

**SECTION 15.0 PARKING**

**15.1 Off-Street Parking and Loading Space Requirements**

15.1.1 No land shall be used and no building or structure shall be erected, enlarged or used unless the off-street parking and loading space required herein is provided.

15.1.2 Off-street parking and loading space shall be provided in accordance with the provisions of the following table. Where the computation of a required parking or loading space results in a fractional number, only a fraction of one-half or more shall be counted as one.

**TABLE OF OFF-STREET PARKING AND LOADING REQUIREMENTS**

<b>CLASS OF ALLOWED USE</b>	<b>MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED</b>	<b>MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED</b>
Residence having 2 or more bedrooms	Two spaces	None
Residence having fewer than 2 bedrooms	One space	None
Hotel, Motel, Tourist Home, Guest House, Lodging House, Function Room and other group accommodations	One space per rentable room, plus one space for each 150 square feet of public meeting area	One space per 10 Rental units
Church and place of assembly adjacent thereto, school, convent, hospital, infirmary, nursing home, convalescent home or walk-in medical emergency facility	One space per 250 square feet of gross floor area	None
Retail Business or Office	One space for every three hundred (300) square feet of gross floor area but not fewer than three (3) spaces per separate enterprise (Amended – Art 51 – ATM May 18, 2015)	One space per 25,000 square feet of gross floor area
Industry,	One space per 1,000	One space per 50,000

**SOMERSET ZONING BYLAWS**

<b>CLASS OF ALLOWED USE</b>	<b>MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED</b>	<b>MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED</b>
Wholesale Business, Storage	square feet of gross floor area	square feet of gross floor area
Bank  (Bank CONTINUED)	One space per 100 square feet of public floor area devoted to general banking services for public use, plus one space for each 250 square feet devoted to office use. Each drive-up window shall have sufficient stacking room for 4 vehicles and a bypass lane shall be provided	None
Restaurant, Bar	One space per 3 seats plus five spaces for each inside take out station. Each drive-up window shall have sufficient stacking room for 4 vehicles and a bypass lane shall be provided	One space
Light Industrial	One space per 1.3 employees but not less than 1 space per 300 square feet of gross floor area	One space per 50,000 square feet of gross floor area
Bowling alley, Tennis Court	Four spaces per alley or court	None
Marina	One space per boat slip	One space
Laundromat	One space per two washing machines	None
Funeral Home or Mortuary	One space per 50 square feet of floor area in the public rooms or one per five seats whichever provides the greater number of parking spaces, plus one for each hearse or company vehicle, plus one space for each employee	None
Car Wash	Four spaces per bay/stall for a self-service establishment, or	None

# SOMERSET ZONING BYLAWS

CLASS OF ALLOWED USE	MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED	MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED
	sufficient area for ten stacking spaces per bay/stall for an automated establishment, plus one space per employee for both, plus two drying spaces for each washing stall/bay	
Mixed Use Development Under Section 9.4 (amended 12/7/09 STM Art 18)	As determined by the Planning Board in granting of a special permit under section 9.4, but no fewer than 2 spaces per dwelling unit	As determined by the Planning Board in Granting a special permit under section 9.4

## NOTES

1. Off street parking must be provided to service the net increase in parking demand created by new construction, additions, change of use.
2. Requirements are cumulative for mixed uses (e.g. both motel room and restaurant requirements would apply to a motel with a restaurant), except the requirements for commercial parking and loading in a Mixed Use Development under Section 9.4 shall be determined by the Planning Board as part of the special permit process under that section. (amended 12/7/09 STM Art. 18)
3. All parking spaces must be clearly marked and the lines must be maintained to be clearly visible at all times.
4. The aisle between rows of parking spaces shall be a minimum of twenty-two (22) feet wide.
5. The foregoing provisions are meant to be read and interpreted in conjunction with applicable local, state, and federal handicapped parking requirements.

15.1.3 Required off-street parking or loading spaces shall be provided on the same lot as the principal use they are designed to serve, except that the Board of Appeals, may by special permit, allow the provision of required off-street parking or loading spaces on another lot but in no event further than two hundred feet from the principal use they are designed to serve. **See 7.6.**

Required off-street parking or loading spaces may be enclosed in a structure or may be open, provided that if open such facilities shall be graded and drained, to the extent

necessary to avoid nuisances.

Each required off-street parking or loading space shall have adequate access to a street either directly or via a drive. Each off-street parking space shall be not less than eight and one-half feet wide and twenty feet in length, and each off-street loading space shall be twelve feet wide and thirty-five feet in length, exclusive of drives and maneuvering space.

No open parking or loading space shall be located less than five feet from any lot line.

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