GFA			
Retail commercial stores/centers			
• Less than 15,000 s.f.	2.6	4	Note 4
• 15,000 – 45,000 s.f.	2.5	3.9	Note 4
• 45,000 – 80,000 s.f.	2.4	3.8	Note 4
• Greater than 80,000 s.f.	2.3	3.5	Note 4
Fast-food restaurants (w/ drive-through)	10	12	
Bars and restaurants, other than above	10	15	
Gas stations w/ convenience store	3.3	4	
Convenience store with seating areas	3.3	8	
Vehicle service garages, oil change, car wash, tire or brake, etc.	3 for every service bay + 1 per employee at maximum shift	5 for every bay	Note 5
Marina	0.60 spaces/slip + 1 for every 2 employees at maximum shift		
Indoor sports/recreation	5	1 for every 2 seats	
Outdoor sports/recreation	6	As determined by Planning Board	
Theatres and cinemas	1 for every 3 seats	1 for every 2 seats	
Lodging establishments	1 for every rental room + 1 for every 2 employees at	1.3 for every rental room	

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Land Use	Minimum Number of Off-Street Parking Spaces	Maximum	Note
	maximum shift + any required for restaurant/bar.		
Industrial	Parking spaces per employee at maximum shift		
Manufacturing	1.2	1.4	Note 5
Warehousing/storage/self-storage	1.5	1.7	Note 5
<p><b>Note 3:</b> Drive-through windows, including those for food service, food service kiosks, bank tellers and ATMs must provide an additional four-space vehicle queuing area for each service lane.</p> <p><b>Note 4:</b> When computing square footages, each separate building and/or use should be calculated on an individual basis.</p> <p><b>Note 5:</b> One additional space may be allotted for each company vehicle which will be located on site.</p>			