

12.12.090 OFFSITE OFF-STREET PARKING LOTS

Offsite off-street parking lots hereafter constructed, altered, converted, or otherwise changed may be allowed in all Districts only by special permit granted by the Planning Board in conformance with the following controls:

A. In Residential districts;

1. The parking facility shall be used only by residential occupants in areas where existing off-street spaces on residential lots are presently inadequate in number and where the provision of such a facility would improve parking and traffic on adjacent streets.
2. Tenants or users of said facilities shall be limited to residences within three hundred (300) feet of the lot, as measured along the closest line of access.
3. All vehicles shall be solely for the private or professional use of their owners and none may be commercial vehicles of more than one-half (1/2) ton type or capacity.
4. Maximum height shall be no more than thirty (30) feet or two (2) stories.

B. In all districts;

1. All surfaces used or intended for the use of wheeled vehicles shall be paved with an all-weather dust free pavement.
2. Lights shall be provided and so located as to be shielded from streets and adjoining properties.
3. Compliance with all other applicable sections of this ordinance.
4. The Planning Board must find that the facility is not detrimental to the public good.
5. In all districts, landscaped areas shall be provided onsite in accordance with the following:
 - a. For every parking space, ten (10) square feet of landscaped space shall be provided onsite.
 - b. A minimum of 75% of the front yard setback, each side yard setback and the rear yard setback of the parking facility shall be landscaped with plantings or other permeable landscaping materials.
6. In all districts, bicycle parking shall be provided onsite in accordance with the following:
 - a. For every parking space, 0.1 bicycle racks is required; provided, however, in all cases, a minimum of one bicycle rack is required. For computation, any fractional number shall be rounded up to the next whole number.
 - b. Bicycle parking may be located in landscaped areas.