

OFF STREET PARKING AND LOADING

TOWN OF VESTAL

DIVISION 3. OFF-STREET PARKING AND LOADING

Sec. 24-201. Location of and standards for parking spaces.

(a) Each off-street parking space shall be at least nine and one-half (9½) feet in width and twenty (20) feet in length. Vehicular access, egress and circulation shall be provided.

(b) In residential districts, off-street parking spaces shall be located either on the same lot or on lots adjoining the principal use they are intended to serve. In all other districts, required off-street parking spaces may be located either on the same lot or within two hundred (200) feet of the lot line upon which a principal use to be served by such parking spaces is located. In no case shall required parking spaces be located upon a public street or highway right-of-way or include any space so allocated to satisfy off-street loading space requirements as set forth in this chapter.

(c) Each parking area providing more than four (4) parking stalls and located less than thirty (30) feet from the property line shall be screened on all sides abutting or fronting on any parcel located in a residential district in accordance with the provisions of section 24-203.
(Code 1966, § 44-VII-2; L.L. No. 2-1995, § 1)

Sec. 24-202. Location of and standards for load- ing areas.

(a) Each off-street loading area shall be not less than twelve (12) feet in width and thirty (30) feet in length, shall observe a vertical clearance of fourteen (14) feet and shall be provided with appropriate means of vehicular ingress and egress. No off-street loading space shall be located on a public street or highway.

(b) No off-street loading area shall be located closer than fifty (50) feet to any lot of a residential district, unless it is located within a completely enclosed building or screened in accordance with the provisions set forth in section 24-203.
(Code 1966, § 44-VII-4)

Sec. 24-203. Improvements and maintenance.

(a) Screening areas, as required in sections 24-201 and 24-202, shall consist of an area not less than six (6) feet in width along residential lot lines which shall be planted with deciduous shrubs, evergreens or ornamental trees or, in lieu thereof, a wall or fence. Lighting used to illuminate off-street parking and loading areas shall be non-flashing, indirect or diffused and shall be so arranged as to reflect the direct rays of light away from all adjoining property and roadways.

(b) All required parking shall be constructed so that it is in an impervious, all-weather surface, and all driveways shall be paved to the adjoining road surface.
(Code 1966, § 44-VII-5)

Sec. 24-204. Continuation of facilities.

(a) Upon issuance of an occupancy permit, the subsequent use of the property shall be conditioned upon the continuance and availability of the designated number of off-street parking and loading areas for such use. Whenever a structure is increased in size or changed in use so as to require an increase in parking and loading requirements, the use shall be in violation of this chapter until such additional requirements are complied with.

(b) Existing off-street parking or loading facilities provided in connection with the operation of an existing structure or use shall not be reduced to an amount less than required for a similar new structure.
(Code 1966, § 44-VII-7)

Sec. 24-205. Schedule of off-street parking requirements—Generally.

At the time of the erection of any principal structure or at the time of any principal structure being enlarged or increased in capacity, the minimum number of required off-street parking spaces as set forth for the use shall be provided. Fractional units of measurements of one-half or more shall be interpreted as requiring one (1) off-street parking space. Any units of measurement of less than one-half shall be disregarded. Where a residential district abuts any other district, site plan approval is required.

(Code 1966, §§ 44-VII-1, 44-VII-6, 44-VII-8)

Sec. 24-206. Same—Residential districts.

(a) *Generally.* Article II, division 5, part B of this chapter is applicable when a residential district abuts any other district.

(b) *RA-1 district.* The following table applies to off-street parking in the RA-1 district:

Use	Off-Street Parking Spaces Required
One-family dwelling	2
Church or place of worship	1 for each 4 seats
School	1 for each employee
Public building	1 for each 250 square feet of gross floor area
Boarding or rooming house	2, plus 1 space per roomer

(c) *RA-2 district.* The following table applies to off-street parking in the RA-2 district:

Use	Off-Street Parking Spaces Required
One-family dwelling or one-family modular home	2
Two-family dwelling or two-family attached modular home	4
Church or place of worship	1 for every 4 seats
School	1 for each employee
Public building or building used for institutional or philanthropic use	1 for each 250 square feet of gross floor area
Boarding or rooming house	2, plus 1 per roomer

(d) *RC district.* The following table applies to off-street parking in the RC district:

Use	Off-Street Parking Spaces Required
Church	1 for each 4 seats
Institutional or philanthropic use or public building	1 for each 250 square feet of gross floor area
Mobile home park	2 for each mobile home
Multiple dwelling	2 for each dwelling unit
Nursing or convalescent home or sanitarium	1 for each 2 beds, plus 1 for each employee

Rooming or boarding house	2, plus 1 for each roomer
School	1 for each employee
Swimming pool operated by a not-for-profit corporation, religious corporation or owners of multiple residence	1 for each 100 square feet of gross area of pool and area used for sunbathing
Townhouse	3 for each dwelling unit

(e) *RR district.* The following table applies to off-street parking in the RR district:

Use	Off-Street Parking Spaces Required
Abattoir and/or animal reduction works	1 for each employee
Cemetery	At discretion of zoning board of appeals
Church or other place of worship including Sunday school building or rectory	1 for each 4 seats
Cultural facility (library, museum, art gallery, etc.)	1 for each 250 square feet of gross floor area
Detached one-family dwelling or modular home	2
Dog kennel	1 for each 4 dog kennels
Electrical distribution substation, public utility and commercial transmission towers	None required
Golf course and country club	4 per hole, plus additional parking for other uses
Institutional or philanthropic use of public building	1 for each 250 square feet of gross floor area
Not-for-profit camp	1 for each 5 campers
Rooming or boarding house	2, plus 1 for each roomer
School	1 for each employee
Swimming pool operated by a not-for-profit corporation or a religious corporation	1 for each 250 square feet of gross floor area
Two-family dwelling or modular home	4

(Code 1966, §§ 44-IV-2(H), 44-IV-3(G), 44-IV-4(H), 44-IV-5(H))

Sec. 24-207. Same—Nonresidential districts.

Off-street parking requirements for the C-1, C-2, CD, I and ID districts are as follows:

Use	Off-Street Parking Spaces Required
Abattoir and/or animal reduction works	1 for each 250 square feet of gross floor area
Automotive sales and service	1 for each 125 square feet of gross floor area in addition to display area
Automotive storage or repair	1 for each 125 square feet of gross floor area
Church or other place of worship, including Sunday school building and rectory	1 for each 4 seats
Clinic, dental or medical	1 for each 250 square feet of gross floor area
Commercial radio and television transmission or receiving towers and facilities	1, plus 1 for each employee
Commercial recreation (skating rink, miniature golf, driving range, bowling alley, etc.)	1 for each 100 square feet of gross floor area
Construction equipment repair and sales	1 for each 125 square feet of gross floor area
Contractor's yard and equipment	1 for each 250 square feet of gross floor area
Cultural facility (library, museum, art gallery, etc.)	1 for each 250 square feet of gross floor area
Drive-in business	As required by the planning board
Drive-in restaurant	1 for each employee, plus 1 for each 50 square feet of building area
Funeral home	50 for each viewing room
General and professional office building	1 for each 250 square feet of gross floor area
Hospital	3 for each bed
Hotel, motel	1 for each rental unit
Junkyard	1 per employee, plus 2 per acre
Lodge and fraternal organization	1 for each 100 square feet of gross floor area
Manufacturing	1 for each 250 square feet of gross floor area

Use	Off-Street Parking Spaces Required
Mobile home and/or modular home sales and display	The greater of 1 for every 125 square feet of gross office area, or 1 for each employee; plus 1 additional parking place for every 4 mobile or modular units
Newspaper office and/or printing shop	1 for each 250 square feet of gross floor area
Planned shopping center	Not less than 1 for each 200 square feet of gross floor area, plus such additional parking spaces as may be required by the planning board
Public building	1 for each 125 square feet of gross floor area
Recreational trailer sales and display	The greater of 1 for every 125 square feet of gross office area, or 1 for each employee; plus 1 additional for every 4 recreational trailer units
Research and combined manufacturing where more than 25% of the gross floor area is devoted to research	1 for each 250 square feet of gross floor area
Restaurant	1 for each 100 square feet of gross floor area
Retail business or service not otherwise specified, excluding drive-in business	1 for each 125 square feet of gross floor area
School conducted for profit	1 for every 4 seats
Shopping centers consisting of 35 acres or more, whether or not under single ownership	1 parking space for every 200 sq. ft. of gross leasable area plus traditional parking spaces as may be required by the planning board
Theater or concert hall	1 for every 5 seats or each 100 square feet of gross floor area if no seats are provided
Truck terminal	1 for each 500 square feet of gross floor area
Vehicle service station	1 for each employee, plus 1 for each 125 square feet of gross floor area
Veterinarian's office or animal hospital	1 for each 500 square feet of gross floor area
Warehousing	1 for each 500 square feet of gross floor area
Wholesale business or service not otherwise mentioned	1 for each 500 square feet of gross floor area

**SECTION 1106
PARKING AND PASSENGER
LOADING FACILITIES**

1106.1 Required. Where parking is provided, accessible parking spaces in conformance with ICC/ANSI A117.1 shall be provided in compliance with Table 1106.1 except as required by Sections 1106.2 and 1106.3 and except that spaces shall be provided with access aisles at least 8 feet (2440 mm) wide.

1106.2 Groups R-2 and R-3. Two percent but not less than one of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have Type A or Type B dwelling or sleeping units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

1106.3 Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided at rehabilitation facilities and outpatient physical therapy facilities shall be accessible.

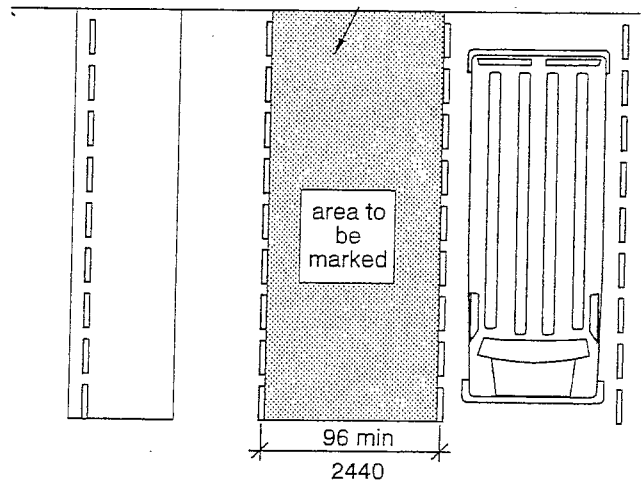
1106.4 Signage. Each accessible parking space shall be provided with signage displaying the international symbol of accessibility. Each access aisle shall be provided with signage reading "No Parking Anytime." Signs shall be permanently installed at a clear height of between 60 inches (1525 mm) and 84 inches (2185 mm) above grade and shall not interfere with an accessible route from an access aisle.

1106.5 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

Exception: In multilevel parking structures, for every eight or fraction of eight accessible spaces, at least one shall be in a location having a minimum vertical clearance of 98 inches (2490 mm) maintained along the vehicular route connecting the space with a designated entrance and exit. Such spaces are permitted on one level.

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000



ALL ACCESSIBLE PARKING SPACES REQUIRE THIS 8 FT AISLE NEXT TO THEM. THIS 8 FT WIDTH MAY BE SHARED WITH THE NEIGHBORING H.C. SPACE