

NOTE 9 - PARKING DESIGN CRITERIA, OFF-STREET PARKING SCHEDULE,
LOADING SPACE SCHEDULE

1. Purpose

To provide safe, adequate off-street parking for commercial, professional residential uses in Gloucester City while preserving the traditional aesthetic visual qualities associated with an historic community.

2. Applicability

In all zones in connection with every industrial, business, institutional, recreational, residential excluding a single-family residents or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking for automotive and other vehicles in accordance with the requirements set forth herein. Such facilities shall be completed prior to issuance of a certificate of occupancy. Applicant shall also meet the requirements of PL 1975, Chapter 221, requiring parking spaces for the handicapped.

3. Setbacks

Unless otherwise permitted under the applicable zoning district regulations, no parking lot shall be located within the minimum buffer area established in Note 1 of this Ordinance.

4. Size of Parking Spaces

All parking stalls shall be 9' x 18' in size except as specified below:

Handicapped stalls	As required by A.D.A.
Supermarkets	10' x 20'
Parallel parking	8' x 22'
Single unit truck/bus	10' x 45'
Articulating truck	10' x 60'
Convenience stores	10' x 18'
Compact parking	9' x 15'
Valet parking	8 1/2' x 18'

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5. Schedule of Off-Street Parking Requirements

a. Motor Vehicle Parking Requirements

The minimum number of off-street parking spaces with proper access from a street, alley or driveway, for each use in all districts shall be as follows:

Land or Building Use	Minimum Standards
Assembly hall, auditorium, theater, church	1 space for each 4 stadium seats, or 1 space for each 40 sq. ft. of assembly area if no fixed seating.
Automobile dealer, New and Used	1 space per employee plus 5 spaces for customers
Automobile and gasoline service station	1 space for each pump island and service bay plus 1 space for each 2 office employees.
Bank, financial institution	4 spaces per each 1000 sq. ft. of gross floor area
Boarding, tourist or rooming house	1 space for each rental room plus applicable dwelling unit requirement.
Day care, child nursery	0.2 spaces per student licensed plus 1 per employee.
Dwelling: Age Restricted (Senior citizen)	0.5 spaces per unit
Dwelling: multifamily	1.5 spaces per unit plus 0.5 spaces for each bedroom above one in a unit.
Dwelling: single-family, attached	2 spaces per unit exclusive of garage. Spaces cannot be stacked
Dwelling: single-family, detached	2 spaces per unit exclusive of garage. Spaces cannot be stacked.
Dwelling, townhouse	2 spaces per unit. Spaces cannot be stacked
Dwelling: adult retirement community	1 space per unit exclusive of garages.

Land or Building Use	Minimum Standards
Fast food restaurant	15 spaces per 1000 sq. ft. of gross floor area. Drive-thru restaurants shall have 6 stacking spaces from the menu board which do not block parking or aisles.
Funeral homes	1 space for each 60 sq. ft. of floor area available for seating accommodations, plus 1 space for each funeral vehicle to be housed at the site.
Hospitals	1 space for 3 beds plus 1 space per staff or visiting doctor plus one space per 2 employees.
Hotels, motels, inns	1 space per room, plus 1 space per each 4 restaurant seats or conference room seats, plus 30 spaces for each 1000 sq. ft. of convention area.
Life care/congregate care facilities	1/2 space for each bed or unit.
Manufacturing	1 space for each 1000 sq. ft. of gross floor area.
Marinas	0.6 spaces for each slip, excluding short term (dropoff/pickup) parking
Nursing homes	1 space for each 3 beds. 1 space for each staff doctor. 1 space for each 3 nurses or other full-time employees.
Offices	4 spaces per 1000 sq. ft. of gross floor area of general office space. 5 spaces per 1000 sq. ft. of gross floor area of medical space.
Public or private schools	2 spaces per classroom, but not less than 1 per employee plus additional parking at the high school level and above of 1 space per 50 students.
Recreation centers	1 space for each 500 sq. ft. of gross floor area.
Restaurant, tavern	1 space for each 3 seats
Retail business	4 spaces per 1000 sq. ft. of gross floor area
Shopping center	4.5 spaces for each 1000 sq. ft. of gross floor area under 600,000 sq. ft. Centers over 600,000 sq. ft. of gross floor area shall have 5 spaces per 1000 sq. ft.
Sports Club/Health Spa	4.5 spaces per 1000 sq. ft. of gross floor area

Land or Building Use	Minimum Standards
Supermarket	5 spaces for each 1000 sq. ft. of gross floor area.
Swimming clubs	1 space per 3 memberships.
Warehousing	1 space for each 5000 sq. ft. of gross floor area.
Uses not specified	As determined by the reviewing board

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6. Schedule of Off-Street Loading Requirements

- a. For retail stores, shopping centers, hotels, restaurants, and general retail service.
 - (1) Up to 50,000 sq. ft. - 1 loading area.
 - (2) Over 50,000 sq. ft., and for each 50,000 sq. ft. or fraction thereof - 1 loading area.
- b. For office buildings, schools, places of public assembly, multi-family units - 1 "drop off" loading area for each building directly in front of the main entrance, designed not to be confused with a parking space and not to block other parking or aisles plus 1 loading area for deliveries.
- c. For industrial sites, unless the user can demonstrate specific needs - 1 berth for each 20,000 sq. ft. up to 60,000 sq. ft., thence 1 space for each 50,000 sq. ft. or fraction thereof.

7. Supplementary Space Requirements Applying to Motor Vehicle Parking and Off-Street Loading

a. Off-Site Parking.

Where a proposed use is unable to meet the parking requirements as set forth in this article, an applicant may petition the approving authority to accept either of the following alternatives:

- (1) The applicant can fulfill the parking requirements on a site within 200 feet of the applicants site where the applicant can meet all of the following conditions:
 - a) Ownership control of the alternate parking area;
 - b) The proper number of cars can be accommodated;
 - c) A detailed site plan for the alternative parking area meeting all requirements of this ordinance has been prepared and approved by the approving authority;

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- d) Any and all parking for a commercial or industrial use is located in a commercial or industrial zone and not in a residential zone;
- e) No negative impact will occur to any adjacent use
- f) The best interests of the city would be served by this waiver;

Where all of the above conditions are met, the approving authority may, at its discretion, grant a waiver of the on-site parking requirements to the applicant in exchange for the off-site parking lot;

- (2) Where the approving authority has adopted a public parking plan identifying proposed public parking facilities for inclusion on an Official Map; and where such an Official Map has been adopted by the Governing Body of the City, the approving authority may accept a payment in lieu of the parking spaces which cannot be provided on the applicants site if all of the following conditions are met;
 - a) The proposed public parking area is within 600 feet, measured over the walkway between the two sites;
 - b) The proposed number of cars can be accommodated on the proposed public parking lot;
 - c) No negative impact to any adjacent uses will occur;
 - d) Parking areas required for neighboring residential uses will not be sacrificed;
 - e) Commercial use parking will be permitted only in a commercially zoned area; and industrial use parking will only be permitted in industrially zoned areas;
 - f) The best interests of the city would be served by this payment-in-lieu-of parking;

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- g) The payment per parking space shall cover the total cost of providing such parking including land acquisition, engineering and construction as determined by the City Engineer; but shall not be less than \$900 per parking space.
- h) The city agrees, in writing, to acquire the land and construct the parking facility within nine (9) months of the date of the approval of the application.

Such funds shall be deposited in a separate interest bearing parking trust fund maintained by the city to acquire and construct such facilities.

The approving authority shall be responsible for designating in writing to the Governing Body the public parking area which is to be developed in conjunction with a particular application.

b. Shared Parking

Along the Broadway commercial corridor (RS&C District) new and existing commercial uses may organize and develop shared parking lots. The total capacity of the lot shall equal the sum of the individual uses are required to be provided unless the applicant can demonstrate to the board a shared parking supply in accordance with the Urban Land Institute's Shared Parking standards.

When mixed uses are provided on the same site, the sum of the individual uses are required to be provided unless the applicant can demonstrate to the board a shared parking supply in accordance with the Urban Land Institute's Shared Parking standards.

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c. Compact Car Parking

Parking for compact cars may be provided at office buildings, industrial sites and other employee parking areas at up to 25% of the required parking supply. All compact parking stalls must be grouped and appropriated signed.

d. Waiver of Parking and Off-Street and Unloading Requirements

(1) Excess Space

Where it can be demonstrated, at the time of reviewing board review, the parking and/or loading and unloading requirements of this article will result in more parking spaces than actual needs require, the approving authority may permit a portion of the proposed parking and/or loading areas to remain unpaved, but landscaped. Such unpaved area shall remain reserved for such future facilities needs and, if conditions in use or actual operation of the proposed use vary, the approving authority may require such unpaved space to be paved.

e. Use Change Affecting Parking Needs

Whenever after the date of this ordinance there is a change in the number of employees or business visitors or in the lawful use of the premises or in any other unit of measurement specified herein and whenever such change creates a need for an increase in more than twenty percent (20%) of the number of off-street parking facilities shall be provided within a reasonable time not to exceed 120 days on the basis of the adjusted needs.

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8. Landscaping Elements

a. General

A minimum of 15% of all parking areas shall be landscaped. Landscaping shall be located in protected areas, along walkways, in center and end islands, and in all irregular spaces not used for parking.

All overhang areas shall be designed with a hard surface extending the outside edge of the wheel bumper to a distance 3 feet beyond that point.

b. Buffer Strips

A buffer strip shall be provided between all parking areas and adjacent land uses. The width of the buffer shall be as prescribed in Note 1 BUFFER LANDSCAPING REQUIREMENTS.

Buffer strips may consist of native plant materials, or a combination of native plant materials and structural materials, installed in a fashion that improves the aesthetics of the parking area, and reduces glare, air and noise pollution and soil erosion.

c. Islands

- (1) Landscaped islands shall be placed at a minimum between every tenth (10th) parking stall. Islands shall also be placed at the end of every row of parking stalls as a traffic control device.
- (2) Islands shall be a minimum of 10 feet in width and curbed.
- (3) Islands shall be landscaped and contain one canopy tree 2-3 inches in caliper, 15 feet from the head (interior edge) of the adjacent parking stall. Where an island adjoins 2 stalls placed head to head, a canopy tree (2-3 inch caliper) shall be placed along the centerline between the stalls. The balance of the island shall be landscaped using a combination of shrubs (not to exceed 3 feet in height) and ground cover materials.

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d. Entry/Exit Plantings

Within the sight triangle of all points of entry or exit from a parking area, shrubbery, not to exceed 3 ft. in height, shall be planted and maintained.

9. Lighting

Lighting standards for parking lots shall be as follows:

- a. All lighting shall be designed, oriented and selected to prevent glare upon surrounding properties or roadways.
- b. The maximum height for light standards in any residential district or in the commercial districts on Broadway or King Street shall not exceed 25 feet.
- c. Pedestrian oriented lighting shall be low or mushroom type standards located along pedestrian routes, bike paths, recreation areas, etc.
- d. Lighting intensity standards shall be as follows:
 - (1) Parking areas 1.5 foot candles throughout.
 - (2) At property lines, maximum intensity 1.0 foot candles.
 - (3) All other lighting shall be based upon acceptable industry standards or the recommendation of the City Engineer.

10. Signs

- a. Directional signs indicating access and egress points are permitted, provided that:
 - (1) Only one entrance freestanding sign may be erected at each driveway which provides a means of ingress for the off-street parking facilities on the premises.

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- (2) Such entrance signs shall related only the name of the use or facility and appropriate traffic instructions shall not exceed 10 sq. ft. in area for each two faces and shall be mounted so as not to obstruct vision for a height of 5 ft. above ground level and shall not exceed 11 ft. in height.
- (3) In such cases as directional entrance signs are located within a buffer area, said signs shall not exceed 15 sq. ft. for each of two faces.
- (4) Such exit signs shall not exceed 10 ft. in area; shall not obstruct vision for a height of 3 ft. above ground level; and shall not exceed 11 ft. in height.
- (5) Not more than one exit sign shall be erected in conjunction with each drive way which provides egress from the premises, which is located within the required buffer area.