

Chapter 7. Off-street parking & loading

40:7-1. Applicability

40:7-1-1. The parking and loading requirements of this Chapter are applicable to:

1. Any new construction except in C-2 Commercial Zone.
2. Any change of use that requires more parking and loading spaces than the existing use as set forth by this Title, except in the C-2 Commercial Zone.
3. Expansion of an existing structure in excess of 10,000 square feet, except in C-2 Commercial Zone.

40:7-1-2. The minimum parking and loading requirements of this Chapter do not apply to any change of use within a structure constructed before the effective date of this Title, provided that the change is to a permitted use for the zoning district where the lot is located.

40:7-2. Requirements for off-street parking

40:7-2-1. Residential Uses

All residential uses, including in mixed-use buildings or structures, shall be provided with off-street parking spaces as specified in Table 7-1: Residential Uses.

40:7-2-2. Nonresidential Uses

All nonresidential uses, including in mixed-use buildings or structures, shall be provided with off-street parking spaces as specified in Table 7-2: Nonresidential Uses.

40:7-2-3. Commercial Vehicle Parking

The garaging, storing or parking of commercial vehicles on any properties within the boundaries of any residential district is prohibited.

40:7-2-4. Use of Required Parking Areas for Parking Only

Required off-street parking spaces in any district shall not be used for open storage, sale, or rental of goods, or storage of inoperable vehicles, unless otherwise permitted in this Title.

40:7-2-5. Rules of Parking Measurement

1. All area-based parking standards must be computed on the basis of gross floor area.

2. Whenever the calculations of required or maximum off-street parking spaces result in a fraction of a parking space, and the fraction is equal to or greater than one-half ($1/2$), the number of required or maximum spaces shall be rounded up to the next whole number.

If the calculation results in a fraction less than one-half, the fractional portion of the requirement or maximum shall be ignored.

40:7-2-6. Using the Parking Tables

1. Parking requirements are listed by the use categories of Tables 7-1 and 7-2.

2. Where a specific use is not listed here, the general parking requirement for a similar use shall be applicable subject to approval by the approving board.

3. Tables 7-1 and 7-2 do not indicate that the uses listed are permitted in specific zoning districts.

TABLE 7-1: Parking Requirements For Residential Uses	
Principal Use	Parking Requirement
Residential Units (except those within 1200 feet of commuter rail, subway, light rail)	1 space per unit
Rooming House or Boarding House	1 space for every 3 beds or units
Family Day Care Homes	1 space per employee
Community Residences	1 space for every 3 beds or units
Assisted Living Facilities	1 space for every 8 beds
Nursing Homes	1 space for every 8 beds
Mixed/Multiple Permitted Uses on a Lot*	Parking is calculated for each component use.
Accessory Uses	
Child Care Center Coldframe Columbarium Commercial, Industrial Truck and Bus Wash Commercial Antennas & Microwave Dishes Crematorium, Animal Crematorium, Human Drive-Through Facilities Emergency Food Distribution Center Family Daycare Homes Farm Stand Greenhouse Home Occupation* Home Professional Offices* Hoophouse Ice Cream Service Window Maintenance Buildings Massage Facility Mausoleum Mausoleum, Family Offices Outdoor Display Area Outdoor Storage Outdoor Storage, Chemical Outdoor Storage, Portable Storage Units Place of Worship Power Generation Facilities Private Sports Courts Sheds and Other Accessory Storage Structures Sidewalk Cafes Solar Energy Systems Swimming Pools, Private Tombstones and Monuments Wind Energy Systems, Small	No additional parking required above requirements for principal use.
*No parking required if 1) Lot has an area of less than 5,000 square feet and has frontage exclusively on a collector or arterial street; or 2) Lot is within a one thousand two hundred (1,200) feet radius of a light rail, PATH train or NJ Transit train station.	

TABLE 7-2: Parking Requirements For Non-Residential Uses	
Principal Use	Parking Requirement
Residential or Office Units above Ground Floor of Retail, Office or Service Use	Residential: 1 space per unit* Office: 1 space per 1000 SF excluding first 2,500 SF
Airport	No requirement
Retail and Personal Services (food and no food, unless otherwise listed below)	1 space per 1000 SF, excluding first 3000 SF
Animal Boarding or Kennel	0.5 spaces per 1,000 SF
Animal Daycare & Grooming	1 space per 1000 SF, excluding first 3000 SF
Bars, Taverns, Lounges and Restaurants, Serving Alcohol	1 space per 500 SF
Business, Specialized or Vocational Schools	1 space per 500 SF
Cemeteries	1 space per 4 seats in any viewing room, place of worship, or assembly area
Colleges and Universities	1 space per 5000 SF
Commercial Antennas & Microwave Dishes	No requirement
Community Centers	1 space per 500 SF excluding first 5,000 SF
Community Gardens	No requirement
Crematorium, Animal	1 space per employee
Data Center	1 space per 1000 SF
Day Care Facilities	1 space per employee
Family Care Home, Adult	1 space per caregiver
Massage Facility	1 space per 200 SF excluding the first 5,000 SF
Outdoor Storage	1 space per 5000 SF
Exterminator & Pesticide Application Business	1 space per 1000 SF, excluding first 3000SF
Finance, Insurance, Real Estate or Securities Brokerage Consumer Services	1 space per 300 SF excluding the first 2,500 SF
Fitness Center	1 per 250 SF excluding first 5,000 SF
Funeral Home or Mortuary	1 space per 1000 SF
Museums	1 per each 1000 SF
Gasoline Station	2 spaces per service bay or 300 SF of repair space if no convenience store, if includes convenience store then 2 spaces per 1000 SF
Heavy Retail and Service	1 space per 500 SF
Heliport	1 space per 2500 SF
Hospital/Medical Institution	1 space for every 3 hospital rooms or 1 space per 2000 SF, whichever is greater

TABLE 7-2: Parking Requirements For Non-Residential Uses	
Principal Use	Parking Requirement
Hotels	0.5 per guestroom plus 4 per 1,000 SF of ballroom and meeting area
Commercial Recreation	1 space per 500 SF above first 2,500 SF; or 1 space per 5 seats, whichever is greater
Industrial and Warehousing (unless otherwise listed)	1 space per 5000 SF
Large Format Retail and/or Shopping Center	Minimum of 2 spaces per 1000 SF and maximum of 4 per 1000 SF
Live Animal Market	1 space per 1000 SF, excluding first 5,000 SF
Medical Clinic or Emergency Care Facility	0.5 per 1000 SF
Medical Offices (Mental and Dental)	0.5 per 1000 SF
Mixed/Multiple Permitted Uses on a Lot	Parking is calculated for each component use.
Municipal Uses	No requirement
Nightclubs, Discotheques & Cabarets	1 space for every 250 SF
Offices	1 space per 1000 SF excluding first 2,500 SF
Operation Facilities for Bus/Taxicab/Ambulance/Limousine	1 space for employee and 1 space for each vehicle used in operations
Personal Service Establishment	1 space per 1000 SF, exclude the first 3,000 SF
Places of Worship	1 space per 10 seats or 1 per 1,000 square feet, whichever is greater
Primary and Secondary Schools	1 space per classroom
Private Clubs	1 space per 500 SF excluding first 2,500 SF
Public Parks, Playgrounds, Gardens, and Open Space	No requirement
Research and Development	1 space per 5000 SF
Restaurants (Take-out, Full Service. Note: All restaurant types with exception of those that serve alcohol)	1 space per 1000 SF, excluding first 3000 SF
Self Storage	1 space for 5000 SF
Sexually Oriented Businesses	1 space per 1000 SF
Substance Abuse Treatment Centers	5 spaces per 1000 SF, excluding first 2000 SF
Taxi/Limousine Parking Staging Facilities	1 space for employee and 1 space for each vehicle used in operations
Theaters – Movie, Cinema, Performing Arts	1 space per five seats for gross floor area larger than 2000 SF
Truck Terminal	1 space per employee on the maximum shift and 1 space per vehicle operating from the premises

TABLE 7-2: Parking Requirements For Non-Residential Uses	
Principal Use	Parking Requirement
Urban Agriculture	None required unless includes farm stand. 1 space per farm stand
Automobile Sales	1 space per 2,000 square feet
Automobile Repair & Tire Repair	2 spaces per bay or 300 SF of repair space, whichever is greater
Automobile Sales and Rentals, Commercial and Personal	0.5 spaces per 1000 SF of lot area
Vehicle Towing Facility	1 space per employee and 1 space per towing vehicle
Automobile Car Wash	4 queuing spaces per bay for automatic wash; 2 queuing spaces per bay for self-service
All Veterinary Users	1 space per 1000 SF
Wholesale Bakeries	1 space per 2000 SF
Wind Turbines	1 space. If unmanned, then no parking required.
Accessory Use	
Columbaria Crematorium, Animal Crematorium, Human Parking Area, Private Home Occupation (accessory to single- and two-family) Home Professional Office Maintenance Buildings (Accessory to Cemeteries) Mausoleums Place of Worship (Accessory to Cemeteries) Power Generation Facilities Sidewalk Cafe (accessory to permitted restaurant only) Outdoor Storage, Portable Storage Units Sheds and Other Accessory Structures Solar Energy Systems Swimming Pools, Private Sports Courts, Private Tombstones and Monuments Wind Energy Systems *No parking required if 1) Lot has an area of less than 5,000 square feet and has frontage exclusively on a collector or arterial street; or 2) Lot is within a one thousand two hundred (1,200) feet radius of a light rail, PATH train or NJ Transit station. 1 Convenience retail/service commercial establishments are permitted on the ground floor only	No additional parking required.

40:7-3. Shared parking

40:7-3-1. A shared parking approach may be pursued, with the goal of permitting a lower total number of parking space than would be required if parking were determined separately for each use. The following shared parking approach is appropriate for a development that includes multiple land uses with different time-of-day and/or time-of-week peak parking demand periods:

1. The minimum number of onsite parking spaces required for weekday and weekend conditions for each use and then selecting the maximum number, as follows:
 - a. Calculate the Base Required Parking number which is the minimum number of parking spaces required for each component use according to the multipliers in Tables 8-1 and 8-2.
 - b. Calculate the Adjusted Required Parking by multiplying the number of Base Parking Spaces required for each use by the occupancy rate in Table 3 for each use for the weekday daytime and nighttime, and for the weekend daytime and nighttime periods, respectively. Then take the weighted average (according to time) of the sum of all the rates. The Adjusted Required Parking shall be the weighted average rounded up to the nearest whole number. A legal instrument such as a lease, easement or deed restriction that guarantees access to the parking for both uses, designates the time periods under which each use will have rights to count spaces for purposes of the space requirements under Tables 8-1 and 8-2 must be submitted for approval.

40:7-4. Auto-Share Parking Spaces

The required minimum number of off-street parking spaces for a residential use may be reduced by four (4) spaces for each automobile parking space reserved as an auto-share parking space, up to a maximum of a 40% reduction in the required minimum number of parking spaces in any one surface parking lot or parking garage.

40:7-5. Minimum required off-street loading spaces for non-residential uses

40:7-5-1. Requirements for Off-Street Loading Spaces

1. The number of off-street loading spaces required for any nonresidential use shall be provided as specified in Table 8-5.
2. Where a specific use is not listed here, the general loading space requirement for the use category shall be applicable.
3. All area-based standards must be computed on the basis of gross floor area.
4. Whenever the calculations of required or maximum off-street loading spaces result in a fraction of a loading space, and the fraction is equal to or greater than one-half, the number of required or maximum spaces shall be rounded up to the next whole number.
5. Loading spaces are not required in C-2 zones except where the property in question has frontage on and access to more than one street.

Time Period	Residential	Commercial	Hotel	Office	Institutional/Civic
<i>Weekday Rates</i>					
Daytime (8 am-6 pm)	60%	90%	80%	100%	100%
Nighttime (6 pm- 8 am)	100%	30%	100%	5%	20%
<i>Weekend Rates</i>					
Daytime (8 am-6 pm)	80%	100%	80%	5%	20%
Nighttime (12 am- 8 am)	100%	5%	100%	5%	5%

TABLE 7-4: Schedule Of Loading Space Requirements		
Principal Uses	Gross Floor Area (SF)	Required Loading Spaces
Multi-Family Residential including Group Living	Over 200,000	1
Retail and Restaurants or Eating Establishments	0 to 9,999	0
	10,000 to 24,999	1
	25,000 to 49,000	2
	50,000 to 99,999	3
	Over 100,000	4
Office, Hospital or Medical Institution, Public, Civic and Institutional	0 to 99,999	0
	100,000 to 150,000	1
	Over 500,001	3
Hotels	Fewer than 200 hotel rooms	1
	Greater than 200 hotel rooms	2
Industrial, Wholesale, Manufacturing, Storage Uses	0 to 9,999	0
	10,000 to 49,999	1
	Over 50,000	2

40:7-6. Bicycle parking ratios and standards**40:7-6-1. Required Bicycle Parking Spaces**

1. Bicycle parking spaces shall be provided in accordance with Table 4. No use is required to provide more than fifty (50) bicycle parking spaces.

2. Space within dwelling units or on balconies may not be counted toward satisfying bicycle parking requirements.

TABLE 7-5: Required Bicycle Parking	
<i>Multi-Family Buildings</i>	
Number of Dwelling Units	Minimum Number of Spaces Provided in Bicycle Racks or Indoor Storage
Fewer than 12 dwelling units	0
12-50 dwelling units	2 spaces
Greater than 50 dwelling units	5 spaces
<i>Non-Residential Uses</i>	
Commercial	2 spaces above first 5000 SF

3. Buildings in the Community Commercial (C-2) Zone: All uses within commercial or mixed-use buildings or structures within the Community Commercial (C-2 Zone) shall be exempted from the requirements for off-street parking as specified in either Table 1: Residential Uses or Table 2: Nonresidential Uses.