

SECTION 21

GENERAL PARKING REQUIREMENTS

21.1 Intent:

Off-street parking shall be provided for the total use of structures constructed, reconstructed, or enlarged in accordance with the following requirements. Parking shall be part of the Site Plan approval by the Planning and Zoning Commission or may be prepared as a separate plan to modify a previously approved Site Plan. These site plans shall include items such as boundary screening, landscaping, traffic circulation patterns, stacking, reserved and overflow parking, loading areas, storm drainage facilities and traffic access and egress including driveways.

21.2 Number of Parking Spaces:

Off-street parking shall be provided and maintained in connection with the use, change in use, construction, conversion, or increase in intensity of a use. In such cases where the use is not defined in these Regulations either the Town Planner or the Zoning Enforcement Official will determine the closest defined use.

Suggested Parking Space Ratios

The table below is a guideline for parking ratios. When possible, parking should be designed to be in the side or rear of a lot.

Type of Use	Suggested Parking Ratio
Automotive Sales New and Used	No more than 50% of lot size may be dedicated to parking and or outdoor storage of vehicles.
Automotive Repair Shop	No more than 50% of lot size may be dedicated to parking and or outdoor storage of vehicles.
Bank	1 space for each 300s.f. floor space
Bed and Breakfast Inns	1 space per guest room
Churches and Places of Worship	1 space per 3 seats
Conference, Retreat or Banquet facilities	1 space for every 3 occupants at maximum capacity (per Fire Marshal)
Day Care: Child or Adult	1 space per 4 persons at maximum capacity
Dwelling Multi-Family	2 spaces per unit
Assisted Living and Senior Housing	1 space per 2 units

Funeral Homes	1 space for each 250 s.f. of floor area
Industrial Uses	3 spaces per 1000 s.f. of floor area
General Office	1 space per 300 s.f. of floor area
Hotels and motels	1 space per room
Marinas	1 space per two boat slips
Medical, Dental or Veterinary Offices	1 per 300 s.f. of floor area
Museums and Libraries	1 per 500 s.f. of floor area
Nursing Homes	1 space per 5 guest rooms
Personal Services and General Retail	1 space per 300 s.f. floor area
Recreational Facilities: Outdoor	To be determined by the PZC
Recreational Facilities,: Indoor such as gyms, dance studios, physical fitness, martial arts	5 spaces per 1000 s.f. of floor area
Restaurants: Dine-In	1 space per 50 s.f. of dining floor area
Restaurants –Take Out (no dining on premise)	3-5 spaces total
Schools	1 space per 4 seats in the auditorium or gymnasium, whichever is larger.
Social Clubs, Fraternal Organizations and Community Centers	1 space per 300 square feet of floor area
Theatre: Movie or Live	1 space per three seats

21.3 Handicapped Accessible Parking Space Requirements:

All off-street parking areas shall include paved handicapped accessible parking spaces. Pursuant to subsection (h) of section 14-253a of the Connecticut General Statutes, parking spaces for passenger motor vehicles designated for handicapped shall be as near as possible to a building entrance or walkway and shall be at least 15 feet wide including 5 feet of cross hatch and twenty feet long. Handicap accessible parking spaces and access aisles shall be provided at a ratio of one handicap accessible space per 25 parking spaces. If total parking is less than 25 spaces then one handicap accessible space must be provided.

For every six (or fraction of six) handicap accessible parking spaces, at least one shall be van-accessible parking space. Van parking spaces shall be 20 feet long, 16 feet wide including 8 feet of cross hatch.

21.4 Minimum Standards for all Commercial Use Parking:

All apron design, stormwater management and sediment and erosion control during construction must comply with the standards set from in Section 90, 100 and 110 of The Town of Haddam Regulations for Public Improvement.

At a minimum, all commercial parking lots shall:

- A. Have a minimum stall size of 9' x 18'
- B. Have a maximum slope of 5%
- C. Have access compatible with traffic circulation patterns both within the site and on the abutting street system
- D. Provide sufficient stacking area
- E. Minimize potential conflict points between pedestrians, bicycles, and motor vehicles.

21.5 Additional Standards for all Commercial Parking Lots with Greater than one hundred (100) parking spaces:

Any parking lot that proposes more than 100 spaces, a minimum of 25% of the total parking shall be constructed of pervious materials.

21.6 Waivers and Exceptions for Parking:

In order to reduce storm water runoff and impervious surfaces and to foster pedestrian and bicycle friendly transportation, special consideration will be given to projects that:

- A. Are located in a Village District
- B. Are constructed to be LEED certified
- C. Utilize native species in all on site landscaping
- D. Use pervious pavers or surfaces in the place of conventional methods

The Commission may require the submission of a parking demand analysis as part of any request for a waiver or exception from the general parking requirements.

21.7 Parking Space Held on Reserve:

For phased developments, the Commission may provide that up to 50 percent of the parking spaces required by this section will not be immediately constructed and may be kept in reserve. Such reserve parking areas must be kept planted and maintained rather than surfaced for parking until such time as the additional parking space is necessary to serve completed phases of the associated development. No above ground improvements shall be placed or constructed upon such reserve parking areas. The areas designated as reserve parking must be clearly depicted on the phased development site plan and the terms and conditions of phasing of the parking area completion, as determined by the Commission, must clearly be set forth in notations on the approved site plan.

21.8 Pervious Parking Area:

All off-street parking provided and maintained as paved or graveled surface shall be counted as part of the Lot Impervious Surface Coverage. Parking areas composed of pervious surfaces are encouraged.

Measures that shall be considered to reduce the amount of impervious surfaces in all proposed parking lots include:

- A. Provide pervious parking stall surfaces
- B. Provide pervious overflow parking
- C. Provide pervious snow-storage space
- D. Conserve existing natural areas, including trees on-site
- E. Minimize clearing to the extent practicable while retaining access, sight distance, and safe vehicle flows

21.9 Shared Parking:

The Commission encourages parking lots to be shared when possible. At the applicant's request, shared parking may be provided, subject to the following provisions:

- A. A reciprocal written agreement has been executed by all the parties concerned that assure the perpetual joint use of such common parking, a copy of which has been submitted to and is acceptable to the Commission. The Commission may forward such agreements to the town legal counsel for review.
- B. The Commission may require the applicant to provide a parking study with all information deemed necessary to its decision-making on a shared parking agreement. This information includes but is not limited to:
 - 1. the type and hours of operation and parking demand, for each use,
 - 2. a site plan displaying shared use spaces in the lot and walking distance to the uses sharing the lot,
 - 3. a description of the character of land use and parking patterns of adjacent land uses, and
 - 4. an estimate of anticipated turnover in parking space use over the course of 12 to 24 hours at the site.
- C. Parking spaces to be shared must not be reserved for individuals or groups on a 24-hour basis.

- D. Uses sharing the parking facility do not need to be contained on the same lot, but shall be a maximum of 500 feet from the parking space in the parking lot which is to be used and allow for safe, convenient walking for most parkers, including safe pedestrian crossings, signage, and adequate lighting. A waiver of the maximum allowable distance from the proposed use to the parking area may be approved by the Commission with written justification and supporting information provided by the applicant.
- E. If the conditions for shared parking become null and void and the shared parking arrangement is discontinued, this will constitute a violation of zoning regulations for any use approved expressly with shared parking. The applicant must then provide written notification of the change to the Zoning Enforcement Official and, within 60 days of that notice, provide a remedy satisfactory to the Commission to provide adequate parking.
- F. If shared parking is to be employed, either a bicycle rack able to accommodate a minimum of five bicycles or a public bench must be provided within 10 feet of the building.

21.10 Reduction in Parking Space Required for Mixed Use:

Where parking is provided for a mixed use development, the Commission may allow the following reductions, at the applicant's request:

- A. Up to 30% of the parking spaces required for the predominant use on a site may be shared with other uses operating during the same time of day and days of the week. The predominant use is considered to be that which requires the most parking of those sharing the parking facilities.
- B. Up to 75% of the parking spaces required for such uses such as Houses of Worship and other uses exclusively in operation during the weekend may be shared with such uses as medical offices, banks, and other similar uses predominately in operation on weekdays.
- C. Up to 75% of the parking spaces required for such uses as theatres, public auditoriums, bowling alleys, bars and similar predominantly evening uses may be shared with such daytime uses such as banks, offices, and similar uses.

21.11 Pedestrian Access Design Standards:

Provision for safe and convenient pedestrian access shall be incorporated into landscaping plans for any parking area. This shall be clearly shown on all site plans.

Any parking area designed, constructed, and maintained, as part of a development must be designed such that the flow of pedestrians can be

directed though a system of convenient routes that bring them to central walkways leading to main entrances. All walkways shall be constructed to provide for:

- A. Safe separation of all walkways from motor vehicle traffic through the use of raised sidewalks and/or landscaping between sidewalks and parking spaces and/or driving aisles.
- B. Safe, well-articulated pedestrian crossings demarcated with pavement markings, pedestrian warning signs, and lighting.
- C. A minimum of 4 feet in width Inclusion of plantings, benches, and lighting along walkways and at all pedestrian crossings.
- D. Design, construction and maintenance to accommodate disabled individuals per Americans with Disabilities Act (ADA) requirements.

21.12 Commercial Vehicles in Residential Zones:

Not more than two (2) commercial motor vehicles and no construction equipment or related materials may be parked on a lot in a residential district.

A special permit shall be required for an additional commercial vehicle to be parked or stored on a lot in a residential district. Such commercial vehicle shall be only allowed on lots of two or more acres. Said vehicle shall not exceed a gross vehicle weight of 20,000 pounds and shall be stored indoors or screened from view off premises, no closer than the dwelling or 100 feet from any street line, whichever is less, and 50 feet from any property.

Except for those vehicles permitted by right in Section 21.12 the Commission may limit hours of operation of commercial vehicles to be compatible with the neighborhood.