

**Planning Board Policy on Off-Street Parking and Loading
Adopted September 11, 2013**

The following represents a starting point for discussions between the Planning Board and applicants regarding the provision of off-street parking and loading spaces.

**Table 1:
Off-Street Parking**

Use	Number of Off-Street Parking Spaces Per Unit*
Amusement Arcade Outdoor commercial Amusement	1 per employee max. shift, plus one per 3 patrons at maximum capacity
Animal Hospital	1 per employee max. shift, plus 1 per treatment room, plus 1 per 2 seats in waiting room
Assisted Living Facility	1 per employee max. shift, plus 1 per 2 units
Automotive service and repair facility or filling/service station	1 per employee max. shift, plus 2 per service bay, including spray paint booth, plus 2 per 150 square feet of service waiting area, plus 1 per car stored overnight
Children's Camp	1 per employee max. shift, plus 1 per 3 campers at maximum capacity
Church, indoor theater, auditorium, church or similar place of public assembly with seating facilities	1 for each 3 seats of total seating capacity
Dwellings, One- and Two-family	2 per dwelling unit
Other Dwellings, including accessory dwellings and multi-family	1.5 per unit
Farm Stand/Greenhouse	1 per 150 square feet of indoor and outdoor gross display area
Furniture and home furnishings, large appliances, lumber, showroom or other retail display of large items either indoor or outdoor, which are unusually extensive in relation to customer traffic	1 per 800 square feet of gross floor space; in the case of outdoor display areas, 1 for each 1,000 square feet of lot area in such use
Funeral Home	1 per 2 seats based on maximum capacity of facility
Gift and antique shops, wholesale trade, business office	1 per 250 square feet of gross floor space
Home Occupations	2 spaces or 1 per employee max. shift,

	plus 1 per 150 square feet of customer waiting area, whichever is more
Library, Municipal Building, any Educational Use	1 per employee max. shift, plus 1 per 3 seats in areas of public assembly
Lodging house, inn, motel or hotel, bed and breakfast	1 per rental unit or suite, plus 1 for each 3 units of rated capacity for public meeting areas and restaurant space
Manufacturing or industrial uses	1 for each employee of the combined employment of the 2 largest successive shifts or 1 per 600 square feet of gross floor area, whichever is larger
Medical or Dental clinics Medical or Dental office	1 per employee max. shift, plus 1 per two seats in waiting room, plus 1 per treatment room
Motor vehicles or boats, sales or rentals	1 per 3,000 square feet of display area, indoor or outdoor, plus 1 per employee max. shift
Nursing home or convalescent home	1 per employee max. shift, plus 1 per 4 beds
Personal Service Establishment	1 per employee max. shift, plus 1 per service chair for barber shops and salons, or 1 per 250 sf of floor area for all others
Recreation Uses	2 per court for tennis; 1 per 2 players for field sports; 1 per 2 bleacher seats; plus 20 spaces
Restaurant, Full Service	1 per 4 seats including outdoor seating, plus 1 per employee maximum shift
Restaurant, Limited Service	1 per employee maximum shift, plus 6 spaces, plus 1 per 4 seats, indoor and outdoor
All other retail establishments not described above	1 per 200 square feet of gross floor space
Stable, Commercial	1 per 2 stalls, plus 1 per employee max. shift, plus area for storing trailers
Subsidized housing for the elderly	1 per dwelling unit

*The Planning Board and an applicant can agree to provide a reserve area where parking areas can be expanded if needed.

Table 2
Off-Street Loading

Use	Number of Loading Spaces Per Unit
Retail trade, manufacturing and hospital establishment with over 5,000 square feet of net floor area	1 per 20,000 square feet or fraction thereof of net floor area up to 2 spaces; 1 additional space for each 60,000 square feet or fraction thereof of net floor area over 40,000 square feet
Business services, other services, community facility (school, church, Town building, recreation, etc.) or public utility establishment with over 5,000 square feet of net floor area	1 per 75,000 square feet or fraction thereof of net floor area up to 2 spaces; 1 additional space for each 200,000 square feet or fraction thereof of net floor area over 150,000 square feet