

ARTICLE 5: PARKING, LOADING AND ACCESS

SECTION 60 – PARKING AND ACCESS

60. PARKING AND ACCESS

60.1 PURPOSE AND INTENT

The purpose of this section is to establish standards for parking, loading and access for reasonable land use without adverse impact on abutting properties or the community as a whole. The requirements and standards are intended to provide reasonable vehicular access to property and adequate and functional loading facilities for all land uses and to protect the operational integrity and safety of public streets.

The intent of this section is to promote public health, safety and welfare by protecting the environment, promote the most appropriate use of land and good design of improvements, lessen congestion in the streets and overcrowding on the land, preserve the appearance, character and value of property, reduce noise and air pollution, improve traffic, access and parking along City streets, and provide for pedestrian and vehicular safety.

60.2 APPLICABILITY

The requirements of this section shall be followed whenever a **building** or **structure** is erected, converted, enlarged or structurally altered, or whenever a use of land, **building** or **structure** is established, expanded or changed.

These requirements shall not prohibit a **structure** occupied by a conforming **use** from being enlarged or structurally altered for the purpose of obeying an order to meet the minimum requirements of applicable, health, safety and fire regulations.

Once any required **parking** or **loading space** has been established, it shall not be discontinued if the result would be a reduction below the standards required by this Regulation. Any such discontinuance shall constitute a violation of this Regulation, and any existing building permit or certificate of occupancy issued in reliance upon meeting these standards shall become null and void.

1. **New Development** occurring after the effective date of this Zoning Ordinance shall comply with all parking, loading and access provisions of this section.
2. **Change in Legally Nonconforming Development.** Developments with legally non-conforming **parking** and **loading** areas on this code's effective date shall not increase **nonconformance** by reducing the number of **parking** or **loading spaces**.
3. **Parking Exemption.** If an existing **nonconforming** property has a building expansion or **change of use** occur such that there is an associated **parking** or **loading** requirement in this Code over what was required by this Code before the expansion or **change of use**:
 - a. **25 percent or more** – all required **parking** and **loading** shall be provided.
 - b. **Less than 25 percent** – only the number of **parking** or **loading spaces** required by the expansion or **change of use** shall be added.

60.3 REVIEW PROCESS

- 60.3.1 **Plan Submission.** In any case where three (3) or more residential **parking spaces** are required a plan shall be submitted to the City which shall be sufficient in scope and character as determined by the reviewing authority to conclude adherence with all relevant requirements.

- 60.3.2 **Findings Required.** In accord with §8-3(g), C.G.S. et seq., all site plans for more than 10 parking spaces shall be submitted to the Planning and Zoning Commission, which shall review and determine whether they comply with this Regulation. In so acting the location of improvements shown on said plan may be modified to comply with the intent of this Regulation. The Commission shall make the following findings pertaining to any parking area of more than fifty (50) spaces that such use:
- a. will not create or contribute to serious traffic congestion or unduly inhibit surface traffic and pedestrian flow;
 - b. provides separate entrances and exits where appropriate;
 - c. provides parking to the rear of the principal structure as much as possible;
 - d. is adequately screened and landscaped;
 - e. is lighted in a manner that does not create a nuisance or hazard to any adjoining property or public street;
 - f. does not adversely affect the continuity of retail frontage;
 - g. meets the traffic standards and recommendations of the Traffic Division of the Police Department.
- 60.3.3 **Minor Site Plan.** For up to 10 spaces a Site Plan Review shall be submitted to the Commissioner of Planning and Development or a designee to review and determine compliance with this Regulation.
- 60.3.4 **Large Scale Development.** For any development project involving construction or addition of more than 50,000 square feet floor area in one structure, or the addition of 200 or more parking spaces, a **TIS** (Traffic Impact Study) is required.
- a. **Traffic Impact Study (TIS).** The TIS shall show the amount and direction of traffic to be generated by the proposed development and shall estimate the effect of such traffic on the roadway capacity and safety.
 - b. **Advisory Report Required.** No more than 30 days following the filing of the **TIS**, the Traffic Division of the Police Department shall issue an advisory report evaluating the TIS methodology and findings.
- 60.3.5 **Overall Parking Plan.** Any large scale, multi-building facility or organization that has parking in more than one location or parcel may provide an Overall Parking Plan. Administrative and Application Standards shall be adopted by the Commission prior to acceptance of Overall Parking Plan applications and at a minimum shall require a defined boundary showing the buildings and parking area(s) to be served, specify required and optional materials to be submitted by the applicant, an application review process and time schedule, and standards for approval or amendment of an Overall Parking Plan. Forms, Checklists, and Regulations may be created by the Commission to assist in the administration of this provision.
- 60.4 PERMITTED LOCATION OF SPACES**
- 60.4.1 **Parking spaces** shall be provided either in garages or paved areas that conform to these provisions, not in required setback or yard areas except as herein allowed, and shall not encroach on the public right-of-way.
- 60.4.2 **Side or Rear Yard Parking.** *Parking spaces* may be located within a required *side* or *rear yard* setback provided that no such *parking space* shall extend within one foot of any *lot line*.
- 60.5 OFF-LOT PARKING**
- 60.5.1 **Where Allowed.** *Parking spaces* shall be located on the same zoning lot as the *use* to which they are accessory in R-1 and R-2 zoning districts. In all other zoning districts off-street parking spaces may be located on a separate zoning lot whose entrance is

within 300 feet walking distance of the principal entrance of the structure that the parking serves, provided that parking for the principal use is permitted in the zoning district in which the accessory off-street parking lot is located.

60.5.2 **Parking Credits.** To be credited to the quantity of *parking* or *loading spaces* required for such *structure* or *use*, any *parking* or *loading space* not located on the same *lot* as the *structure* or *use* to which it is assigned must be either:

1. Owned by or under *long-term lease* (minimum 5 years + 5 years renewable) to the owner of such *structure* or *use*, with appropriate deed restrictions and long-term leases recorded on the West Haven Land Records; or
2. Made available on a long-term basis by a public agency, with written certification as to such availability.

60.6 **PROHIBITED LOCATIONS**

1. **Within Driveway.** No *space* or within the driveway other travel portion of any parking lot or driveway shall be deemed to be a *parking space* except for a *single-family dwelling*;
2. Off-street *parking* is prohibited in a required front yard, in required *usable open space*, or in an unapproved *parking space*.
3. No *parking space* shall be permitted where exiting vehicles must be backed into or out to a public street, except for driveways serving a **one** or **two-family residence**. Vehicles may back out toward an alley when proper aisle widths are provided.
4. No *parking space* shall be used for commercial sales or servicing or dead storage of automobiles or automotive equipment.

60.7 **FRONT YARD PARKING PERMITTED BY SPECIAL PERMIT**

Parking spaces (whether enclosed or not) may be permitted to be located within a required *front yard* by special permit upon a finding based upon evidence that such *parking spaces*:

- 60.7.1 are necessary to the *use* with which they are connected, and
- 60.7.2 cannot be located practically elsewhere on the *lot*, and
- 60.7.3 location within a required **front yard** will not depreciate property values or cause vehicular or pedestrian traffic hazards or substantially decrease the open aspect of the street, and
- 60.7.4 are properly screened and arranged in accord with Regulation requirements.

60.8 **JOINT AND COMMON USE OF OFF-STREET PARKING AND/OR LOADING**

The Planning and Zoning Commission may approve joint or common *use* of off-street *parking spaces* located on separate and adjoining *lots* under separate ownership in any multi-family, commercial or mixed use district provided that the off-street *parking spaces* comply with all applicable Section 60 requirements and a legal instrument such as a lease (minimum 5 years, 5 years renewable), easement or other deed restriction guaranteeing access to and *use* of such joint or common off-street *parking spaces* for each applicable separate use is filed on the West Haven Land Records.

The Commission must make a finding that the proposed joint use of parking or loading will meet the requirements of this Regulation for the two or more *uses* involved at the time when such *uses* are in operation.

60.9 **PUBLIC OR PRIVATE PARKING LOTS AND PARKING GARAGES**

Before a Special Permit may be issued for a public or private parking lot or garage as a principal use in addition to meeting all other requirements set forth in Article 2, the Planning and Zoning Commission must determine that such use:

- 60.9.1 will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;
- 60.9.2 has adequate reservoir space at vehicular entrances to accommodate vehicles equivalent in to ten (10%) percent of the total number of spaces;
- 60.9.3 provides separate entrances and exits where appropriate;
- 60.9.4 does not adversely affect retail frontage continuity.
- 60.9.5 traffic and flow has been approved by the Traffic Authority.

60.10 ADDITIONAL RESIDENTIAL DISTRICT PARKING RESTRICTIONS

Parking of commercial vehicles, recreational vehicles, watercraft and off-road vehicles shall be restricted as follows:

- 60.10.1 Any vehicle regulated by this section which is stored outside shall be in mechanically and legally operable condition.
- 60.10.2. Vehicle Use. No recreational vehicle shall be used for living, sleeping or housekeeping purposes while stored.
- 60.10.3 Recreational vehicles, off-the-road motor vehicles, and watercraft of greater than 20 feet in length, shall be stored in the following manner.
 - 1. Inside a carport or *garage*, or
 - 2. Outside behind the face of the **principal building**, or
 - 3. Outside in the **front yard** at least 5 feet from the **front lot line** provided:
 - a. said *parking* is for *loading* and *loading* operations completed in 24 hours, or
 - b. if terrain prevents access without substantial damage to existing large trees or landscaping a *lot* shall be determined by the Commissioner of Planning and Development to have reasonable rear yard access.
- 60.10.4. **Watercraft** length shall not include any portion of any trailer used for transporting the watercraft that extends beyond the watercraft itself.
- 60.10.5 *Corner lots* shall be deemed to have reasonable *rear yard* access.
- 60.10.6 *Parking* on a **one** or **two family dwelling** site shall meet §60.7 requirements.
- 60.10.7 *Parking surface area* for accessory off-street parking for recreational vehicles, watercraft and off-the-road vehicles shall meet §60.8 requirements.
- 60.10.8 **Residential Restriction on Commercial Vehicles.** No more than two (2) commercial vehicles shall be parked at any one time on a residential zone lot. Commercial vehicles stored outside must be parked in an approved driveway or parking space. Such vehicles shall not exceed three-quarter (3/4) ton capacity and shall be used by an occupant of the **dwelling** for personal or business transportation. Commercial vehicles engaged in lawful construction or service operations on the site are exempt from this requirement.
- 60.10.9 In no case shall any non-passenger *vehicle* or other commercial *vehicle* including construction equipment, other than *camp trailers*, campers, personal boats or commercial *vehicles* that do not exceed 3/4 ton load, as specified by the Connecticut Motor Vehicle Department, be parked or stored in any residential *district*, except as service *vehicles* on a temporary basis.
- 60.10.10 No commercial *vehicle* shall be parked or stored overnight, whether on public or private property, public *street* or other vehicular right-of-way in any *residential district*.
- 60.10.11 The regular transfer, loading, unloading, or other processing of materials, supplies, or goods on or off any permitted commercial *vehicle* within a *residential district* is prohibited.

60.11 UNREGISTERED VEHICLE STORAGE

60.11.1 **Residential Districts.** In no case shall there be more than either one (1) unregistered *vehicle* or one (1) registered motor *vehicle* not in condition for use on public highways on any zoning *lot*. Additionally, any such *vehicle* must be parked or stored within a fully enclosed *garage* or similar *structure*, or on a paved *parking* area located to the rear of the *principal structure*, but not within any yard *setback* areas.

60.11.2 In no case shall any unregistered motor *vehicle* or any registered motor *vehicle* not in condition for use on the public highways be permitted to be parked, or be stored on any public or private *street*, or public vehicular right-of-way.

a. One such *vehicle* may be temporally parked on a private driveway or private right-of-way for a period of time not exceeding twenty-four (24) hours.

b. **Commercial vehicles** shall not be permitted to be parked on a public street or right-of-way for more than four (4) hours in any residential district.

60.12 ACCESSORY OFF-STREET PARKING may be constructed for single and two family dwellings for passenger vehicles, recreational, off-the-road vehicles, and watercraft. Said accessory parking may be in addition to and on other than the access drive.

60.12.1 Requirements.

1. Dirt, woodchip or sod surfaces are prohibited.

2. Said accessory parking shall have an approved access thereto.

3. The surface for such storage area shall consist of either pavement, brick or concrete blocks, CA-10 gravel with curb or border of railroad ties or cement or other surface acceptable to the City Engineer.

4. To improve visibility for vehicles exiting from parking structures or parking lots that have an elevation below that of the adjacent right-of-way, the access drive shall be built to conform to the dimensions of Figure 60.5.

60.13 NUMBER OF PARKING SPACES

Off-street parking shall be provided in accord with Table 62.1.

60.13.1 In the case of a *use* not specifically mentioned, *parking* shall be provided according to the requirements for the *use* to which it is most related or similar as determined by the Commissioner of Planning and Development.

60.13.2 Where further refinement of Table 62.1 provisions is necessary, reference shall be made to **Trip Generation, Institute of Transportation Engineers**, in its latest edition, or the **Highway Capacity Manual (HCM)**, Transportation Research Board, American Association of State Highway Officials Manual, in its latest edition. To determine off-street parking requirements listed in Table 62.1 the following measurement units apply:

1. **Floor Area.** Where the unit to determine required off-street parking spaces is floor area the *gross floor area* in §2.2 Definitions shall be the basis.

2. **Seated Assembly.** In places of public assembly where attendees occupy benches or other similar seating each 2 feet of seating length shall be counted as 1 seat.

3. **Open Assembly** (no seats). 1 parking space shall be provided for each 4 persons fire capacity as determined by the standards of the Fire Marshall.

4. **Mixed Open and Assembly.** Where a place of public assembly has both fixed seats and open assembly areas, requirements shall be computed separately for each type and then added together to determine the total parking requirement.

5. **Fractional Parking Spaces.** When units of measurement result in fractional space requirements, any fraction less than .5 shall be disregarded, and any fraction over and including .5 shall require 1 full parking space.

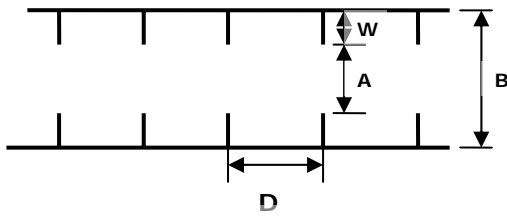


Figure 60.1 Parallel Parking Illustration.

60.14 RESIDENTIAL PARKING DESIGN.

60.14.1 Required parking spaces may be placed end to end.

60.14.2 Garage doors opening towards a public street shall be a minimum of 20 feet from the property line.

60.15 EMPLOYEE PARKING ADJUSTMENT

For long-term individually assigned employee parking spaces the minimum space width may be reduced to 8 feet.

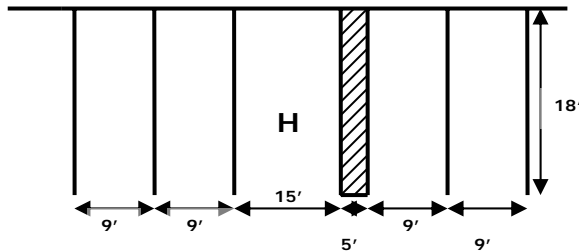
60.16 DEFERRED PARKING OPTION

A use requiring 50 or more parking spaces may request that up to 25 percent (25%) of the required parking be a reserve area to be completed at a later date. The applicant shall state the basis for the proposed parking reserve area, which may include experience at locations of similar size and character, and shall show on the site plan the parking spaces proposed to be deferred. All approved landscaping and drainage to serve the "Parking Reserve Area" shall be completed prior to issuance of a Certificate of Occupancy.

If in the sole opinion of the City conditions warrant the "Parking Reserve Area" shall be completed within a reasonable time, weather permitting.

60.17 HANDICAPPED PARKING

When Federal or Connecticut state law requires handicapped accessibility, all off-street parking lots except those serving one and two family dwellings shall provide handicapped parking in accord with Table 60.1.



Handicapped Accessible Space – 15' Width x 18' Depth with 5' Wide Access Aisle

Figure 60.2 Handicapped Parking Dimensions.

60.17.1 Definition.

HANDICAPPED PARKING SPACE: A parking space 15 feet wide with a 5 feet wide cross-hatched access aisle and 18 feet deep that serves handicapped persons.

60.17.2 Requirements and Quantity. Handicap parking spaces, including design and signs, must comply with the State of Connecticut Accessibility Code and American Disabilities Act (ADA), as amended. If the West Haven Zoning Regulation and State or ADA requirements differ, the more restrictive standard shall apply.

1. **Health Care Facilities.** 10% of the total parking spaces.
2. **Ambulatory Care Facilities.** 20% of the total parking spaces.

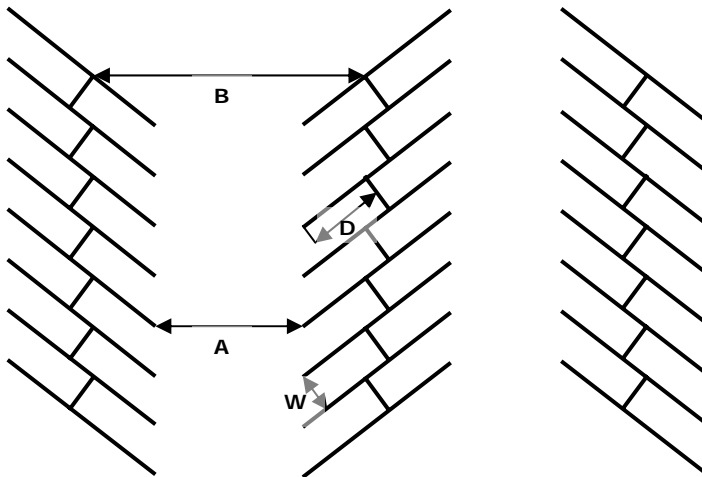
3. **Handicapped Van Provision.** For every six or fraction of six accessible parking spaces, at least one shall be a van accessible space 16 feet wide with an 8 foot wide access aisle.

Any parking structure shall provide a minimum of 2 handicapped van spaces, which shall have a minimum vertical clearance of 8 feet, 2 inches.

4. **Handicapped Parking Space Slope.** No more than 2%.

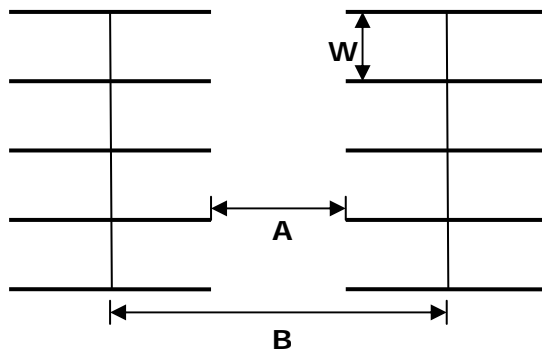
Table 60.1 QUANTITIES OF HANDICAP PARKING SPACES REQUIRED.

Number of Parking Spaces Required	Total Number of Handicapped Parking Spaces
≤25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-250	7
251-300	8
301-400	9
501-1000	2% of Total Number
over 1000	20 plus 1



KEY – W = Parking Space Width D = Parking Space Depth B = Parking Space Bay

Figure 60.3 Angled Parking Illustration.



KEY – A = Aisle Width W = Parking Space Width B = Parking Bay Width

Figure 60.4 Ninety (90°) Degree Parking Illustration.

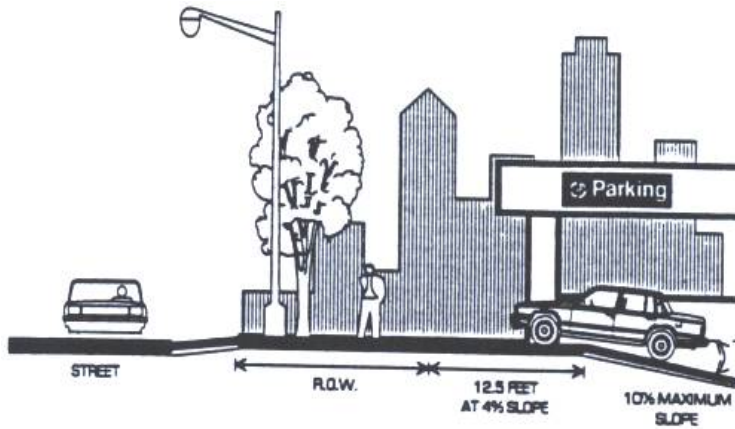


Figure 60.5 Access Drive Illustration.

60.18. ACCESS DRIVE REQUIREMENTS

All access drives are subject to the following standards:

- 60.18.1 **Approval.** All access drive locations shall have the written approval of the Police Department Traffic Division.
- 60.18.2 **Number.** No zoning lot shall have more than two (2) driveways per frontage unless the Police Department Traffic Division approves additional driveways.
- 60.18.3 **Access Drive Location.** To allow adequate vehicle stacking and turning capacity, access driveways shall be located a minimum distance from a street intersection based on its classification on the City Street Classification System Map, in its latest edition, as follows:
 - a. **Major Arterial** – 120 feet
 - b. **Minor Arterial** – 80 feet
 - c. **Collector** – 50 feet
 - d. **Local** – 25 feet
- 60.18.4 **Width.** Access driveway width shall conform to Table 60.3 specifications.
- 60.18.5 **Slope.** Access driveways and internal roads shall slope no more than 10%.
- 60.18.6 **Landing.** A landing at the entrance of the driveway shall be no less than 25 feet in length and have a slope no greater than 4%.
- 60.18.7 **Sight Distance.** Site distance from drives shall be approved by the City Engineer.
- 60.18.8 **Waiver.** The Commissioner may waive the access drive standard if it is determined that site constraints require a lesser distance and poses no traffic or safety danger.

Table 60.2 Parking Space Dimensions.

Parking Angle	Space Width W	Space Depth D	Access Drive A	Parking Bay Width B
0 (Parallel)	8	22	12	28
30	9	19	16	54
11	9	18	18	49
90*	9	18	22	58

Notes: All dimensions are in feet.

Aisle widths are for 1-way aisles except for 90 degree parking, which must provide a 2-way aisle. Any proposed parking angle not shown in Table 60.4 is subject to approval by the City.

Table 60.3 Access Drive Width Standards.

Use Category	Minimum Width in Feet	
	One-Way	Two-Way
Dwelling Units		
Single-family	9.0	16.0
2-4	12.0	20.0
5 or more	12.0	22.0
Commercial & Industrial	12.0	22.0

60.19 PARKING SPACE AND LOT STANDARDS

All parking spaces and lots shall conform to the following standards:

- 60.19.1 **Standard Parking Space Size.** 9 feet in width and 18 feet in length.
- 60.19.2 **Parking Space Location Limit.** No parking space may be within thirty (30) feet of the public road access when measured along the interior drive.
- 60.19.3 **Designated Compact Car Space Size.** 8 feet width and 16 feet length.
- 60.19.4 **Compact Car Space Quantity.** Where 20 or more parking spaces are required, the applicant may request up to 25 percent of the total required parking spaces be clearly designated and reserved for compact cars, and compact cars may be included in modules designed for standard spaces.
- 60.19.5 **Parking Area Slope.** No more than 5%.
- 60.19.6 **Wheel Stops and Curbs.** In any zoning district, for any parking space (except parallel parking spaces), wheel stops or curbs shall be installed to prevent vehicles from getting any closer than 2 feet to the property line or further than 2 feet into any required perimeter screening strip.
- 60.19.7 **Terminal Island Requirement.** All rows of 4 or more parking spaces shall have a terminal island to protect vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide landscaping space in accord with this Regulation.
- 60.19.8 **Landscaped Divider Strip Requirement.**
 1. Off-street parking areas designed to provide four (4) or more double rows of abutting side-by-side spaces shall include a continuous landscaped divider strip centered on the dividing line between at least one-quarter (25%) of such rows of spaces.
 2. A divider strip shall have a width of not less than 5 feet, shall be surrounded by a raised curb or wheel stops to prevent any vehicular encroachment and shall be planted in accord with this Regulation.

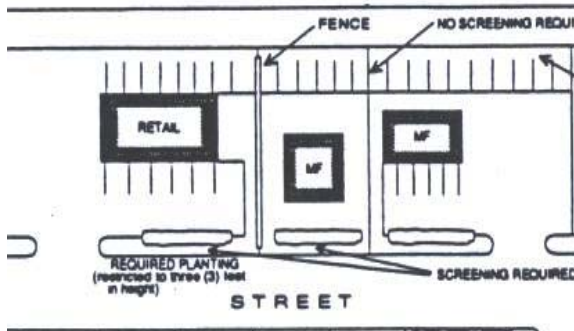


Figure 60.6 Required Screening Between Uses

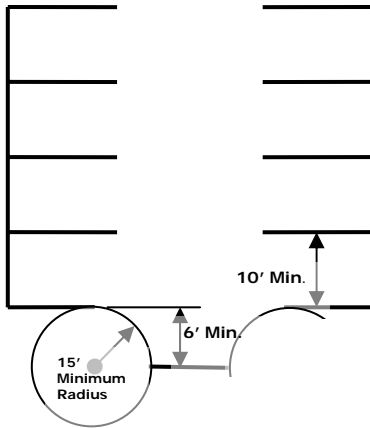


Figure 60.7 Dead-End Turnaround

3. **Dead-End Turnaround.** When the end of the access drive for ninety degree (90) parking is a permanent dead-end, a turnaround with a minimum radius 15 feet and a 6 feet minimum depth shall be provided. The City Engineer may approve a comparable turnaround design.

60.20 PAVING STANDARDS

All driveways or private roads which provide egress or ingress to a public street shall have a concrete apron, as required by City Ordinance. All access drives, parking spaces, off-street parking lots and loading areas shall be paved with a suitable form of hard surface, including oil-and-chip, Portland cement, asphalt or brick, or other City Engineer approved material, except where the Planning and Zoning Commission or Inland Wetlands Agency requires use of porous materials due to flooding or water run-off considerations to create a dust free environment that conforms to the following criteria:

- 60.20.1 **Pavement Design.** Material composing the pavement and soil underneath shall not be displaced by traffic movement in a manner that generates air pollution due to flying particles and causes damage, injury or nuisance to people and/ or vehicles that use the facility.
- 60.20.2 **Design and Construction.** Pavement design and construction of shall be such that the physical appearance, characteristics, performance and rigidity of the surface that comes into direct contact with vehicles does not change with varying weather conditions. Surface form and texture shall be conducive to safe traffic flow.
- 60.20.3 **Wear and Tear.** Notwithstanding normal wear and tear, the surface and appearance of the parking lot shall be maintained to perform as originally designed.
- 60.20.4 **Nonconforming Parking Areas, Driveways, and Access Drives** existing as of July 1, 2005 not improved with a surface specified herein shall not be required to be paved unless a new structure intended by a principal use is constructed or where improvement in excess of 25% per cent of the most recent assessed market value of the structure is undertaken.

60.21 LIGHTING STANDARDS

All exterior lighting shall be of such shielded and screened so that no light will shine or glare directly onto any public right-of-way or exceed .1 foot-candles onto any adjacent residential uses.

60.22 SUBSURFACE DRAINAGE CONNECTION

Subsurface drainage connection to an approved public storm sewer is required, satisfactory to the City Engineer and subject to the requirements below.

- 60.22.1 **Site Plan** shall show the proposed storm water management system including the location and size of all drainage structures, storm sewers, swales and swale sections, detention basins, outlet lines, and analyses of the effect of said improvements on the receiving outlet pipe and storm sewer and the associated swale and high water elevations for each storm event.
- 60.22.2 **Details required.** The site plan shall also show a typical detail of the connection method to the storm sewer and details for replacement and restoration of all paved and unpaved portions of the public right-of-way.
- 60.22.3 **Supplementary Materials.** Additional site specific information may be required by the City Engineer who shall also be responsible for inspection and approval of work required by this subsection.
- 60.22.4 **Storm Water Management Plan.** Any development with more than 10,000 square feet of impervious surface area shall prepare a stormwater management plan, which shall employ best management practices. Said plan shall be prepared by a registered professional engineer and include drainage calculations for existing and proposed conditions for 10, 25 and 100 year storm recurrence intervals.

60.23 OFF-STREET PARKING SCREENING

- 60.23.1 **Intent.** This subsection is intended to improve the appearance of off-street vehicular use areas and property abutting public rights-of-way, thereby reducing conditions that lead to urban blight, promote the public health, safety, and general welfare by reducing noise and air pollution, light glare, soil erosion, and thermal heating of the environment; promote improved stormwater quality and increase soil and water retention, thereby helping to prevent flooding, improve pedestrian movement within paved areas and along public rights-of-way; protect and preserve the appearance, character and value of surrounding property; and preserve existing significant vegetation.
- 60.23.2 **Jurisdiction.** Any parking facility with 5 or more parking spaces or loading area established or improved after the passage of this Regulation that abuts a public or private right-of-way, a residential zoning district, or preexisting residential use shall be screened with a perimeter screening strip meeting the minimum standards in this section for those areas which meet the above qualifications. All parking areas with 10 or more parking spaces established or improved after the passage of this Regulation shall also screen traffic by means of interior separations.

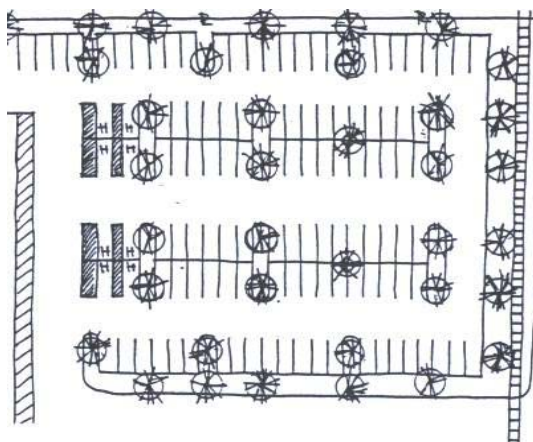


Figure 60.8 Screening Areas Illustration

60.24 LOCATION AND SIZE OF SCREENING AREAS.

- 60.24.1 **Perimeter Screening Strip Width.** The minimum perimeter screening strip width along a public or private automotive or pedestrian right-of-way is 10 feet. In all other areas, the minimum width is 5 feet. Internal separation between cars and traffic shall be installed in accord with §60 requirements that can be used, in part, to meet the requirement that at least 5% of the interior of off-street parking areas be landscaped.
- 60.24.2 **Perimeter Strip Planting.** Perimeter strips shall have at least 1 tree for every 50 linear feet planted at less than 50 feet intervals to achieve even row spacing. Where this ratio results in a fraction the fraction shall always be rounded up to the next highest number (e.g. 11.1 trees = 12 trees). Tree plantings shall begin within 20 feet of ends of adjoining parking rows. The maximum distance between trees shall be 60 feet.
- 60.24.3 **Landscape Islands.** In addition, within each row of 12 or more parking spaces, there shall be landscaped islands located so as to prevent more than 8 vehicles from being parked side-by-side in an abutting configuration. Such islands shall measure not less than 128 square feet, have a minimum dimension of 8 feet, and shall cover 100 percent of the drip area of trees within them.
- 60.24.4 **Protection of Material.** Curbing, anchored bumper blocks, or other durable materials as approved shall protect landscaped areas. Wood timbers that are not part of a structural retaining wall shall not be accepted to meet this requirement. Alternative barrier designs that provide improved infiltration or storage of stormwater are encouraged.
- 60.24.5 **Terminal Islands** shall be landscaped with at least 1 tree and ground cover or grass. A terminal island for a double row of parking spaces shall be landscaped with at least 2 trees and ground cover or grass.
- 60.24.6 **Divider strips** between rows of parking shall be landscaped with at least 1 tree for every 50 linear feet.
- 60.24.7 **Headlight Screening.** All parking screening shall be maintained to effectively function as a direct headlight screen to a height of 30 inches. There shall be a minimum of 1 shrub for every 5 linear feet. Where planting material is used for hedging or screening, at least 50% shall be evergreen, and of a size, quantity and spacing to achieve 50 % year-round opacity at planting time.
- 60.24.8 **Existing vegetation.** The City Tree Warden may grant written approval to use existing vegetation to satisfy tree planting requirements.

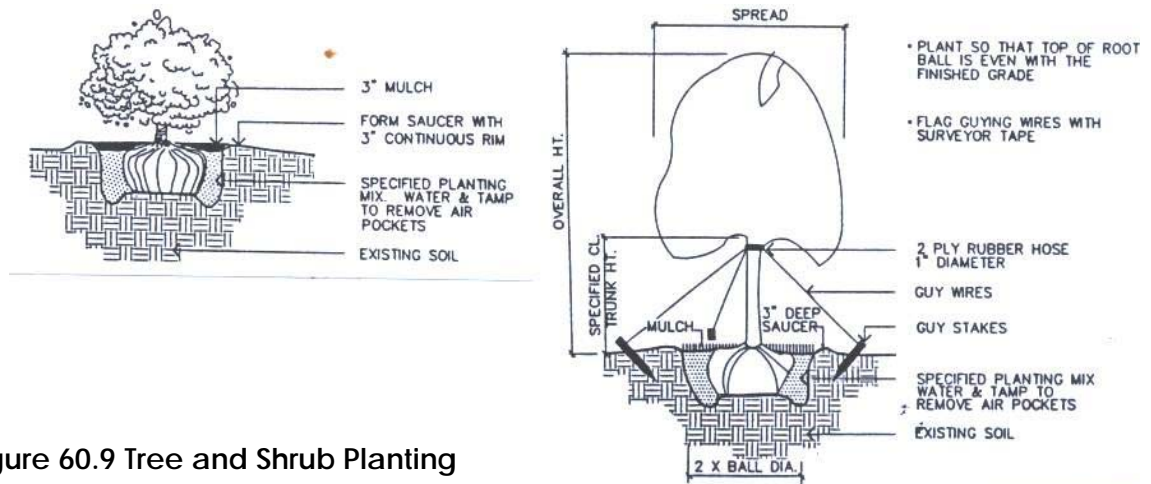


Figure 60.9 Tree and Shrub Planting

- 60.24.9 **Permitted Deciduous Trees** .Norway, Sugar and Red Maples, Oaks, Lindens, Ashes, Ginkgo (male only), Honey Locust (seedless and thornless), London Planes, Zelkovas, or other types with City approval. Small trees such as Crabapples, Hawthorns, Amelanchier, or Russian Oak, fruit trees, pine or evergreen trees may be permitted by the City in planting areas that would not interfere with traffic visibility.
- 60.24.10 **Alternate species or plans.** The Commissioner, who may be advised by the Tree Warden, may approve alternate tree species or planting plans that substantially conform to this section's intent.

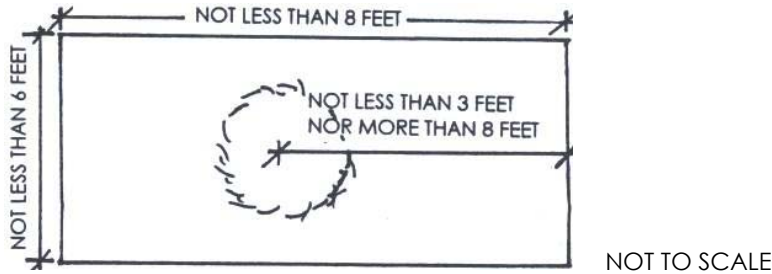


Figure 60.10 Minimum Planting Area

- 60.24.11 **Minimum planting area.** 6 feet by 8 feet. Trees shall be located behind bumper stops or integral curbing, no closer than 3 feet and no farther than 8 feet from the face of the bumper stop or curb.
- 60.24.12 **Ground cover.** Landscaped areas shall be covered with grass, or low vegetative ground cover not to exceed 18 inches in height, or if directly beneath shrubs or trees, organic mulch. Stone, sand, aggregate, or similar materials shall not be accepted to meet this requirement. Where grass or ground cover is required, it shall be planted and maintained to present a finished appearance within one growing season.
- 60.24.13 **Visibility Requirement.** No *building* or other *structure, sign, fence,* wall, hedge, shrubbery, or other vision obstruction more than three (3) feet high, as measured above mean curb level, shall be placed or allowed to grow within a 20 foot visibility triangle formed by two intersecting streets (see Figure 60.8).

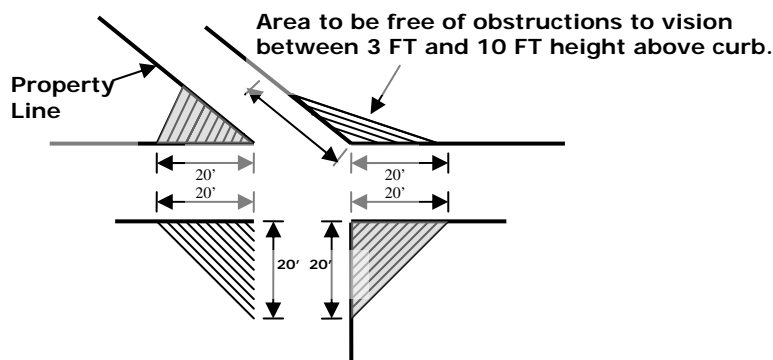


Figure 60.11 Visibility Triangle Illustration.

- 60.24.14 **Materials Maintenance.** All plant and tree growth in landscaped areas shall be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard. All plant areas must be maintained in a reasonably weed-free condition and free of undergrowth. All plantings must be fertilized and

irrigated at such intervals as are necessary to promote optimum growth, and shall be maintained as living plant material and replaced within 90 days when any such foliage dies or become unhealthy.

Table 60.4 Screening Shrubs for Parking.

Species	Minimum Spacing *Requirements	Planting Height
Juniper	3 Feet	18"-24"
Compact Fitzer Juniper	3 Feet	18"-24"
Dense Yew	3 Feet	18"-24"
Hicks Yew	3 Feet	18"-24"
Holly Species	3 Feet	18"-24"
Euonymous Alatus Compactus	3 Feet	18"-24"
Spirea Species	3 Feet	18"-24"

*Measured from center to center at planting grade.

60.24.15 **Modifications.** Additional landscaping, screening, preservation of existing vegetation, or rearrangement of landscaping may be required as a condition of approval when development activity would damage existing natural systems or processes, to screen mechanical equipment and to prevent traffic hazards or other dangers to public safety. Flexibility in standards application may be allowed if modifications are consistent with the intent of this Section, if site topographic features create conditions so that strict application would result in less effective screening and landscaping than alternative landscape designs, existing buildings provide adequate screening, existing vegetation is located or spaced in such a manner that the addition of required landscaping would be detrimental to the plant material or create undesirable conditions, and the applicant provides a statement of justification identifying which site conditions warrant the requested modification and how it meets the Regulation intent.

60.24.16 **Artificial plants or trees** shall not be used.

60.25 COMMERCIAL OR INDUSTRIAL DISTRICT ABUTTING A RESIDENCE DISTRICT.

60.25.1 **Requirements.** Where Commercial or Industrial District property abuts a Residence District property, either directly or across a street or alley, the following requirements shall apply to the Commercial or Industrial District parking and loading areas.

60.25.2 A **landscape buffer** of at least 5 feet width shall be provided between the uses.

60.25.3 A **fence, wall or evergreen planting** at least 5 feet in height, designed to screen noise, odors, visibility and headlight glare, shall be located between the parking or loading area and the Residence District (except that such fence, wall or planting shall conform to the sight distance requirement in §60.24.13 above.

60.25.4 **Artificial Lighting** of a parking or loading area shall be so arranged that no direct rays fall within the Residence District.

60.26 DRIVE-THRU AND WALK-UP FACILITIES.

The following requirements shall apply to drive-in facilities, restaurants, banks, pharmacies, laundries, vending machines, customer pick-ups and other facilities serving customers either sitting in their vehicles or stepping out briefly to pick up or deliver goods or conduct other business:

60.26.1 **Vehicle Reservoir or Standing Area.** The free flow of traffic and protection of pedestrian areas provisions in §60.20.6 above shall apply. Compliance with such provisions shall be assured by adequate design of the establishment, with particular attention to provision of an adequate vehicle reservoir or queue (standing area).

a. Each **queue lane** shall be clearly defined so as not to conflict or interfere with other traffic using the site, and shall have a **bypass lane** of 10 feet minimum width distinguished from the queuing lane by markings.

60.26.2 **ATM Requirements.** No walk-up ATM (automatic teller machine) or similar device provided for pedestrian use at a curbside, in a building facade, or in a lobby or vestibule visible from the street, shall be allowed in a structure facing a no parking area or posted bus stop, unless 4 legal on-street parking spaces, or a minimum of 2 off-street parking spaces within 100 feet walking distance of the installation on the same side of the street as the ATM installation, are available for customer use.

60.26.3 **Written ATM Approval Required.** All drive-thru or walk-up facilities shall be approved in writing by the Police Department Traffic Division. The Commission may adopt regulations to assure pedestrian and vehicular safety and free flow of traffic.

60.27 AUTOMOTIVE ESTABLISHMENTS.

Where requirements of State Statutes, the Department of Motor Vehicles, Zoning Board of Appeals or some other authority also apply, regardless of the district in which the use is located, the strictest of the requirements shall control.

60.27.1 General Standards.

- a. §60.20.6 provisions for free flow of traffic and protection of pedestrian areas.
- b. Adequate area for vehicle storage and for parking of employee and customer vehicles shall be provided on private property.
- c. Facilities shall be so arranged that no servicing of any vehicle shall take place on any public street or sidewalk.
- d. No storage of any vehicle shall take place on any sidewalk.
- e. Adjacent residential uses shall be shielded from direct rays of light from the illumination of any off-street parking areas.

60.27.2 Gasoline Stations.

- a. All pump islands shall be located at least 13 feet from any street line.
- b. Sight distances shall not be obstructed by temporary or permanent signs, racks, displays or other materials or equipment.
- c. Servicing other than retail gasoline and oil sale, and minor services customarily incidental thereto, shall be conducted within a building.
- d. Convenience stores and take out food kiosks within gasoline stations shall be considered a permitted *accessory use*.

60.27.3 Sale of New or Used Vehicles.

- a. Sale of new or used vehicles and any repair of vehicles shall conform to the standards of this subsection §60.22.

60.27.4. Car or Truck Wash Queuing (a/k/a Auto Laundries).

- a. A **queuing area** of at least 20% of the vehicular hourly capacity for waiting customer vehicles shall be provided outside the car/truck wash.

60.27.5 Repair and Limited repair of Vehicles.

- a. All repairs other than for minor emergencies and all servicing except customary outdoor services such as tire and chain work shall take place within a **building**.

b. All vehicles inoperable by reason of collision shall be stored within a **building** or be screened as to be hidden from view from streets and surrounding properties.

60.28 RELIEF FROM STANDARDS.

Only the Planning and Zoning Commission shall have the power to lessen the requirements of this Regulation as to the number of **parking** or **loading spaces** required and/or increase the maximum allowable **walking distance** to such **parking spaces**, but only upon a finding that such other standards will be adequate.

SECTION 61 – LOADING REGULATIONS

61. OFF-STREET LOADING REGULATIONS

Every commercial or industrial building having a gross floor space of 1,500 square feet shall have an area designated within the lot for off-street loading. In determining the adequacy of the loading area and the propriety of its location, the Commission shall be guided by the nature of the use, the anticipated vehicular and pedestrian traffic volume, and the type and frequency of vehicles expected to use the facility.

Where off-street *loading* has been established, loading shall thereafter take place in such space(s) in preference to any public street or sidewalk.

61.1 LOCATION

Loading spaces shall be segregated from pedestrian traffic and shall not be located to interfere with the flow of traffic within any parking area wherever possible.

61.2 NUMBER

Required off-street *loading spaces* are shown in **Table 62.1 Summary Table of Parking and Loading Requirements**.

61.3 LOADING SPACE SIZE

Each *loading space* shall be sufficient in size and arrangement to accommodate truck types that serve the establishment. Aisles in off-street parking areas may be used as loading spaces or maneuver area for entry into *loading spaces* if the efficient operation of the off-street parking area is not affected thereby. A *Loading space* shall be not less than twelve (12) feet wide and twenty-five (25) feet long, exclusive of travel area needed to park the vehicle within the loading space.

61.4 DISTINCT USES

Where one establishment has two or more distinct *uses*, each *use* shall be measured separately to determine the quantity of spaces required.

61.5 CREDIT FOR LOADING SPACES

If not on the same lot as such *use* to which it is credited the loading space shall be in an area immediately adjacent to such *lot*.

61.6 LOADING SPACE ACCESS

All loading areas shall have adequate access to a street or alley, be suitably surfaced and drained, and be provided with bumper or wheel guards where necessary to prevent encroachment of vehicles beyond property lines. Sufficient off-street maneuvering area shall be provided. Required *yards* may be used for parking, provided all other Regulation requirements are met.

61.7 TRAFFIC FLOW; PEDESTRIAN AREA PROTECTION

61.7.1 **Free Flow.** Access and egress shall be arranged for free flow of vehicles at all times to prevent blocking or endangering of vehicular or pedestrian traffic through stopping or standing of vehicles on sidewalks or streets. If a vehicle standing area on the property is necessary to prevent such blocking of traffic, an adequate reservoir shall be provided.

61.7.2 **Backing Across Sidewalks.** No access or egress shall be so arranged that vehicles can enter or leave the area only by backing on or across any sidewalk or to or from any street.

61.7.3 **Obstruction.** Facilities shall be so arranged that no vehicle is allowed to stand or be parked on any sidewalk or other area between the curb and the street line, or on any other area which is privately owned but used by the public as a sidewalk.

61.7.4 **Sight Distance** shall be adequate for pedestrians and vehicles.

61.7.5 **Access or Egress Driveways** shall cross a sidewalk only in such a way that the width of the inner edge of the sidewalk is no greater than its width at the curb (excluding any curved or tapered section known as "curb return").

61.7.6 **Copings, wheel stops, bumper guards** or other devices to prevent encroachment of parked, standing or moving vehicles upon any sidewalk area not contained within a permitted driveway shall be provided for any portion of a parking or loading area (or other area for maneuvering or standing of vehicles) abutting a sidewalk at a point other than a permitted driveway.

61.8 CONSTRUCTION SPECIFICATIONS

61.8.1 **DPW and Section 206 City Code Standards to be Used.** Construction Specifications for access driveways (such as line and grade materials) shall be determined by standards established by the Department of Public Works, and by Section 206 of the West Haven Code of Ordinances, and any amendments thereto. The number, location and length of access driveways shall be determined by City Engineer standards.

TABLE 62.1 SUMMARY TABLE OF PARKING AND LOADING REQUIREMENTS

KEY	USE CATEGORY	REQUIRED PARKING SPACES	REQUIRED LOADING SPACES
A.	SAME USES AS PERMITTED IN RESIDENCE DISTRICT <i>Single Family Dwellings</i> , Detached or Attached: <i>Two and three family dwellings</i> , <i>Multi-family dwellings</i>	1 Space per Bedroom, 2 Space Minimum, <i>Except in CBD & TOD zones only</i> , 1 Space per Bedroom	NONE
	<i>Accessory Apartment</i>	1 Additional Space	
	<i>Home Occupation</i>	2 Visitor Spaces	
	Congregate Housing, Assisted Living	1 Space per Bedroom	
B.	TRANSIENT LODGING Bed & Breakfast or Tourist Home	1 Space per Sleeping Room	B
	<i>Rooming, Boarding, Lodging House</i>	1 per 2 Beds	
	Hotels, Motels, Boatels or Inns	1 Space per Sleeping Room	
C.	FOOD, DRINK & ENTERTAINMENT NOTE: FOOD PREP AREA IS CONSIDERED A SEPARATE USE.		
	Banquet Hall	1 Space per 3 Seats	A
	Convention Center	1 Space per 3 Seats	A
	Nightclubs, Taverns, Cafes or Bars	1 Space per 3 Seats	A
	Restaurant	1 Space per 3 Seats	A
	Liquor, Package Store, Grocery Beer	1 per 200 SF Sales or Service Area	A
D.	PERSONAL SERVICES		
	Bank or Credit Union	1 per 200 SF	B
	Barber and Beauty Shops	1 per 200 SF	B
	Child Care Facilities	1 per Employee	B
	Craft Shops (i.e. potter, woodworking, tailor)	1 per 200 SF	B
	Flea Markets	1 per 200 SF	B
	Funeral Parlors	1 per 200 SF	B
	Laundry or Dry Cleaning Establishment	1 per 200 SF	A
	Massage Parlor	1 per 200 SF	B
	<i>Pawn or Swap Shop</i> , Second hand, used, pre-owned goods dealer, Consignment shop	1 per 200 SF	B
Pet Shop/Grooming Facility (non-boarding)	1 per 200 SF	B	
E.	COMMERCIAL		
	Neighborhood Shopping Area	1 per 200 SF	A
	Regional Shopping Center	1 per 200 SF	A
	Retail Store, Shop or Boutique	1 per 200 SF	A
	Small Appliance, TV, Repair Shops, etc.	1 per 200 SF	B
Temporary Vending Stand or Cart	Not Applicable	NONE	
F.	EDUCATION		
	Public or Private Elementary or Secondary School, University or College including related facility (dorm, sports complex, etc.) Trade School	1 per 3 seats in largest place of assembly or 1 per 20 Students, whichever is larger	A A
G.	GOVERNMENT		
	Government Office, Building, Public Facility	1 per 200 SF	B
	Municipal or Quasi-Municipal Facilities	1 per 200 SF	B
	Public Park, Playground or Field, Walkway, Trail; Beach, Natural Resource Education Area; Boating or Fishing Facility; Required Parking & Structures	As Determined by P&Z Commission	B

TABLE 62.1 SUMMARY TABLE OF PARKING AND LOADING REQUIREMENTS

KEY	USE CATEGORY	REQUIRED PARKING SPACES	REQUIRED LOADING SPACES
H.	HEALTH CARE		
	Animal Hospital, Veterinary office, Other facility for animal care and/or treatment	1 per 150 SF	B
	Community, Health, Welfare Office	1 per 200 SF	B
	Hospital or Medical Office with In-Patient Treatment (no residential treatment center)	1 per 150 SF	A
	Walk-In Clinic	1 per 150 SF	B
	Medical Offices	1 per 150 SF	B
	Nursing, Rest or Convalescent Home	1 per 8 beds	B
I.	OFFICE		
	Business or Professional (not Medical)	1 per 200 SF	B
	General, Corporate or Headquarters	1 per 200 SF	B
J.	RELIGIOUS		
	Place of Worship, Parish House, Similar Use	1 Space per 3 Seats	B
	Religious Service or Fraternal Organization	1 Space per 3 Seats	B
K.	PLACES OF ASSEMBLY		
	Private Club, Hall, or similar facility	1 Space per 3 Seats	A
	Theater	1 Space per 3 Seats	A
L.	INSTITUTIONAL		
	Public or Private Utility Facility		B
	Substation		B
M.	AMUSEMENTS		
	Adult Bookstore or similar facilities	1 per 200 SF	B
	Amusement Center, incl. Bowling Alley billiard or pool hall, indoor golf, arcade or other commercial recreation facility	1 per 200 SF	B
	Legalized Gaming Facility (<i>not</i> lottery outlet)	1 per 200 SF	B
N.	AUTOMOTIVE		
	Auto Dealer – New Cars (Min. 5 Acres)	1 per 500 SF Showroom Area	A
	Auto Dealer – Used Cars (Min. 2 Acres)	Minimum 8 Spaces	A
	Auto Parts Supply	1 per 200 SF Sales or Service Area	A
	Vehicle Service, Repair, including Body Work	2 per Repair Bay	B
	Carwash	Minimum 6 Car Stacking Area	B
	Gas or Fuel station, incl. Convenience Store	Minimum 8 Spaces	B
<i>Motor Vehicle Junkyard</i>	Minimum 8 Spaces	A	
O.	HEAVY COMMERCIAL		
	Building Materials or Lumber Yard		A
	Farm/Construction Equipment Sale & Service	1 per 500 SF Sales/Service Area	A
	Farm Supply Sale, Service		A
	Plant Nursery		A
P.	INDUSTRIAL		
	Industrial Offices	1 per 200 SF	B
	Light Manufacturing, processing or assembly of goods without vaporous, liquid, or solid discharge	1 per 500 SF	A
	Manufacturing, processing or assembly of goods (not noxious, hazardous or dangerous)	1 per 500 SF	A
	Manufacturing With On-Site Inventory & Material Storage	1 per 500 SF	A
	Manufacturing Involving smelting, forging or plating of metal, rubber or similar materials	1 per 500 SF	A

TABLE 62.1 SUMMARY TABLE OF PARKING AND LOADING REQUIREMENTS

KEY	USE CATEGORY	REQUIRED PARKING SPACES	REQUIRED LOADING SPACES
P.	INDUSTRIAL	1 per 500 SF	A
	Processing facility for animals or fish or their by-products.		
	Recycling Facility for reuse, bundling, reconstruction of materials such as paper, cans, bottles, bulk vegetation (leaves, wood, etc.).		
	Research & Development Laboratories		
	Waste handling, processing or storage		A
Q.	STORAGE		
	Interior Storage of Non-Hazardous or Hazardous Materials	1 per 500 SF	A
	Self-Storage	1 per 4 Storage Cubicles	B
	Outside Storage as Principal Use or Accessory Use	1 per 1000 SF	A
	Recycling Facility	1 per 1000 SF	A
	Warehousing	1 per 1000 SF	A
R.	TRANSPORTATION		
	Bus, Train or other Mass Transit Station		B
	Tractor-Trailer Facility, service area or warehouse with high volume truck operation	1 per Employee on Largest Shift	A
S.	OTHER		
	Billboard subject to §43. Limitations	None	NONE
	Common and/or Joint Use Parking	Not Applicable	NONE
	Inland or Tidal Wetland, Greenbelt, Public Garden or Nursery	Not Applicable	NONE
	Use not analogous to any use specifically mentioned in this table	As determined by P& Z Commission	

END

TABLE 62.2 LOADING REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL USES.

Key letter in first column refers to Loading Column of Table 60.1

Key Letter	General Description of Uses	Gross Floor Area (in Square Feet, SF)	Quantity of Loading Spaces
A	Use which is primarily concerned with the handling of goods.	1,500 – 20,000	1
		20,001 – 50,000	2
		50,001 – 75,000	3
		each additional 50,000	1 additional
B	Use which is <i>not</i> primarily concerned with the handling of goods.	1,500 – 75,000	1
		75,001 – 200,000	2
		200,001 – 350,000	3
		each additional 150,000	1 additional