

**TABLE OF OFF-STREET PARKING STANDARDS**

PRINCIPAL USE	REQUIRED OFF-STREET PARKING SPACES
<b>A. RESIDENTIAL USES</b>	
1. Single-family dwelling	2 for each dwelling unit
2. Two-Family dwelling	2 for each dwelling unit
3. Multifamily dwelling	2 for each dwelling unit up to 50 units and 1.5 for each dwelling unit in excess of 50
4. Boarding house	1 for each sleeping room plus employees*
5. Mobile home park	2 for each dwelling unit, plus one space per each five homes
6. Planned unit development	As set forth in Section 7.0
7. Independent Living, Retirement, and Assisted Living	As set forth in Section 7.0
8. Residential care or rehabilitation center	As set forth in Section 7.0
9. Dwelling unit on second story	2 for each dwelling unit
10. Conversion to dwellings	2 for each dwelling unit
<b>B. EXEMPT AND INSTITUTIONAL USES</b>	
1. Use of land or structures for religious purposes	1 for each 3.5 seats
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	<p><b>For elementary schools:</b> 1 space for each teacher and each employee and 2 spaces per classroom;</p> <p><b>For secondary schools:</b> 1 space for each teacher and each employee and 1 space for each 4 students;</p> <p><b>For college or other institutions of higher learning above the 12th grade:</b> 1 space for each 3.5 seats in an auditorium or 1 for each 17 classroom seats, whichever is greater/plus employees*</p>
3. Family day care home	1 space per teacher and each employee plus the required spaces per dwelling unit
4. Child care facility	1 space for each teacher and each employee and 2 spaces per classroom
5. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Not applicable
6. Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	As may be determined by the Building Commissioner
7. Cemeteries, private	Not applicable
8. Municipal facilities	As may be determined by the Building Commissioner
9. Essential services	As may be determined by the Building Commissioner
10. Hospital	1 space for each 3 beds plus 1 for each 50 square feet of outpatient facilities plus employees* plus 1 for each 400 square feet net floor space of medical office buildings related to hospitals

<b>C. COMMERCIAL USES</b>	
1. Nonexempt farm stand for wholesale or retail sale of products	As may be determined by the Building Commissioner
2. Nonexempt educational use	1 space per teacher employees* and required spaces per dwelling unit or per classroom
3. Animal clinic or hospital; kennel	1 space for each 400 square feet of gross floor space
4. Nursing or convalescent home	1 space for each 6 beds plus employees*
5. Funeral home	20 spaces for each reposeing room
6. Hotel	1 space for each 3 sleeping rooms/plus employees*
7. Motel; overnight cabin	1 space for each unit/plus employees*
8. Bed and Breakfast	1 space for each room for rent plus 2 for dwelling unit if owner resides on premises
9. Retail stores and services not elsewhere set forth	1 for each 300 square feet of gross floor space
10. Retail with incidental wholesale, processing, or manufacturing of products, the majority of which are sold on the premises, with less than 10 nonretail employees	1 for each 300 square feet of gross floor space
11. Personal service establishment	1 for each 400 square feet of gross floor space
12. Motor vehicle, trailer, or boat sales and rental	1 for each 400 square feet of gross floor space of showroom; others as may be determined by the Building Commissioner
13. Motor vehicle general and body repair	4 spaces for every service bay/plus employees*
14. Motor vehicle light service	4 spaces for every service bay/plus employees*
15. Car wash	Spaces for employees*
16. Restaurant, bar, night club	1 space for each 4 seats plus employees*
17. Restaurant, fast-food or drive-in	1 space for each 40 square feet of gross floor space
18. Business or professional office; bank, financial agency or institution	1 space for each 300 square feet of gross floor space
19. Business or professional office, bank, financial agency or institution not exceeding 2,500 sq. ft. of gross ground floor area	1 space for each 300 square feet of gross floor space
20. Medical office building, clinic, or testing laboratory	1 space for each 200 square feet of gross floor space
21. Medical office building, clinic, or testing laboratory not exceeding 2,500 sq. ft.	1 space for each 200 square feet of gross floor space
22. Any commercial drive-through use	Not applicable
23. Indoor commercial recreation	1 space for each 150 square feet of gross floor space
24. Arcade	1 space for each 100 square feet of gross floor space
25. Outdoor commercial recreation	As may be determined by the Building Commissioner
26. Amusement park	As may be determined by the Building Commissioner
27. Membership club, civic, social, professional or fraternal organization	1 space for each 60 square feet of gross floor space
28. Commercial parking lot or garage	Not applicable

29. Adult entertainment establishment	1 space for each 4 seats plus employees*
30. Wireless Communications Facility	1 space per facility
31. Flea market	1 space for each 150 square feet of gross floor space
<b>D. INDUSTRIAL USES</b>	
1. Quarrying or other extractive operation	Not applicable
2. Light manufacturing	1 space for each 4 employees in the maximum working shift for establishments with 10 or more employees (in IP districts no on-street parking shall be permitted)
3. Manufacturing	1 space for each 4 employees in the maximum working shift for establishments with 10 or more employees (in IP districts no on-street parking shall be permitted)
4. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility	1 space for each 2 employees in the maximum working shift; others as may be determined by the Building Commissioner
5. Wholesale or warehouse incidental to manufacturing product on the premises	1 space for each 2 employees in the maximum working shift
6. Contractor's yard	1 space for each 2 employees in the maximum working shift
7. Junkyard or automobile graveyard	Not applicable
8. Transportation freight terminal	As may be determined by the Building Commissioner
9. Fuel storage or distribution facility	As may be determined by the Building Commissioner
10. Electric, gas, steam generation or storage plant	As may be determined by the Building Commissioner
11. Waste disposal facilities	As may be determined by the Building Commissioner
12. Landfill; hazardous waste treatment or disposal facility	As may be determined by the Building Commissioner
13. Bus, taxi or other public transit terminal facility	As may be determined by the Building Commissioner

NOTES TO TABLE OF OFF-STREET PARKING STANDARDS

1. Where marked with an asterisk (\*), space for employees shall be computed at the rate of 2 spaces for each 3 employees in the maximum working shift.
2. Net floor space shall mean the total area of the building less space devoted to hallways, stairwells, utility areas and storage.
3. Gross floor space shall mean the total area of the building without subtracting the space devoted to hallways, stairwells, utility areas and storage.
4. Where the Building Commissioner determines the required off-street parking, he or she shall use the nearest comparable use in making such determination.