

ARTICLE IV GENERAL PROVISIONS

Section 9 AUTOMOBILE PARKING AND LOADING AREA REQUIREMENTS

9.01 As of October 1, 1970, all vehicle parking areas shall be constructed in accordance with the requirements of this section.

9.01.01 Any lot or building hereafter used, altered or developed for office, business or industrial purposes shall be provided with adequate space suitably located for the loading and unloading of goods and materials and the parking of vehicles in accordance with this section.¹

9.01.02 Each vehicle parking space shall contain a rectangular area not less than 9 feet by 18 feet.

9.02 Vehicle Parking Areas, Design & Construction

9.02.01 All vehicle parking areas shall be constructed of bituminous or masonry concrete and maintained in a smooth, well-graded condition. Alternative surfacing materials, including but not limited to paving units, pervious concrete (bituminous or masonry), clean asphalt millings, pervious pavers, and interlocking grid systems, may be permitted with approval from the Director of Planning or his/her designee following review by appropriate Town staff, subject to the following conditions:

(a) All ADA requirements for accessible parking spaces and associated pathways shall be met;

(b) No pervious pavements shall be located within a designated Aquifer Protection Area;

(c) Pervious paving systems shall be designed in accordance with the Town of Manchester Sustainable Design and Low Impact Development Guidelines;

(d) An acceptable impervious material in accordance with the Manchester Public Improvement Standards shall be used for driveway aprons within the Town right of way or easements between the roadway and the street line, and onto the parcel as necessary to achieve a minimum length of 20 feet of impervious material from the roadway;

(e) Parking surfaces shall be maintained such that the pervious material does not constitute a nuisance by virtue of its appearance or condition and is graded in a level condition;

(f) Parking spaces constructed of pervious materials that will be used routinely by

¹ Rev. 10/02/89

customers or visitors to the site shall incorporate delineation of individual spaces via painted stripes, change in color or material, or other effective means of delineation. Pervious parking areas intended only for use by the property owner or tenant, or for overflow parking only, may be constructed without such delineation;

(g) Selected materials shall comply with the drainage requirements for stormwater runoff set forth in the Manchester Public Improvement Standards; and

(h) In areas where pervious material is proposed, the receiving area must be adequate to accept the projected volume of stormwater that is designed to permeate the surface. Demonstration of the volumetric capacity of the receiving area should include one or more of the following:

(1) Detailed mapping of the soil drainage classifications based on recent field studies (not historic soil mapping); or

(2) A percolation test to adequately map the hydraulic capacity of on-site soils; or

(3) Piezometer testing to adequately map the depth to groundwater on site.

- 9.02.02 All vehicle parking areas shall be well drained and all drainage systems shall be approved by the Town engineer.
- 9.02.03 All driveways shall be constructed in accordance with town standards.
- 9.02.04 All vehicle parking areas shall include landscaped sections and islands wherever possible designed to relieve the monotony of large areas of bituminous concrete, etc. All landscaped sections and islands shall contain appropriate evergreen shrubs, trees and plantings.
- 9.02.05 All parking lots shall contain landscaped area in the ratio of not less than 20 square feet for each parking space.
- 9.02.06 In vehicle parking lots the traffic lanes shall facilitate traffic movement and maneuverability, especially for ambulances and fire fighting vehicles. Traffic lanes leading to parking stalls shall be constructed to accepted standards.
- 9.02.07 Vehicle parking stalls shall be constructed so that no part of a vehicle extends beyond the property lines.
- 9.02.08 Notwithstanding 9.02.07, no vehicle parking shall be provided in the front yard unless separated from the public right-of -way by a fully bermed landscape border of not less than eight feet. This area shall be landscaped with appropriate trees, shrubs, and plantings. In selecting the types of plantings, consideration shall be given to maintaining adequate sight lines to provide for safe access to the

property.²

9.02.09³ No vehicle shall be parked on a property so as to intrude over or obstruct the public right-of-way or public sidewalks. Any structures used for parking or sheltering motor vehicles or recreational vehicles shall be at least 20 feet from the property line along a public street right-of-way, unless it can be demonstrated that the length of the driveway and the orientation of the garage doors shall ensure that vehicles parked in the driveway leading to such garage will not intrude into or obstruct the right-of-way or sidewalks.

9.02.10⁴ Private driveways designed for vehicular traffic shall have the following minimum requirements:

- (a) Two-way traffic - 24 feet wide;
- (b) One-way traffic - 16 feet wide;
- (c) One-way traffic with 45 degree parking on one side - the minimum driveway travelway shall be at least 16 feet wide;
- (d) One-way traffic with 60 degree parking on one side - the minimum driveway travelway shall be at least 18 feet wide;
- (e) One-way traffic with 90 degree parking on one side or with parking on both sides - the minimum driveway travelway shall be at least 24 feet wide.

9.03 Number of Parking Spaces Required

The amount of required vehicle parking will depend on the nature of the land use and varies for different uses. When a specific use is not listed in these regulations, reference shall be made to the following publication, and other professional reference sources as may be available, to aid in determining the required amount of parking: “Parking Generation,” by The Institute of Transportation Engineers, Washington, DC, 2010, as revised.^{5 6}

9.03.01 Industrial establishments - the number of spaces shall be sufficient to accommodate personnel and customers based on the nature of the business.

9.03.02 Business establishments shall provide vehicle parking in the amount of one parking stall for each 250 square feet of gross floor area of the building except that increased parking facilities are required for the following specific uses:

9.03.03 Restaurant (indoor) and/or banquet hall – one parking space for each three (3) seats

² Adopted 05/03/99, effective 06/07/99

³ Adopted 02/21/06, effective 03/12/06

⁴ Rev. 09/29/2016, effective 10/21/2016

⁵ Adopted 05/03/99

⁶ Rev. 09/29/2016, effective 10/21/2016

and one space for each two employees on the largest shift.⁷

- 9.03.04 Drive-in restaurant⁸ - Minimum 50 spaces or one parking space for each three (3) seats and one space for each two employees on the largest shift⁹ whichever is the greater number.
- 9.03.05 Restaurant (indoor) located in a shopping center of equal to or less than 200,000 gross square feet – one parking space for each four (4) seats.¹⁰
- 9.03.06 Hotel or motel - one parking space for each occupancy unit, plus one parking space for each staff member, plus one parking space for each four (4) seats¹¹ for any included restaurant or banquet hall.
- 9.03.07 Dance hall - one parking space for each 25 square feet of gross floor area, plus one space for each staff member, plus one parking space for each four (4) seats¹² for any included restaurant or banquet hall.
- 9.03.08 Club - one parking space for each 50 square feet of gross floor area.
- 9.03.09 Bowling lane - five parking spaces for each bowling lane.
- 9.03.10 Theater, auditorium or stadium - one parking space for each three seats or spectator equivalent.
- 9.03.11 Hospital - one space for each two beds.
- 9.03.12 Convalescent and/or nursing home - one space each for three beds.
- 9.03.13 Place of worship - parking space for every three seats for the maximum congregation which can be accommodated at one service. When a place of worship includes accessory uses such as day care, schools or assembly halls for non-religious services the parking requirements for these uses shall also be met. These additional requirements may be waived in whole or in part provided it can be demonstrated to the satisfaction of the Commission that sufficient spaces are committed and available on a non-conflicting basis.¹³
- 9.03.14 Gasoline service station - one parking space for each 50 square feet of gross floor area.
- 9.03.15 Car wash establishment - 50 parking spaces minimum, including capacity of waiting lanes.

⁷ Revised 4/7/2010, effective 4/28/2010

⁸ Rev. 05/24/93

⁹ Revised 4/7/2010, effective 4/28/2010

¹⁰ New 4/7/2010, effective 4/28/2010

¹¹ Revised 4/7/2010, effective 4/28/2010

¹² Revised 4/7/2010, effective 4/28/2010

¹³ Adopted 01/17/01, effective 02/06/01

-
- 9.03.16 Tennis courts and badminton courts - eight parking spaces for each court plus additional parking in accordance with this section if containing a club, spectator facilities or other uses which require specific parking provision.
- 9.03.17 Skating rinks - one parking space for each 100 square feet of skating area plus additional parking in accordance with this section if containing a club, spectator facilities, or other uses which require specific parking provision.
- 9.03.18 Golf course - four parking spaces for each hole.
- 9.03.19 Golf driving range - 1.5 parking spaces for each tee for single use facilities (i.e., driving range only). For multi-use facilities, 1 parking space for each tee plus the required number of parking spaces for related facilities (but not less than 1.5 parking spaces per tee in the aggregate), unless otherwise approved by the Commission.
- Miniature Golf - two parking spaces for each hole.
Batting Cages - two parking spaces for each batting cage.¹⁴
- 9.03.20¹⁵ Parking requirements for shopping centers or malls are as follows:
- (a) For shopping centers of less than 500,000 gross square feet, there shall be a minimum of four (4) parking spaces for every 1,000 square feet of gross floor area.¹⁶
 - (b) For shopping centers and shopping malls of 500,000 gross square feet or more, there shall be a minimum of five (5) parking spaces for every 1000 square feet of gross leasable area.
 - (c) For shopping centers and shopping malls of 700,000 gross square feet or more, there shall be a minimum of four and one-half (4.5) parking spaces for every 1000 square feet of gross leasable area.
- 9.03.21 Adult day care center, child day care center and group day care home - one space for every employee plus two spaces to accommodate visitors. In addition, a drop off space of 10' by 20' for every ten enrollees.¹⁷
- 9.03.22 Schools¹⁸ - the number of spaces shall be sufficient to accommodate personnel, students, expected visitors, and service vehicles, depending on the nature of the school.

¹⁴ Rev. 03/01/99, effective 03/20/99

¹⁵ Rev. 09/29/2016, effective 10/21/2016

¹⁶ Rev. 12/04/89

¹⁷ Rev. 12/04/89

¹⁸ Rev. 11/23/96

- 9.03.23¹⁹ Self Storage Facilities - a minimum of six spaces, plus one for each employee.
- 9.03.24²⁰ Medical Offices / Clinics - established and / or expanded after 06/07/99 , 1 space per 150 s.f. of gross leasable²¹ floor area.
- 9.03.25²² Bed and Breakfast Inns- one (1) parking space per one guest sleeping room plus two (2) parking spaces for property owners. Parking shall be located in side and rear yards only. Vehicle parking areas shall be constructed of bituminous concrete pavement, masonry concrete, pervious pavement, pervious pavers or crushed stone. When requested by the applicant an alternative parking surface material may be approved if the Commission finds the proposed material is suitable.
- 9.03.26²³ Brewpub – one parking space for each three (3) customer seats and one space for each two employees on the largest shift.
- 9.03.27²⁴ Conference Center – one parking space for each four (4) seats or one parking space for every 50 square feet of assembly area or meeting rooms, whichever is greater.

¹⁹ Adopted 05/03/99, effective 06/07/99

²⁰ Adopted 05/03/99, effective 06/07/99

²¹ Rev. 05/15/00, effective 06/03/00

²² New 07/15/13, effective 08/01/13

²³ New 01/21/15, effective 02/13/15

²⁴ New 05/20/19, effective 06/07/19