

ARTICLE 7. - STANDARDS FOR PARKING LOTS AND LOADING FACILITIES

Sec. 700. - General requirements.

No building or structure other than single-household dwellings shall be erected, substantially altered or its use changed, unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Ordinance. Provided, however, that single-household dwellings with accessory apartments shall be governed by the applicable provisions of Sections 711 and 712. Off-street parking facilities shall be further governed by landscaping and applicable site design standards set forth in the Subdivision and Land Development Regulations of the Town of South Kingstown.

Sec. 701. - Submission.

Plans and specifications for the required parking, loading facility and access drives shall be submitted at the time of application for the building permit for the main use, or if applicable, at the time of development plan review.

Sec. 702. - Location.

All parking facilities required under this article, other than in CD Zoning Districts as provided in Section 710, shall be constructed on the same zoning lot containing the main use, or on abutting lots, the zoning of which permits such parking. In addition, parking areas or loading facilities, exclusive of driveways, shall be located so as to conform with the applicable landscaping provisions of the Subdivision and Land Development Regulations.

Sec. 703. - Paving.

All parking and loading facilities required under the terms of this Ordinance, together with driveways, aisles, and other circulation areas, shall be paved with an impervious material to provide a durable and dust-free surface, to be applied over no less than 12 inches of compacted gravel. Notwithstanding the foregoing, the use of porous paving material may be allowed as follows:

1. By the Planning Board at the time of development plan review; or
2. Where development plan review is not required, by the Zoning Board of Review as a special use permit under the provisions of Article 9 of this Ordinance.

Sec. 704. - Lighting.

Any lights used to illuminate a parking lot shall be so designed as to reflect the light away from adjoining property and away from streets. The Planning Board may, at the time of development plan review, require off-street parking lots to be illuminated during non-daylight hours if necessary for reasons of public safety or efficient traffic circulation.

Sec. 705. - Drainage.

All parking and loading areas shall provide for proper drainage of surface water. The Planning Board may, at the time of development plan review, require stormwater drainage facilities for off-street parking and loading facilities to be constructed to the standards set forth in the Subdivision and Land Development Regulations.

Sec. 706. - Required trash areas.

All commercial, industrial and multi-household residential uses that provide trash and/or garbage collection areas shall enclose such areas on at least three sides by a solid wall, opaque fence or compact planting screen of at least five feet in height if such area is not within an enclosed building or structure. If trash compactors are used, holding tanks for compacted waste must be provided. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage shall be required.

Sec. 707. - Wheel blocks.

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the parking facility.

Sec. 708. - Width of access driveways.

Access driveways serving any required parking lots as a direct access drive from a street shall not be less than 12 feet [wide] for one-way only traffic and not less than 24 feet [wide] for two-way traffic.

Sec. 709. - Loading space requirements and dimensions.

The Planning Board, at the time of development plan review, may require off-street loading areas to be provided for all uses other than residential or agricultural uses, if necessary for safe and efficient access, loading and or delivery of goods, for efficient traffic circulation, or for public safety.

A loading space shall have minimum dimensions of not less than 12 feet in width, 60 feet in length, exclusive of driveways, aisles, and other circulation areas, and a height of clearance of not less than 14 feet. If required, off-street loading spaces shall be provided as follows:

- A. At least one off-street loading space shall be provided and maintained on the same lot for every use having a gross leasable floor area of up to 10,000 square feet.
- B. One additional loading space shall be provided for each additional 20,000 square feet or fraction thereof of gross leasable floor area.

Sec. 710. - Parking requirements in CD Districts.

In CD Zoning Districts:

- A. The requirements set forth in Section 711 shall be reduced by 50 percent.
- B. There shall be no parking of vehicles in any front yard.
- C. Off-street parking requirements may be provided on a noncontiguous lot, if the ZEO finds that the proposed location is within a reasonable distance of the use, provided that a lien is filed with the Land Evidence Records of the Town of South Kingstown against both the noncontiguous lot and the lot for which the parking is being provided. Said lien shall designate the use of said lot for off-street parking, and provide notice that insufficient parking exists on the original lot. Said lien may be terminated by the ZEO, if parking is provided in accordance with this Ordinance, at another approved location.

Sec. 711. - Minimum off-street parking requirements.

For the purpose of this Ordinance, the following minimum parking space requirements shall apply (a parking space including aisles shall be no less than 350 square feet per vehicle):

A. *Residential:*

Type of Use	Minimum Parking Spaces Required
Apartments or multi-household dwellings	2 for each dwelling unit
Multi-household land development projects (for elderly only)	1 for each dwelling unit
Residential care and assisted living facilities	1 for each 4 dwelling units, plus one space per employee on the largest shift for which the building is designed
Residence with accessory apartment	2 for principal dwelling; 1 for accessory apartment

Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms	2 for each sleeping room or 1½ for each occupant
Mobile and manufactured home park	2 for each dwelling unit
Hotels and motels and bed and breakfast (See also Section 504.5 B.)	1 space for every unit or room, plus 2 spaces for every 12 rooms or fraction thereof

B. *Commercial:*

Type of Use	Minimum Parking Spaces Required
Automobile service stations	1 for each employee, minimum 2; plus 4 for each service bay

Fast food establishments	1 space for each 90 sq. ft. floor area or a minimum of 10 spaces, whichever is greater
Lunchrooms, restaurants, taverns, etc.	1 space for each 3 persons of total capacity except Commercial Highway (CH), where it shall be 1 space for each 4 persons of total capacity
Retail stores, shopping centers and other types of permitted business or commercial uses	1 for each 350 sq. ft. of gross leasable floor area (GLFA) (minimum of 3 spaces)

C. *Personal, business and professional services:*

Type of Use	Minimum Parking Spaces Required
Offices, public or professional administration or service buildings, banks, financial institutions and similar uses	1 for each 350 sq. ft. of floor area
Theaters, concert halls, auditoriums and similar uses	1 for each 3 seats of total capacity
Bowling alleys	4 for each alley or lane plus one additional space for each 100 sq. ft. of the floor area used for restaurant, cocktail lounge or similar use
Funeral parlors, mortuaries and similar uses	1 for each 3 seats total capacity

D. *Governmental, institutional and educational:*

Type of Use	Minimum Parking Spaces Required
Churches and other places of religious assembly	1 for each 5 seats
Health care institutions	See subsection 603.2.B.7.
Sanitariums, homes for the aged, nursing homes, asylums and similar uses	1 for each 3 beds
Medical and dental offices	1 for every 100 sq. ft. floor area of examination, treating room, office and waiting room (minimum of 4 spaces)
Libraries, museums and art galleries	1 for each 400 sq. ft. floor area (minimum of 4 spaces)

Elementary schools (private)	2 for each classroom plus 1 for every 5 seats in auditoriums or assembly halls
High school (private)	1 for every 10 students or 1 for every 5 seats in auditoriums or assembly halls, whichever is greater
Business, technical and trade schools (private)	1 for each 2 students
Colleges, universities	1 for each 4 students
Kindergartens, child care centers, nursery schools and similar uses	2 for each classroom but not less than 6 for the building

Special needs school	2 spaces for each classroom plus 1 space for every 10 students and 1 space per every 5 seats in auditoriums or assembly halls
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E. *Recreation:*

Type of Use	Minimum Parking Spaces Required
Marina or yacht club	1.5 spaces per boat or slip
with indoor facilities add:	1 space for each 4 persons of total capacity
Athletic fields and courts	1 space for each 2 persons of total capacity

Swimming pool, ice rink, public or community club or hall	1 for each 5 persons capacity, plus 1 for each 4 seats, or 1 for each 30 sq. ft. floor area used for seating purposes whichever is greater
Golf course (18 holes)	50 spaces
with dining facilities add:	1 space for each 3 persons of total capacity

F. *Manufacturing:*

Type of Use	Minimum Parking Spaces Required
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<p>All types of manufacturing, storage and wholesale uses permitted in any manufacturing district; freight or passenger terminals</p>	<p>1 for every 2 employees (on the largest shift for which the building is designed), plus 1 for each motor vehicle maintained or used on the premises (minimum of 4 spaces)</p>
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(Ord. of 7-22-02, § 4; Ord. of 4-23-07(2); Ord. of 12-9-13)

Sec. 712. - Parking for accessory apartments.

All parking spaces for the principal dwelling and accessory apartment shall meet the following criteria:

- A. All parking spaces shall be surfaced with a suitable pervious or impervious material;
- B. No more than two outdoor parking spaces shall be located in the required front yard. All other parking spaces shall be either located in outdoor parking spaces in a side or rear yard or in a garage or carport;
- C. Where there are more than two outdoor parking spaces for the accessory apartment, screening and/or landscaping as provided in the Subdivision and Land Development Regulations shall be required in order to minimize the visual impact on adjacent property used for residential purposes.