

ARTICLE 5 TRAFFIC, PARKING, ROAD ACCESS

Section 5.01 Traffic Visibility and Screening - No fence or other structure, trees, shrubbery, material, vehicles or any other construction shall be placed or maintained even temporarily in any manner which impairs the visibility of the driver of any vehicle which in traveling on any roadway in the town, public or private, approaches within fifty (50) feet of the initial point of intersection with another public or private roadway.

With the exceptions noted in the preceding paragraph, all outside parking and loading areas serving more than twenty (20) vehicles shall be screened from view by suitable landscaping materials--evergreen shrubs or trees, fencing, walls, berms, or any combination thereof. Such screening shall be at least four (4) feet high.

All parking and loading areas including areas used for maneuvering and interior circulation, shall be set back at least twenty-five (25) feet from the roadway on which they front; and will maintain at least a ten (10) foot greenbelt on the side and rear property lines with the planning board having the authority to require the standard setback of the zone under extenuating circumstances. (Amended 4/27/02)

Section 5.02 Loading Area Requirements - On every lot on which commercial, industrial or institutional activities are permitted and hereafter commenced, extended or enlarged a loading area with access to a public or private roadway shall be provided to avoid the loading, unloading or maneuvering of vehicles within the right-of-way of any public or private roadway. A loading area must be of sufficient size and shape to permit vehicle turn around to preclude the need for any vehicle to back out on to any roadway. All loading areas must have sufficient overhead clearance to accommodate tractor-trailer size vehicles.

The minimum loading area requirement for commercial activities is one five hundred (500) sq. ft. space for each two thousand five hundred (2500) sq. ft. or part thereof of commercial floor area. The minimum loading area requirement for industrial or institutional activities is one five hundred (500) sq. ft. space for each five thousand (5000) sq. ft. or part thereof of industrial or institutional floor area.

Activities which contemplate the loading, unloading, storage, or repair of buses, trucks, cars, or other vehicles must provide sufficient outside loading and storage space to accommodate the maximum number of vehicles which the facility is capable of handling at any one time.

Section 5.03 Parking Area Requirements - In all districts and in connection with every permanent or temporary use of land or structures commenced, extended or enlarged after the effective date of his ordinance, an adequate parking area with access to a public or private roadway in accordance with the provisions of this ordinance shall be provided on the same lot as the principal use or structure which gives rise to the need for parking space. In no case shall any part of the road right-of-way be used in providing such parking area. The parking of vehicles on or along roadways is permitted subject to restrictions deriving from applicable municipal and State regulations.

Except in the case of single and two-family dwellings, a single parking space, exclusive of the space needed within a parking area for driveway, turnaround and traffic circulation purposes shall be at least two hundred (200) sq. ft. A parking area must be of sufficient size and shape to permit vehicle turn around to preclude the need for any vehicle to back out on to any roadway. All parking areas must be graded and surfaced so as to be properly drained and dust free. Parking areas serving more than ten (10) vehicles must have the individual spaces and aisles marked.

Parking spaces shall be provided according to the following schedule:

1.	Single family residences	2 spaces
2.	Two family residences	4 spaces
3.	Multi-family residences in excess of two-family units	1 1/2 spaces per unit (minimum 5 spaces)
4.	Hotels, motels, guest houses, dormitories, boarding houses	1 space for each per each guest room plus 1 space for every 3 employees
5.	Theater, churches, halls, funeral homes	1 space for every 4 seating spaces
6.	Hospitals, rest & nursing homes, sanitarium	1 space for each 3 beds plus 1 space for every 3 employees
7.	Medical, dental, veterinary or other health care offices or clinics	4 spaces for each professional person plus 1 space for every 3 employees

8.	Restaurants, bars, lounges, diners, cafes	1 space for every 3 seats plus 1 space for every 3 employees
9.	Pre-school, Nursery and primary schools	1 space for every 20 students plus 1 space for every 3 employees
10.	Secondary and post-secondary schools	1 space for every 4 students plus 1 space for every 3 employees
11.	Retail shops and service store, (cleaners, barbers, repair shops)	1 space for every 200 sq. ft. of store area plus 1 space for every 3 employees
12.	Wholesale, warehouse, manufacture, or processing facilities	5 spaces for visitors plus 1 space for every 3 employees
13.	Financial institutions, business, government, or professional offices	1 space for every 200 sq. ft. of non-storage floor area plus 1 space for every 3 employees

14.	Fraternal organizations, clubs and lodges	1 space for every 100 sq. ft. of non-storage floor area
15.	Garages and filling stations	1 space for every 100 sq. ft. of non-storage work areas plus 1 space for every 3 employees
16.	Fair grounds, amusement parks, ballparks, or recreational facilities	1 space for every 4 seats or 1 space for every 500 sq. ft. of playing area or non-storage area open to the public, whichever requires the greater number of parking spaces
17.	Drive-in facilities	10 spaces for each teller, serving window or counter plus 1 space for every 3 employees
18.	Marinas	1 space for

		each boat dock or mooring space plus 1 space for every 3 employees
19.	Agriculture or forestry activities (including farmstands)	3 spaces plus 1 space for each piece of vehicular equipment used in the operation and 1 space for every 3 employees

Uses, activities, or facilities which arguably fit within more than one of the above categories will be considered in that category requiring the larger number of parking spaces. Uses, activities or facilities which combine several of the above undertakings must provide the total of the number of spaces which each undertaking on its own would require. Uses, activities, or facilities not specifically listed shall be placed in that category above which the Planning Board determines is most similar in character to the proposed undertaking.

Section 5.04 Roadway Access - No driveway shall be within fifty feet of any intersection of public or private roads. A loading or parking area shall not have more than two (2) access driveways to an abutting roadway. Property owners with driveways serving drive-in commercial enterprises or serving loading or parking areas designed for more than fifty (50) vehicles shall provide appropriate entrance and exit signs, stop signs at all points of egress from the loading or parking area, and may, if the Planning Board determines that the volume of traffic requires it, be required to provide a driveway divider, an adequate frontage road, an approach lane, or a turning lane to insure safe traffic flow on, onto, and off of abutting public or private roadways.