

CHAPTER XI – Motor Vehicle Access, Parking, and Loading

Motor Vehicle Access, Parking and Loading

05/21/01 1.0 MOTOR VEHICLE ACCESS

The intent of this Chapter is to provide safe and convenient access for servicing, fire protection, traffic circulation and required off-street parking and loading. Unless otherwise required by a State Highway Access Permit, driveways shall meet the following dimensional requirements.

- 1.1 Driveways which provide access to any use other than single family detached dwelling shall have a throat width of not less than twelve (12) feet for one-way access and not less than twenty-four (24) feet nor greater than thirty (30) feet for two-way access.
- 1.2 No driveway shall be closer than five (5) feet to the side or rear property line.
- 1.3 Any portion of an entrance or exit driveway to a parking or loading area for a non-residential use shall not be closer than one hundred seventy five (175) feet on an arterial street and one hundred (100) feet on other streets from intersecting streets. If the lot width is insufficient to provide for the required distance, access shall be as far from the intersection as the lot and other provisions of this By-Law will permit. The distance in which access is prohibited shall be measured from the tangent of the curb return of the intersection street cartway to the tangent of the curb return of the driveway.
- 1.4 If two or more driveways of the same lot enter a public street right-of-way, the distance between the entrances of the driveways shall be at least fifty (50) feet for arterial streets and twenty (20) feet for collector and local streets.
- 1.5 Common driveways serving two (2) or more lots may be allowed upon the granting of a Special Permit by the Planning Board, provided that

1. the plans for the proposed common driveway are submitted in accordance with the submission requirements of the Town of Oxford Subdivision Control Rules and Regulations for a Definitive Subdivision Plan, as may be in effect from time to time;
2. the common driveway is designed in accordance with the requirements adopted by the Planning Board and contained in that section of its Subdivision Control Rules and Regulations governing Common Driveways; and
3. the common driveway is described in a duly recorded easement and governed by a duly recorded covenant or ownership agreement covering maintenance, use and repair.

No occupancy permit for any use served by a common driveway shall be issued until the Planning Board certifies in writing that the driveway has been completed in accordance with the provision of the Special Permit.

No common driveway created in accordance with this provision shall be maintained by the Town or considered a public way for frontage purposes.

2.0 OFF-STREET PARKING AND LOADING REGULATIONS

All off-street parking and loading space shall be provided and maintained for each structure and use hereafter established, erected, altered or extended in accordance with the provisions of this Chapter.

2.1 Use

All required off-street parking spaces shall be used solely for the parking of motor vehicles by residents, visitors, patrons or employees. There shall be no sale, repair or storage of vehicles within off-street parking areas.

2.2 Setback Requirements

A driveway may be included in the front and side yard setbacks, but parking shall not be allowed in the front yard setback (except for single and two-family dwellings).

2.3 Location

All required parking spaces shall be located on the same or abutting lot as the use they serve or when practical difficulties prevent such location or the public safety or convenience would be better served, they may be located within three hundred (300) feet from the premises they are intended to serve if the following conditions are met:

- 2.3.1 That the property is in the same possession, either by deed, easement or long-term lease assuring the use of the required parking spaces, or a parking area owned by the Town of Oxford.
- 2.3.2 Means of pedestrian access is available so that pedestrians are not required to traverse property owned by another except where public sidewalks may provide the access.
- 2.3.3 Such separated parking space does not cause unreasonable traffic congestion, detriment to any residential neighborhood or hazard to pedestrian or vehicular traffic.

2.4 Change in Requirements

Whenever there is a change of use or enlargement of a structure which increases the parking and loading requirements for the use or structure, there shall be provided parking and loading spaces required for the entire structure or use, unless the increase in units of measurement specified in Section 3.0 amounts to less than twenty-five (25) percent, whether such increases occur at one time or in successive stages.

3.0 REQUIRED OFF-STREET PARKING SPACES

All uses and structures shall provide off-street parking spaces in an amount equal to or greater than the number listed below. The total number of parking spaces necessary for two or more uses on the same lot shall be the sum of that required for each use. When computation is based on the number of employees, the number employed during the largest work shift shall be used.

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
<u>Residential Uses</u>	
a. Structure with less than four dwelling units.	2 per dwelling unit
b. Structures with four or more dwelling units.	1.5 per dwelling unit
c. Public elderly housing	1.25 per unit with 0 or 1 bedrooms
1.50 per unit with 2 or more bedrooms	
<u>Commercial Uses</u>	
a. All retail and service establishments except those specified below	1 per 250 square feet of retail and service floor area plus 1 per employee
b. Eating and drinking establishments except for fast food and	1 per 4 patrons based on maximum design capacity or 1 per 150 square feet
gross	
drive in restaurants	floor area whichever is greater
c. Fast food and drive in restaurants	1 per 40 square feet gross floor area
d. Hotels, motels, country inns, rooming and lodgings houses and group dwellings	1 per room plus 1 per 4 patrons for restaurants, lounges and meeting rooms based on
maximum design capacity	
e. Medical, veterinary and dental offices	5 per doctor or dentist
f. Shopping center or mall gross leasable area	1 per 250 square feet
g. Convenience grocery store	1 per 100 square feet gross floor area
h. Drive up service such as a bank or car wash leading to and 1 beyond each service stall	1 per employee plus 5 off street waiting spaces
i. Commercial and trade schools	1 per 400 square feet gross floor area
j. Auto service station	1 per employee plus 4 per service stall
k. Furniture stores,	1 per 400 square feet
gross	
contractor's equipment, farm equipment and feed sales, mobile homes and motor vehicle sales	floor area plus 1 per 3000 square feet outside sales area

<u>USE</u>	<u>NUMBER OF REQUIRED SPACES</u>
l. Amusement enterprises, including bowling alleys, billiard tables, pinball machines, video games, tennis and racquetball courts	4 per alley, table or court, 1 per machine or game plus
m. Other recreational uses	1 per 4 patrons based on maximum capacity of facility
n. Funeral parlor	1 per 4 patron seats plus 1 per each funeral vehicle plus 1 per employee
<u>Industrial</u>	
a. All industrial uses except those specified below	1 per 1.5 employees plus 1 per each company vehicle plus 1 per each 25 required spaces for visitors
b. Auto wrecking, junk and scrap establishments 10,000 square feet of storage area	1 per employee plus 1 per
c. Freight and trucking terminals, wholesale distribution and warehouses, moving and storage, parcel delivery	1 per employee plus 1 per each company vehicle
<u>Public and Quasi-Public Uses</u>	
a. Places of public assembly, including churches, auditoriums, meeting rooms and theaters	1 per 4 seats with fixed seats otherwise 1 per 4 patrons based on maximum capacity
b. Hospitals	1 per bed
c. Convalescent, nursing and rest homes	1 per 5 beds
d. Library, museum, gallery or historic site	1 per 800 square feet gross floor area plus 1 per employee
e. Schools Elementary Junior High High School	1 per employee plus 1 per class room 1 per 10 students

Higher Education — 1 per 4 students

f. Clubs and Lodges — 1 per 3 persons based on maximum capacity

g. Day or Nursery School — 1 per teacher/employee plus 1 per 6 students

Table V. Schedule of Off-Street Parking Requirements

Use	Minimum or Maximum Number of Parking Spaces
Single-family or two-family dwelling	Minimum two spaces per unit
Dwelling units, excluding senior housing or other age-restricted residential uses	Minimum 1.5 spaces for units with up to 2 bedrooms; 2 spaces per unit for more than 2 bedrooms
Senior Housing, independent living units	Minimum 1 space per dwelling unit plus 1 space per 4 units for visitor parking
Dwelling units above the ground floor of a commercial building	Minimum 1.5 spaces per unit
Bed & Breakfast, renting of rooms as transient guest quarters, or boarding house	Minimum 1 space per guest room
Place of assembly with fixed seating, such as a church, stadium, assembly hall	Minimum 1 space for every 3 seats or, when benches are used, 1 space per 8 linear feet of bench
Business, professional, or governmental office, bank	Minimum 1 space per 300 sq/ft on the first floor; 1 space per 400 sq/ft on the second floor
Retail store	Minimum 1 space per 300 sq/ft
Shopping center	Maximum 1 space per 200 sq/ft
Medical office or clinic	Minimum 1 space per 150 sq/ft
Veterinary hospital	Minimum 1 space per 300 sq/ft
Business or personal service establishment	Minimum 1 space per 300 sq/ft
Hotel or motel	Minimum 1 space per guest room and 1 space per 2 employees on the largest shift (where restaurant is included, see below for restaurant parking)
Warehouse/distribution facility, wholesale showroom	Minimum 1 space per 1000 sq/ft plus 1 space per 300 sq/ft for a showroom
Manufacturing	Minimum 1 space per 1000 sq/ft
Restaurant	Minimum 1 space for every 4 seats
Automobile service station	Minimum 1 space per fueling position, plus 2 spaces per service bay, plus 1 space per 300 sq/ft for retail / convenience store areas.
Vehicular repair shops	Minimum 1 space per 300 sq/ft office, sales, or waiting room; plus 2 spaces per service bay
Other uses not specified herein	Where a use is not specifically referenced in this table, the minimum parking requirement for the most nearly comparable use or industry standards shall apply as determined by the Town Planner

4.0 DESIGN

Parking areas shall be arranged to provide an adequate, safe and convenient arrangement of roadways, driveways, off-street parking and loading spaces and pedestrian facilities. Parking areas containing more than five (5) parking spaces shall meet the dimensional standards specified in Sections 4.1 and 4.2. Parking plans shall be submitted sufficient for the Building Inspector to determine if the proposed layout properly complies with these standards.

4.1 Dimensions

All parking spaces shall meet the minimum geometric standards prescribed in Tables IV-VI and IV-VI(A). No portion of any parking space shall intrude into the required aisle width. Parking lots shall be designed to permit each motor vehicle to proceed to and from all unoccupied parking spaces without requiring the moving of any other parked motor vehicle. Spaces shall be designed to prevent motor vehicles from backing onto a public street in order to leave the lot.

4.2 Compact Car Parking

Reduced dimensions for compact cars may be provided if the stalls comply with the dimensions prescribed in Table IV-VI(A). Such spaces shall be well marked and easily distinguished from standard spaces. The maximum number of such stalls shall not exceed thirty (30) percent of the total number of stalls for general public use or fifty (50) percent for employees and commuter facilities.

5.0 CONSTRUCTION

All access driveways and off-street parking and loading areas shall be paved with asphalt, concrete or other similar hard surface material with all parking spaces designated with a four (4) inch white or yellow stripe painted the entire length of each space. The surface shall be graded and drained in such a manner that there will be no free flow of water onto either adjacent properties or sidewalks.

6.0 LANDSCAPING

All parking areas shall be properly screened and landscaped to protect adjacent property from undesirable effects of parking lots and to preserve the appearance and character of the surrounding neighborhoods.

- 6.1 The entire front setback area, except for driveways, shall be landscaped and there shall be a landscaped strip at least five (5) feet in width from other property lines.
- 6.2 Excluding the area required by Section 6.1 above, the landscaped area within the parking lot shall not be less than three (3) percent of the surface area of the parking lot, except for parking lots with two bays or less of single rows, no interior landscaping shall be required.
- 6.3 A minimum of one (1) tree shall be provided within the landscaped areas for each ten (10) parking spaces. Existing trees and natural vegetation shall be retained wherever practicable.

TABLE VII

Minimum Off-Street Parking Area Dimensions

Parking Angle Per Car	Stall Width	Stall Length	Stall to Curb	Aisle Width**	Curb Length
<u>A</u> 0	<u>B</u> 8.0	<u>C</u> 20.0	<u>D</u> 8.0	<u>E</u> 12.0	<u>F</u> 23
30	9.0	19.0	17.3	11.0	18
45	9.0	19.0	19.8	13.0	12.7
60	9.0	19.0	21.0	18.0	10.4
90	9.0	19.0	19.0	24.0*	9.0

*Two-way circulation

**Minimum width of traffic aisles for two-way traffic shall be twenty-four (24) feet.

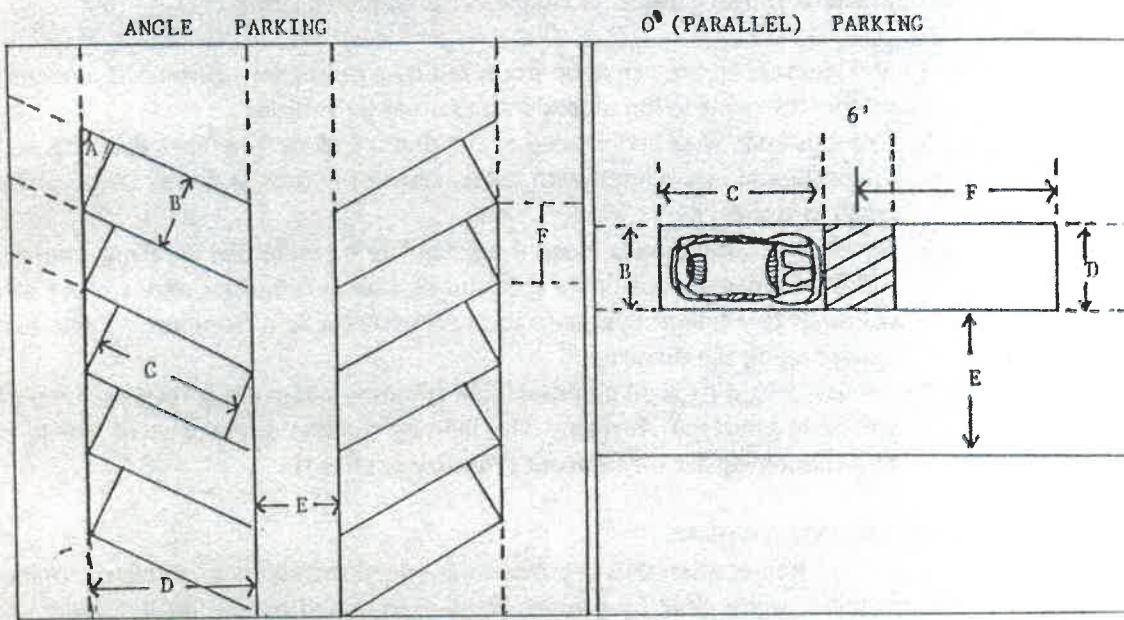


TABLE ~~AVI~~(A)

**Minimum Off-Street Parking Area Dimensions
Compact Cars**

Parking Angle Per Car	Stall Width	Stall Length	Stall to Curb	Aisle Width**	Curb Length
<u>A</u> 0	<u>B</u> 8.0	<u>C</u> 16.0	<u>D</u> 8.0	<u>E</u> 12.0	<u>F</u> 20
30	8.0	16.0	14.9	10.0	16
45	8.0	16.0	17.0	11.0	11.3
60	8.0	16.0	17.9	14.2	9.2
90	8.0	16.0	16.0	22.0	8.0

*Two-way circulation

**Minimum width of traffic aisles for two-way traffic shall be twenty (20) feet.

- 6.4 Any landscaped area shall be bordered by a permanent curb six (6) inches high to restrict the destruction of landscaped areas by vehicles.
- 6.5 Raised islands shall be installed at the ends of all parking bays abutting an aisle or driveway and landscaped with grass, trees or shrubs and may be combined with crushed stone.
- 6.6 Where a parking area is located adjacent to a residential dwelling, there shall be provided along the lot line a continuous solid fence, masonry wall or evergreen plantings to a height adequate to prevent direct light from automobile headlights being cast on the dwelling.
- 6.7 Adequate lighting shall be provided if the uses which are served by the parking lot will be in operation at night. The lighting shall be directed so as not to produce objectionable glare on adjacent property or streets.

7.0 LOADING REGULATIONS

For all non-residential uses involving the distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, turning, loading and unloading services in order to avoid interference with public use of streets and alleys.

- 7.1 All loading and delivery facilities shall be located either at the side or rear of buildings they are designed to serve, but not closer than ten (10) feet from a public right of way and five (5) feet from any other lot line.
- 7.2 Each required space shall be at least twelve (12) feet in width, fifty (50) feet in length and have a vertical clearance of at least fourteen (14) feet.

7.3 Required Loading Spaces

which second

required

	At which first	At
	berth is required	berth is
Industrial	5,000	40,000
Commercial		
—Wholesale,		
—Service	10,000	40,000
—Retail		10,000
Commercial		20,000
—Recreation		10,000
—Restaurant		100,000
Office Building,		
—Hotel, Funeral		
—Home	10,000	100,000
Institutional		10,000
Public Buildings	10,000	100,000

7.3 Required Loading Spaces

<u>Use</u>	<u>At which first berth is required</u>	<u>At which second berth is required</u>
Industrial	<u>5000</u>	<u>40,000</u>
Commercial wholesale, Service, Retail	<u>10,000</u>	<u>40,000</u>
Commercial Recreation	<u>10,000</u>	<u>100,000</u>
Restaurant	<u>10,000</u>	<u>25,000</u>
Office Building, Hotel, Funeral	<u>10,000</u>	<u>100,000</u>
Home		
Institutional	<u>10,000</u>	<u>100,000</u>
Public Buildings	<u>10,000</u>	<u>100,000</u>

