

TYPE OF APPLICATION

- \_\_\_\_\_ Change of Zone
- \_\_\_\_\_ Amendment to Regulations
- \_\_\_\_\_ Special Permit
- \_\_\_\_\_ Site Plan Approval
- \_\_\_\_\_ Removal or Deposit of Earth Products
- \_\_\_\_\_ Waiver

1. Name of Applicant \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address \_\_\_\_\_

2. Name of Contact \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address \_\_\_\_\_

Email Address \_\_\_\_\_

3. Name of Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

4. Property Address \_\_\_\_\_ Acreage \_\_\_\_\_

5. Assessor's lot number \_\_\_\_\_ 6. Zone: Present \_\_\_\_\_ Proposed \_\_\_\_\_

7. Is parcel within 500 feet of a municipal boundary? Yes No

8. Is there a home/building over 75 years of age proposed to be demolished? Yes No

9. Does the home/building have an historic inventory completed? Yes No

10. Description of request \_\_\_\_\_

11. Please indicate adjoining property owners and location as follows: (Attach separate sheet, if necessary).

Bounded: Northerly by: \_\_\_\_\_

Westerly by: \_\_\_\_\_

Southerly by: \_\_\_\_\_

Easterly by: \_\_\_\_\_

12. All information submitted with this application is true and accurate to the best of my knowledge. The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted.

Date \_\_\_\_\_

Signature of Applicant  
(Must be owner or agent or party with a legal interest in the property)  
*If not owner, provide written consent of owner to sign application*

PLEASE READ THE FOLLOWING:

- A. Applications for change of zone and special permit require notification of the public hearing by Certified Mail by the applicant to all property owners within 200 feet of any boundary of the subject property no later than 10 days prior to such hearing. Receipts for such Certified Mail shall be provided to the Planning Department prior to the public hearing.
- B. Applications for change of zone and special permit require the posting of a sign on the subject property for 7 days prior to the Scheduled public hearing. A \$35.00 deposit is required for such sign, refundable upon the return of the sign.
- C. Applications within the Level A or B aquifer protection area requires notification of the application be made by certified mail, return receipt requested no later than seven days after the date of the application to the affected water company and the State Department of Public Health.
- D. Maps and Plans: This application must be accompanied by 3 hard copies unless additional copies are requested by Staff, and a digital copy of all application documents. Hard copy Maps and Plans must be on a sheet size of 24" x 36". A checklist of data to be included on plans is available.
- E. Filing Fee: The filing fee must be paid before acceptance of the application by the Town Planner (Fee Schedule below).

**TOWN OF FARMINGTON - TOWN AGENCY APPLICATION FEES**

(Effective August 1, 2015)

- a) Zone Change - \$35 per acre
- b) Special Permit for Multi-Family Residential Use (3 or more units) - \$50 per unit
- c) Site Plan (commercial/industrial) - \$35 per acre plus \$35 per 1,000 square feet of building space
- d) Site Plan for additions and renovations (commercial/industrial) - \$35 per 1,000 square feet of building space.

***(THE ABOVE APPLICATIONS REQUIRE A \$150 MINIMUM FEE.)***

- e) Modification of Prior Approval - \$150
- f) Special Permit:
  - a. Residential special permit \$150
  - b. Commercial special permit: Base fee of \$200 plus \$35 per 1,000 square feet of building space.
- g) Modification of special permit or special exception - \$150
- h) Change in Text of Zoning or Subdivision Regulations - \$250
- i) Signs - \$50
- j) Subdivisions and Resubdivisions
  - a. \$200 per lot fronting on existing street.
  - b. \$250 per lot fronting on a proposed street.
- k) Variance - \$150
- l) Use Variance - \$150
- m) Appeal From Decision of Zoning Enforcement Officer or Building Official - \$150
- n) Regulated activity in a wetland or upland review area \$150 plus \$5 per wetland acre, plus \$75 if public hearing required.
- o) Change in wetland boundary: \$150 plus \$5 per wetland acre
- p) Modification of prior wetland approval \$150

**\*\*NOTE: Sections A-P are subject to an additional mandated \$60 State of Connecticut Department of Energy and Environmental Protection (DEEP) fee.**

## ARTICLE II. USE REGULATIONS

### Section 8. DESIGNED MULTIPLE RESIDENCE ZONE (RDM)

A. PERMITTED USES. The following use requiring a Zoning Permit as specified in Article V.

1. Home Office as defined in Article I. Section 9. and Article II. Section I.
2. Family Child Care Home
3. Group Child Care Home

B. USES ALLOWED ONLY BY SPECIAL PERMIT. In addition to specific requirements listed here, the standards provided in Article IV. Section 12. shall also apply to applications submitted under this section. Article IV. Section 12. shall also apply to application procedures, hearing and notice requirements and site plan information.

1. Individual Family Residential Units under a single common ownership within a single structure or structures.
2. Apartments with Single Family Units combined in a single structure or structures under single common ownership.
3. Condominiums consisting of apartments with single-family units combined in a single structure or structures as permitted under the Common Interest Ownership Act of the Connecticut General Statutes.
4. Parking, Recreation and Accessory Structures limited to the use of the residents of the units permitted above.
5. Combinations of the above.
6. Separate Single Family Lots may be approved for use with a dwelling within an RDM Zone as part of the buffer area outlined in Paragraph C.5. below, provided that such lots be a part of an approved development plan on file. Note: The total number of single-family lots permitted under this section shall not exceed ten percent of the total number of dwelling units authorized under the special permit. Where applicable, all requirements for subdivision shall be complied with.
7. Home Business as defined in Article I. Section 9. and Article II. Section I.
8. All uses allowed by special permit in the R80, R40 and R30 Zones.
9. Day Care Center provided such facility is located within a single-family dwelling situated on an individual lot or within a community building. All play areas shall meet all front, side and rear yard setback requirements for the building in which such facility is proposed.
10. Communication Facility including satellite receiving or transmitting station.

C. DEVELOPMENT STANDARDS

1. Area: A minimum of five acres of contiguous land is required for establishment of an RDM Zone.
2. Density: The maximum number of dwelling units shall not exceed five per net acre. In computing the number of net acres for the purposes of this paragraph, the number of square feet in a buffer area in excess of 50 feet pursuant to Paragraph 5 below shall be excluded,

as well as 75 percent of all areas of inland wetlands and watercourses and slopes in excess of 33 percent (as calculated by two foot contour intervals). The overall site plan which is approved by the Commission shall be controlling as to the total number of dwelling units that may be constructed within a project. Phased construction of a project shall be designed in a manner consistent with this requirement. The number of single-family lots permitted in the buffer area may be in addition to the maximum number of dwelling units established by the preceding formula.

3. **Grouping:** The shortest distance between any two structures shall be not less than the height of the taller structure, as measured to the highest point of the roof from the ground elevation of the closest wall to the adjacent structure, with a minimum of twenty-four (24) feet. Each structure shall consist of no more than 12 units. No building may exceed 160 feet in length. The length of a building shall be defined as the longest horizontal dimension of a building following a wall which is unbroken by an intersecting wall at least fifty (50) feet in length and having an angle of 135 degrees or less. Maximum height of residences and clubhouses shall be 35 feet. All other buildings and structures shall not exceed 15 feet in height. The Commission may waive the separation requirement if the design of the proposed development is benefited by closer spacing.
4. **Open Area:** (Formerly Recreation Space, Living Space and Open Space.) There shall be set aside, not to be built upon, unpaved and landscaped with an acceptable balance of viable trees, shrubs and grass, site area equal to 3,500 square feet per unit. The area contained within the front yard and side and rear yard buffers, except for buffer areas contained within single-family lots, may be used to satisfy this requirement.
5. **Front Yard and Buffer Area:** There shall be provided along the perimeter of a development a front yard with a minimum width of 50 feet and side or rear yard buffer areas of at least 50 feet in width. Front yards shall be designated along all perimeter property lines contiguous to a street. The Commission may require that front yards be planted in accordance with the specifications of an "A" or "B" Bufferyard (40-foot width). No buildings, structures or parking areas including stalls or aisleway are permitted within the front yard. One or more driveways may run perpendicular (approximations expected) to the required front yard. In the event that adjacent properties are zoned in any of the zoning classifications shown below, the buffer area shall be of the width shown in the column captioned "Buffer Width." Where one RDM Zone is adjacent to another or to an AH or nonresidential zone, required buffer areas may be reduced to as little as 25 feet by a five-sixths vote of the full Commission. The Commission may require that side or rear bufferyard areas be planted in accordance with the specifications of a "B" Bufferyard (35-foot width).

<b>Zone</b>	<b>Buffer Width</b>
R80, R40	100 feet
R30, R20	70 feet
R12, R9	50 feet

If, in the opinion of the Commission, the individual topography or natural features of the site should suggest that this buffer width is not appropriate, the Commission reserves the right to increase the buffer by up to twice the required width by a vote of five-sixths of the

full Commission.

6. Single Family Homes Within the Buffer Area: In accordance with Section 8.B.6. land within the buffer area may be wholly or in part used for single family homes situated on separate lots where such lots and house development shall conform to the following standards:

Zone Abutting Buffer Area	Standards for Lot and Home*
R80, R40	R40
R30, R20	R20
All Other Zones	R20

**\* In no case shall the required side or rear yard setbacks from an RDM Zone boundary line be less than 25 feet.**

7. Parking: ~~Two and three tenths parking spaces shall be provided for each dwelling unit. Such spaces shall be within 200 feet of the intended users. No parking shall be permitted within the buffer area or required front yard, except for buffer areas contained within single-family lots. Parking shall conform to Article IV, Section 8 unless otherwise noted in this RDM Section 8.~~
8. ~~Dwelling Size: Each dwelling unit shall consist of at least two rooms, exclusive of hall and bathroom, and there shall be at least 500 square feet of living area for a two room unit and at least 600 square feet for a three room unit. Each additional room shall have at least 100 square feet. Each detached dwelling unit not in the buffer area must consist of at least 900 square feet of living area.~~
9. ~~8.~~ Access Streets and Sidewalks: The placement, size, arrangement and use of access routes to public or private streets shall be adequate to service residents and provide no hindrance to the safety of existing or proposed streets. Pedestrian sidewalks with all weather surfacing may be required where the density of population or school bus routes make such advisable for convenience and safety. Street and parking lot grading, drainage and surfacing shall comply with the specifications of the Town.
10. ~~Firewalls and Sound Control: Each grouping of four dwelling units (combined in one structure) shall be separated by a two hour firewall. Construction of dwelling units shall include (i) control of airborne sound transmission, and (ii) impact noise reduction assemblies equal to F.H.A. minimum property standards for multifamily housing, current edition. A two hour firewall shall not be required where a building is equipped with a fire suppression system per NFPA R-13 guidelines.~~
11. ~~9.~~ Staging: The Commission may approve a development plan to be completed in stages. The minimum amount of land to be included within any single stage of development shall be five acres. The Commission may grant a special permit limited to each such stage of development. Each stage shall be capable of independent existence without the completion of the succeeding stages. Buffer requirements shall not apply to the common line between stages of development.
12. ~~10.~~ All development within RDM Zones shall be served by public water and sewers. For the purpose of this section, public water shall not include a community well.
13. ~~11.~~ All utility wires shall be placed underground.
12. Discretionary Waivers for Rental Housing: proposals
  14. ~~a.~~ Where the site in question is adjacent in part to property with a zoning

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classification of RDM, RA, SA, PR, BR or B1 and at least (i) 50% of the dwelling units are one bedroom units, and (ii) 40% of the dwelling units within each building have internal garages.

Notwithstanding anything contained in this Section 8 to the contrary, the Commission may grant any or all of the following waivers:

- ~~a-~~(a) Density: up to a maximum of six dwelling units per net acre if not more than 10 bedrooms per net acre is proposed. For the purposes of this section, a studio unit shall count as one-bedroom
- ~~b-~~(b) Grouping: up to a maximum of 20 dwelling units per building if the building length does not exceed 160 feet. A maximum height of residences of 40.5 feet.
- ~~e-~~(c) Front Yard and Buffer Area: A prescribed Buffer Width can be reduced by half if it abuts dedicated open space of a depth equal to or greater than the prescribed Buffer Width.
- (d) Parking: a minimum of two parking spaces per two (2) bedroom dwelling unit may be provided.

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- b. Renovations of Existing Hotel Structures for Change of Use to Apartments. Where an existing structure or structures originally constructed as part of a hotel, motel, or inn complex is/are proposed for use as apartments with single family units and the site in question is adjacent in part to property with a zoning classification of RDM, BR, or CR and no units will have more than 2 bedrooms, the following standards shall apply, notwithstanding anything contained in this Section 8 to the contrary:
  - (a) Density: the maximum density shall not exceed 8.5 units per net acre, and
  - (b) Parking: two parking spaces shall be provided for each apartment unit.
- c. Where the site in question contains a nursing home / convalescent home building constructed prior to the effective date of this regulation of (DATE) and when the property abuts the PR, BR, or B1 zones along at least 75% of the property lines, and the proposed units will consist of primarily studios and one-bedroom units, the commission may grant the following waivers:

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- a) Density: up to a maximum of 8 units per net acre
- b) Grouping: all units may be contained within a single, existing building; if within multiple buildings, spacing of 30 ft between buildings shall be required.
- c) Building Height: Maximum height of residences and clubhouses shall be 35 feet. All other buildings and structures shall not exceed 15 feet in height. Roof top units and vents shall be screened from view of adjacent roadways and properties.
- d) Front Yard and buffer Area: parking installed prior to the effective date above, within the front or side yard buffer may remain. The Commission may require that front yards be planted in accordance with the specifications of an "A" or "B" Bufferyard (40-foot width). The Commission may require that side or rear bufferyard areas be planted in accordance with the specifications of a "B" Bufferyard (35-foot width).

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The remaining front yard buffer area shall be planted with a minimum "A" buffer yard 40

~~feet in width. The commission may require a "B" buffer yard when abutting a single family residential zone or use.~~

- ~~15. Renovation of Existing Hotel Structures for Chang of Use to Apartments. Where an existing structure or structures originally constructed as part of a hotel, motel or inn complex is/are proposed for use as apartments with single family units and the site in question is adjacent in part to property with a zoning classification of RDM, Br, or CT and no units will have more than 2 bedrooms, the following standards shall apply, not withstanding anything contained in this Section 8 to the contrary:~~
- ~~a. Density: the maximum density shall not exceed 8.5 units per net acre; and~~
  - ~~b. Parking: two parking spaces shall be provided for each apartment unit.~~

**Commented [GD4]:** Section adopted in 2016 and is missing from the current regulations. Suggest removal from here and inclusion in the above. (14.b)

#### D. GENERAL REQUIREMENTS

1. A Certificate of Occupancy shall not be issued by the Building Inspector for more than 85 percent of the dwelling units of the approved development plan or of the approved stage of the development until all details of the approved development plan or of the approved stage of the development plan shall have been fully completed or bonded.
  2. The approval of an application for an RDM Zone shall be void and of no effect unless construction of the project commences within one year from the effective day of the zone change granted by the Commission. For purposes of this regulation the term construction shall be defined as the installation of a permanent building foundation. The Commission may grant up to two six-month extensions of this period upon written request by the applicant. The Commission shall withhold approval of any or all extensions unless the development plan is brought into conformance with any relevant zoning regulations which have been amended subsequent to the original approval and if the applicant fails to provide adequate evidence that construction is able to begin within the extended time period sought. This evidence shall include, but not be limited to, the acquisition of any or all required government approvals and project financing. Any appeals of such zone change, site plan, inland wetlands or subdivision approval shall extend the aforementioned one-year period the length of such appeal.
- E. Nothing herein shall prevent the construction of a development approved within an RDM Zone prior to March 24, 1995 which does not conform to the density standards set forth in this section.
- F. PROTECTION AND CONVEYANCE OF UNDEVELOPED LAND: Areas of the development that are not proposed to be disturbed shall be encumbered by a conservation easement at the request of the Commission. Such areas or portions thereof may be conveyed with the express approval of the Commission to the Town of Farmington, nonprofit land trust or other organization dedicated to the preservation of land subject to the following:
1. Land to be conveyed shall be in excess of the area reserved and designated as open area under paragraph C.4 of this regulation unless otherwise approved by the Commission.
  2. Generally front yards, side and rear yard buffer areas as required by paragraph C.5 of this regulation shall not be conveyed except in cases where such yard or buffer area is situated contiguous to an existing or proposed area of open space offsite or contains one or more

natural or man-made resources as defined in Article II Section 19.B.2 of these regulations. Land to be conveyed shall be preserved in an undisturbed state, used for passive recreation, used for active recreation or other community facilities as established by the Commission. Such use or uses of this land shall be determined at the time the RDM zone becomes effective. In cases where an RDM zone contains land which is to be conveyed for the above-mentioned purpose(s), the approval of such zone and development plan shall not become effective until a map of the final development plan indicating the location and use of such land to be conveyed is filed in the Farmington Land records. Unless otherwise approved by the Commission, no building permit shall be issued for an RDM zone until the designated land conveyance has been executed.

3. The conveyance of land under this section shall not constitute a violation of the area, setback, density or bulk requirements of the RDM zone. Required front, side or rear yards (buffers) which may have been conveyed shall continue to be recognized and function under these regulations as such.

## **ARTICLE IV. SPECIAL REGULATIONS**

### **Section 8. OFF STREET PARKING STANDARDS**

#### **A. GENERAL PROVISIONS**

1. On all premises off street parking facilities shall be provided for all uses except where the alteration, enlargement or change of an existing use would require no increase in the amount of parking spaces required under Paragraph B. of this section.
2. In the PR, BR and CR Zones no parking or loading area (including parking stalls and aisle way) shall be permitted within fifty (50) feet of any residential zone boundary. The Commission may require parking at distances greater than fifty (50) feet as circumstances reasonably justify.
3. All parking lots shall be hard surfaced except as approved by the Commission for parking areas, which are to be developed for a seasonal use, where such parking is in excess of the amount required by this regulation or when determined by the Commission that the use of pervious material would enhance or protect the natural environment.
4. In all business and industrial zones no parking or loading area (including parking stalls and aisle way) shall be allowed neither in the required front yard nor within fifteen (15) feet of any other property line.

No such parking or loading area shall be permitted within the required front yard for special permit uses in residential zones. In addition, parking and loading areas for special permit uses in residential zones, with the exception of two, three and four family dwellings, shall



not be permitted within twenty (20) feet of all other property lines.

See also Section 13 (Landscape Regulations).

5. Any lighting used to illuminate any off-street parking shall be so arranged as to direct the light away from any adjoining property and streets. See also Section 14.
6. Each off-street parking space shall measure nine feet in width by twenty feet in length (9' x 20').
  - a. Aisles between parking spaces for one-way travel shall be a minimum of:
  - b. Twelve (12) feet for parallel parking, thirty (30) and forty-five (45) degree angle parking.
  - c. Eighteen (18) feet for sixty (60) degree angle parking.
  - d. Twenty-three (23) feet for ninety (90) degree angle parking
  - e. Aisles between parking spaces for two-way travel shall be a minimum of:
  - f. Twenty (20) feet for two, three and four family dwellings.
  - g. Twenty-three (23) feet for all other uses.
  - h. The driveway width for one-way travel shall be a minimum of twelve (12) feet.
  - i. The driveway width for two-way travel shall be a minimum of twelve (12) feet for two, three and four family dwellings and twenty-three (23) feet for all other uses not including single-family dwellings.

The width of a driveway, that portion which is located within the required front yard or side yard along a street and serving one single family home shall be a minimum of ten (10) feet and a maximum of twenty-four (24) feet. The actual width shall be determined by the Town Engineer taking into consideration the designation of the intersecting street and the relative location of any garage in conjunction with such driveway to the street line.

7. Where a property includes two (2) or more uses, including those within a shopping center, the parking requirements shall be the composite of the requirement for each use.
8. The Commission may waive the immediate installation of up to twenty-five (25) percent of the parking requirement for any proposed land use if the applicant can sufficiently demonstrate to the Commission that if a waiver is granted, there will still be an adequate number of spaces for the proposed use.

The applicant shall indicate on the parking plan where the spaces will be located should they become needed. In addition, the applicant shall place a note on the plan agreeing to construct the spaces which had been waived within six months after the date of any request by the Commission to do so. For purposes of calculating lot coverage, the area which is designated for possible future parking shall be considered paved.

Criteria which the Commission shall be guided by in the granting of such a waiver are:

- a. The promotion of a ridesharing or vanpooling program by the applicant (for office uses

- only);
- b. A study submitted by the applicant which indicates parking will be adequate if the waiver is granted;
  - c. The shared use of parking facilities (does not apply to retail stores); and
  - d. The provision of a larger than required buffer yard.
9. Up to twenty-five (25) percent of parking spaces may be designated for compact car parking. The layout of these spaces shall discourage their use by mid and full size cars. Each space shall be a minimum of eight feet in width and sixteen feet in length (8' x 16'). Aisle width shall be as specified in Section 8.A.6. above. The location of these spaces shall be approved by the Commission. Generally, the compact spaces shall be clustered in the same area. The purpose of this section is to encourage a design which will reduce the amount of impervious surfaces and provide additional landscaped area.
  10. A proposed driveway providing access from a street to nine (9) or more parking spaces shall have a maximum grade of six percent (6%) for the first forty (40) feet in from the paved portion of the road.
  11. A proposed driveway providing access from a street to eight (8) or less parking spaces shall have a maximum grade of eight percent (8%) for the first twenty (20) feet in from the paved portion of the road.
  12. The maximum grade for all driveways and aisles shall not exceed twelve percent (12%) except in the case of single-family homes where such grade may not exceed fourteen percent (14%). The transition to these maximum grades shall be gradual.
  13. The maximum grade along the cross slope of a driveway or aisle shall be five percent (5%).
  14. The maximum grade along the width of a parking space shall not exceed six and one-half percent (6-1/2%).
  15. Each parking space shall have free access to a driveway except in the case of single-family homes and where permitted by the Commission in an RDM Zone, AH Zone, S-A Zone, or any cluster development.
  16. One-way or two-way driveways which serve eight (8) or fewer parking spaces shall not be located less than fifty (50) feet from a street intersection as measured from the centerline of such driveway to the extension of intersecting curbs.
  17. One-way or two-way driveways which serve more than eight (8) parking spaces shall not be located less than one hundred (100) feet from a street intersection as measured from the centerline of such driveway to the extension of intersecting curbs.
  18. Parking spaces may be located in subsurface or elevated garages provided that no parking spaces so located shall be counted toward meeting any of the minimum parking requirements of these regulations except in accordance with the following sentence. Where it is necessary to meet the minimum requirement of these regulations through subsurface or elevated parking structures, then the floor area of each level or part thereof used to meet such minimum requirement shall be considered as impervious surface in determining lot coverage.
  19. The Commission may, by way of a special permit in accordance with Article IV, Section 12 of these Regulations, permit the reduction of the length of parking spaces to not less than 18 feet provided such spaces are adjacent to an aisle of not less than 24 feet in width where the stalls are aligned perpendicular to the aisle, or to an aisle of a width approved by

the Commission where the stalls are aligned to provide for angled parking.

**B. SCHEDULE OF OFF STREET PARKING STANDARDS**

1. SINGLE FAMILY DETACHED HOME in all zones: Two (2) spaces per home.
2. MULTI-FAMILY ATTCHED DWELLINGS:
  - a. 1 Bedroom: One and one half (1.5) spaces per unit
  - b. 2+ Bedroom: Two (2) spaces per unit
3. DWELLING UNITS IN THE RDM ZONE: ~~Two and three tenths (2.3) spaces per unit.~~
  - a. Studio: One and one half spaces (1.5) spaces per unit
  - b. 1-Bedroom: Two (2) spaces per unit
  - ~~c. 2+ Bedrooms: Two and three tenths (2.3) spaces per unit.~~
4. HOTEL, MOTEL, ROOMING, LODGING, BOARDING HOUSE, BED AND BREAKFAST: One (1) space for each room for rent to transient guests plus two (2) additional spaces for each permanently occupied living unit, plus one (1) space per employee on the largest shift.
5. MEDICAL OFFICE including CLINIC: One (1) space for each 150 square feet of gross usable floor area or six (6) spaces for each full-time doctor or dentist, whichever is greater. For the purposes of these regulations, several part-time doctors or dentists shall be considered as one or more full-time doctor(s) or dentist(s) when their cumulative office hours equal a 40-hour (or more) workweek.
6. BUSINESS OFFICE, non-medical use: One (1) space for each 225 square feet of gross usable floor area. Gross usable floor area should be assumed as eighty percent (80%) of total floor area for office buildings where no floor plan exists at the time of application.
7. PRIVATE HOSPITAL: One and one-half (1.5) space for each bed.
8. NURSING, SANITARIUM, CONVALESCENT HOME: One (1) space for every three (3) beds.
9. FUNERAL HOME: Forty (40) spaces, plus twenty (20) for each parlor or chapel in excess of one.
10. RETAIL AND PERSONAL SERVICE SHOP and BANK carried on independent of a shopping center: One (1) space for each 150 square feet of sale and customer area plus one (1) space for each 225 square feet of gross usable floor area of office space. Retail uses in a shopping center shall require five and one-half (5.5) spaces for 1,000 square feet of gross usable floor area.
11. RESTAURANT, FAST FOOD, DAIRY BAR, GRILL, COFFEE SHOP: One (1) space for each 50 square feet of seating and customer area or one (1) space for every two (2) seats, whichever is greater, plus one (1) space per employee on the largest shift. Parking spaces must be provided at the above rate for all outdoor seating (seasonal and non-seasonal).
12. RESTAURANT, LOW TURNOVER: One (1) space for each 100 square feet of seating and customer area, or one (1) space for every two (2) seats, whichever is greater, plus one (1) space per employee on the largest shift. Parking spaces must be provided at the above rate for all outdoor seating (seasonal and non-seasonal). Where a low turnover restaurant contains additional facilities or amenities such as a dance floor, lounge, freestanding bar or banquet or conference room without fixed seating the Commission may require the

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provision of additional parking based upon a rate equal to or less than one (1) space per 30 square feet for each facility.

13. INDUSTRIAL (including MANUFACTURING), WAREHOUSE, PUBLIC UTILITY:  
One (1) space per employee on the largest shift.
14. PLACE OF ASSEMBLY: (including church, theater, auditorium): One (1) space per every three (3) seats, provided that the Commission may by way of special permit in accordance with Article IV, Section 12 of these Regulations approve a parking plan that provides not less than one onsite parking (1) space per every four (4) seats. If requested by the Commission, the applicant for such a special permit shall submit a parking study demonstrating that the combination of onsite and other available offsite parking is not less than one (1) space for every three (3) seats.
15. Where a use is not specifically listed, the Commission shall determine the required number of spaces.
16. When multiple uses are present on the premises, such as in a shopping center, the Commission may consider overlapping use of parking spaces based upon the various hours of operation and peak usage for each use.
17. Pediatric or Youth Behavioral Health Center: One (1) space shall be provided per employee on the largest shift. Where door-to-door transportation or valet drop-off/pick-up is provided for children entering and exiting the center, no additional off-street parking is required. Where no such service is proposed, the Commission shall require the applicant submit a parking study demonstrating the adequacy of the proposed on-site parking plan and may determine the adequate number of spaces.