

55-20 Commercial Excavation

Except when incidental to the construction of a building on the same lot, the excavation and sale of sand, gravel, clay or other natural mineral deposit or quarrying of any kind of rock formation is subject to the approval of the site plan review. Before issuing a permit for such use the site plan review shall find that such excavation or quarrying will not endanger the stability of adjacent land nor constitute a detriment to public welfare, convenience or safety by reason of excessive dust, noise, traffic congestion or other condition. The Village Planning Board may specify any reasonable requirements to safeguard the public health, safety and welfare in granting such permit.

55-21 Automobile Parking

The Zoning Board of Appeals is lead agency for determining, interpreting and defining parking requirements. However, during a Site Plan Review the Planning Board is delegated the authority to determine parking requirements in accordance with established guidelines.

- A. Off-street parking space shall be required for all new buildings or new uses. One (1) off-street parking space shall consist of at least one hundred seventy (170) square feet. In commercially zoned areas, attention and space shall be provided for handicapped parking and access. Handicapped parking shall be located in the closest possible proximity to ingress and egress points so as to minimize the physical effort needed for access. In addition, space necessary for aisles, maneuvering and drives shall be provided. Minimum parking requirements for the following uses are hereby established.

<u>Use</u>	<u>Off-Street Parking Requirements</u>
1. Dwellings	2 spaces for each dwelling unit.
2. Apartments, town houses, condominiums	2 spaces for each dwelling unit
3. Rooming house, tourist home, hotel, motel	1 space for each sleeping room offered for hire in addition to required spaces for dwelling units
4. Community building, library, museum or art gallery, social.	1 space for each 200 sq. ft. of floor area.
5. Bank, business, professional, charitable or government office	1 space for each 300 sq. ft. of gross floor space
6. Funeral home.	5 spaces for each parlor, plus parking for all employees and resident personnel cars.
7. Church	1 space for each ten-(10) seats
8. School, college or high school	1 space for each eight-(8) seats in main auditorium or three (3) for each classroom, whichever is greater.
9. Theater or other place of assembly	1 space for each five-(5) guests
10. Hospital, sanitarium, nursing or Convalescent home.	1 space for each four (4) beds.
11. Medical, dental offices or clinics	5 spaces for each doctor or dentist.
12. Retail store in C-1 District.	1 space for each 300 sq. ft. of gross floor space in excess of 1,000 sq. ft.
13. Other retail stores and shops.	1 space for each 200 sq. ft. of floor area
14. Clubs & restaurants providing food and/or alcoholic beverages for consumption on premises.	1 space for each 150 sq. ft. of floor area.
15. Bowling alley	5 spaces for each alley.
16. Wholesale, storage, freight terminal or utility use.	1 space for each 1,200-sq. ft. of gross floor area

- 17. Industrial or manufacturing uses. 1 space for each 2 employees in the maximum working shift.
- 18. Home occupation 1 space for each dwelling unit plus one (1) additional space.

- B. For uses not specified above, the Village Zoning Board of Appeals shall establish parking requirements in specific cases not inconsistent with those specified above. Such required parking spaces for residential uses shall be located in the rear or side yard on the same lot or tract as the principal use. Parking spaces required for other uses may be located within four hundred (400) feet of the principal use to which they are accessory, and such spaces shall conform to all regulations of the district in which they are located. Where permitted, parking or storage of unregistered or inoperative road vehicles, other than recreational vehicles, for a period of more than seven (7) days, shall be in the rear yard only.

55-22 Off-Street Loading

In any district, in connection with every building or part thereof, thereafter erected and having a gross floor area of six thousand (6,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one (1) off-street loading space plus one (1) additional such loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of twenty thousand (20,000) square feet. Each off-street loading or unloading berth shall be subject to the following minimum requirements.

- A. Each berth shall not be less than ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height when covered.
- B. Space for such berth may occupy any part of any required yard not adjoining a street, except no such berth shall be located closer than fifty (50) feet to any lot in any Residence District unless wholly within a completely enclosed building or unless screened from such lot in a Residence District by a wall or a uniformly painted solid fence not less than six (6) feet in height.

55-23 Development and Maintenance of Parking and Loading Areas

Every parcel of land hereafter used as a public or private parking area or loading area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:

- A. Screening and Landscaping — Off-street parking areas for more than five (5) vehicles and off-street loading areas shall be effectively screened on each side which adjoins or faces premises situated in any Residence District, or institutional premises, by a fence or hedge. Such fence shall not be less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition without any advertising thereon. Any space between such fence or hedge and the side lot line adjoining premises, or the front line facing premises, in any Residence District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.
- B. Minimum Distances and Setbacks — No off-street parking areas for more than five (5) vehicles or off-street loading area shall be closer than ten (10) feet to any dwelling, school, hospital, or any other institution for human care located on an adjoining lot. If not in a Residence District but adjoining such district, the parking area shall be located ten (10) feet or

more from the established street right-of-way line within fifty (50) feet of any Residence District.

- C. Surfacing — Any off-street parking or loading area in C-1 and C-2 shall be surfaced with an asphalt or Portland cement binder pavement or similar durable and dust free surface which shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for the orderly and safe loading, parking and storage of vehicles.
- D. Lighting — Any lighting used to illuminate any off-street parking or loading area shall be so arranged as to reflect the light away from the adjoining premises in any Residence District.
- E. Modification of Requirements — The Village Zoning Board of Appeals may authorize a modification, reduction or waiver of the foregoing requirements, if it should find that in the particular case appealed the peculiar nature of the use, or the exceptional situation or condition, justifies such action.

55-24 Recreation Vehicles and Trailers, Parking and Storage

Parking or storage of recreational vehicles for a period of more than seven (7) days shall be in the rear yard only. Where the rear yard is inaccessible due to topography, size, or other unalterable conditions, application for a Special use permit for parking or storage of recreational vehicles elsewhere on the lot may be made to the Zoning Enforcement Officer. In the case of an adverse determination, an appeal may be made to the Zoning Board of Appeals.