

ZONING

30 Attachment 3

**Village of Tuckahoe
Off-Street Parking Requirements**
(L.L. No. 1-2005, § 1)

District	Code Text Section	Required Parking Spaces (per unit)	Unit of Measurement and Conditions or Exceptions
Residence A-10	§ 4-1	2	Dwelling unit (directly accessible to a street)
Residence A-5	§ 4-2	2	Dwelling unit (directly accessible to a street)
Residence B	§ 4-3	2	Dwelling unit
Apartment-3	§ 4-4	1.5 [a]	Dwelling unit
Business/Residence	§ 4-5	1 [b]	Dwelling unit
Business	§ 4-6	--	Depends on type of business – see requirements below
Industrial	§ 4-7	See footnote [c]	None, except for motor vehicle repair/body shops, where temporary parking is permitted before/after repairs; one motor vehicle per owner or employee is permitted during work hours; and no parking is permitted on the sidewalk
Doctor or dentist permitted in res. dist. as accessory use		3	Doctor or dentist, in addition to residence requirements
Professional office (other than doctor or dentist) or home occupation permitted in res. dist. as accessory use		1	Professional office or home occupation, in addition to residence requirements
Hotels, boarders or lodgers		1	Guest sleeping room in addition to residence requirements
Retail business or consumer service; business or professional office:			
1. Ground floor		1	100 sq. ft. of gfa; may be reduced by the Planning Board to no less than 1 space per 200 sq. ft. of gfa
2. Other floors		1	200 sq. ft. of gfa; may be reduced by the Planning Board to no less than 1 space per 400 sq. ft. of gfa
3. Offices for doctors and dentists		At least 4	Each doctor in practice on site
Public building other than school		1	200 sq. ft. of gfa; may be reduced by the Planning Board to no less than 1 space per 400 sq. ft. of gfa
Restaurant or similar use		1	100 sq. ft. of floor area devoted to patron use
Hospital, clinic, sanitarium or convalescent home		4	5 patient beds, excluding bassinets
Theater, auditorium, stadium, place of public assembly, church and funeral home		1	5 seats
Wholesale, storage, utility manufacturing or other industrial use		1[c]	2 persons employed or intended to be employed at one time
Executive and administrative offices, laboratory, other permitted uses in § 4-7 and, in addition:		1[c]	2 persons employed or intended to be employed at one time
		1[c]	Company-owned vehicle intended to make use of premises
		additional [c]	As deemed necessary by the Planning Board for visitors and employees

NOTES:

Abbreviations: gfa = gross floor area; sq. ft. = square feet; res. dist. = residence district

[a] For senior citizen housing, automobile parking spaces shall be provided on the lot containing such housing site as follows: not less than one parking space for each independent dwelling unit; 0.3 of a parking space for each assisted or congregate care unit; and for other types of units, the parking requirements shall be determined by applying the ratio applicable to the type of unit most similar to such other units. The Planning Board may modify this requirement for senior citizen housing as part of its review and approval of the site plan of such development.

[b] The total parking requirements for the premises shall be the sum of the requirements for each of the premises as may be required by § 5-1.2 of the Zoning Ordinance; provided, however, that the Zoning Board of Appeals may approve the joint use of a designated number of parking spaces by two or more uses or establishments on the same lot, the total capacity of which spaces is less than the sum of the spaces required for each.

[c] Automobile parking space shall be provided on the site of any development in an amount determined by the Planning Board, as a part of its action on the site plan of this development, as provided in § 4-7 of this ordinance, to be adequate to provide for the parking of the vehicles of all persons employed on the site and all other persons who may be expected to visit the site at any one time for any purpose, whether as customers, purveyors, official visitors, guests or otherwise.