

Town of Bellefonte, Delaware

Ordinance 2013-2

After careful consideration and public hearings,
the Bellefonte Town Commission does hereby ordain this

2013 Land Use Code Amendment

Method: The attached "Off street parking and loading" requirements, Article 5, labeled pages 21 & 22, replaces pages 21 & 22 of the 2010 Land Use Code.

Effective: This ordinance shall be effective on the date of approval, enforced as authorized by the Bellefonte Building Inspector.

This ordinance, hereby, repeals Ordinance 2013-1.

First reading: October 14, 2013

Second reading: _____

Approved date: _____

President of the Bellefonte Town Commission: _____

Attest (Bellefonte Town Secretary): _____ Date: _____

G. Minimum Required Spaces

USES	PARKING SPACES REQUIRED	
	R-1, R-2, and MX-2 Zones	RMX-1 Zone
Institutional: Community, Neighborhood, and Residential		
Dwelling, 1-family	D 2.0 spaces per dwelling unit	Same as R-1, R-2 & MX-2
Dwelling, 2-family	D 2.0 spaces per dwelling unit	Same as R-1, R-2 & MX-2
Dwelling, commercial apartment	D 1.0 space per bedroom	Same as R-1, R-2 & MX-2
Dwelling, multi-family	D 1.0 space per bedroom	Same as R-1, R-2 & MX-2
Places of public assembly and places of worship	D 1.0 space per 4 permanent seats or 10.0 spaces per 1,000 SF of public assembly area, whichever is greater	Same as R-1, R-2 & MX-2
Clubs & associations without food service	D 10.0 spaces per 1,000 SF of GFA	Not applicable
Clubs & associations with food service	D 10.0 spaces per 1,000 SF of GFA	Not applicable
Fire station	4.0 spaces per vehicle bay plus 10.0 spaces per 1,000 SF of public assembly area	Same as R-1, R-2 & MX-2
Library or museum	3.5 spaces per 1,000 SF of GFA, calculate public assembly areas separately at 0.75 rate	Same as R-1, R-2 & MX-2
Nursing homes	0.33 space per bedroom	Same as R-1, R-2 & MX-2
Day care, kindergarten, preschool	D 3.5 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Schools: elementary & junior high	2.0 spaces per classroom, calculate public assembly areas at 0.75 rate	Same as R-1, R-2 & MX-2
Schools: senior high, trade and vocational, college and university	10.0 spaces per classroom, calculate public assembly areas at 0.75 rate	Same as R-1, R-2 & MX-2
Age-restricted residential developments	1.50 spaces per dwelling unit	Same as R-1, R-2 & MX-2
Group homes, institutional, residential, monasteries & convents	0.75 space per bedroom	Same as R-1, R-2 & MX-2
Rooming & boarding houses	1.25 space per guestroom	Same as R-1, R-2 & MX-2
Police station	4.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Post office	5.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Commercial Uses: Office		
General	3.5 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Government offices	4.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Medical	4.5 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Bank/financial	4.0 spaces plus 6.0 stacking spaces per drive-in window	Same as R-1, R-2 & MX-2
Commercial Uses: Services		
General	4.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Shopping center	4.5 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Furniture & carpet stores	5.0 spaces minimum, plus 1.0 space per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Roadside stand—permanent	1.0 space per 250 SF of sales and display area (exclusive of production area)	Same as R-1, R-2 & MX-2
Hardware, paint & home improvement	4.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Commercial Uses: Light Auto Service		
General	1.5 spaces, or 4.0 spaces per bay, whichever is greater	Not applicable
Carwashes—single car, automatic bay	2.0 spaces plus 6.0 stacking spaces per bay and 1.0 drying	Not applicable
Carwashes—multiple car, automatic bay	4.0 spaces plus 12.0 stacking spaces per bay and 2.0 drying	Not applicable
Carwash—self-wash bay	3.0 spaces per bay	Not applicable
Gasoline station	D 1.5 spaces or 4.0 per bay, whichever is greater	Not applicable
Commercial Uses: Services		
Drive-in facility	6.0 stacking spaces per window unless a stricter standard applies	Same as R-1, R-2 & MX-2
Personal service businesses	4.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Funeral homes	8.0 spaces per 1,000 SF of GFA	Not applicable
Fitness center/health club	10.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Restaurants	D 9.0 spaces per 1,000 SF of GFA plus parking for one-quarter of the area of outdoor seating	Same as R-1, R-2 & MX-2
Fast food restaurants with 20 or fewer seats, or take-out	9.0 spaces per 1,000 SF of GFA plus parking for one-quarter of the area of outdoor seating	Same as R-1, R-2 & MX-2
Fast food restaurants with more than 20 seats	15.0 spaces plus parking for one-quarter of the area of outdoor seating	Same as R-1, R-2 & MX-2

USES	PARKING SPACES REQUIRED	
	R-1, R-2, and MX-2 Zones	RMX-1 Zone
Veterinary services, pet grooming	3.5 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Kennels	5.0 space minimum plus 0.5 per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
All others	4.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Commercial Uses: Commercial Lodging		
Hotel, motel	1.0 space per guest room, plus required spaces for restaurant, lounge, banquet and meeting room facilities as they may exist	Not applicable
Bed & breakfast	1.0 space per guest room, plus 2.0 spaces per dwelling unit	Same as R-1, R-2 & MX-2
Campgrounds	1.0 space per camp space, plus 3.0 spaces per 50 spaces at office	Same as R-1, R-2 & MX-2
Commercial Uses: Heavy Retail/Service		
General	4.0 spaces per 1,000 SF of GFA	Same as R-1, R-2 & MX-2
Auto, boat, mobile dwelling unit, truck, trailer, outdoor equipment and machinery sales	5.0 space minimum, plus 1 per 1000 SF of floor and ground area devoted to sales, service, display and storage	Same as R-1, R-2 & MX-2
Building materials	2.0 spaces plus 5.0 space minimum	Same as R-1, R-2 & MX-2
Vehicle repair/service	1.0 space per 1,000 SF of GFA or 4.0 spaces per bay, whichever is greater	Same as R-1, R-2 & MX-2
Recreation and Amusement Uses: Outdoor Recreational		
Camps, day or youth	1.0 space per 1,500 SF of area	Not applicable
Golf course	3.0 spaces per hole	Not applicable
Golf driving range or rifle range	1.0 space per station	Not applicable
Parks, playground	1.0 space per 5,000 SF of area	Not applicable
Equestrian facilities	1.0 space per 4 stalls, plus 1 per 2000 SF of riding area	Not applicable
Swimming pool	1.0 space per 400 SF pool surface area	Not applicable
Tennis courts	3.0 spaces per court	Not applicable
Athletic fields	15.0 spaces per field plus 1.0 space per 4 permanent seats	Not applicable
All other active	1.0 space per 10,000 SF of area	Not applicable
All other passive	5.0 space minimum plus 1.0 per acre for areas less than 50 acres or 1.0 space per 3 acres for areas over 50 acres	Not applicable
Recreation and Amusement Uses: Indoor Recreational		
Swimming pool	1.0 space per 100 SF pool surface area	Same as R-1, R-2 & MX-2
Indoor court games	3.0 spaces per court	Same as R-1, R-2 & MX-2
Community center, auditorium, stadium, gymnasium and other similar uses	1.0 space per 4 permanent seats or 10.0 spaces per 1,000 SF of public assembly area, whichever is greater	Same as R-1, R-2 & MX-2
All others	1.0 space per 4 permanent seats or 10.0 spaces per 1,000 SF of public assembly area, whichever is greater	Same as R-1, R-2 & MX-2
Recreation and Amusement Uses: Outdoor Commercial Amusement		
General	5.0 space minimum plus 1.0 per 1,500 SF of area	Same as R-1, R-2 & MX-2
Outdoor court games	3.0 spaces per court plus 1.0 per 4 permanent seats	Same as R-1, R-2 & MX-2
Outdoor arenas	1.0 space per 3 seats	Same as R-1, R-2 & MX-2
Recreation and Amusement Uses: Indoor Commercial Amusement		
General	6.0 spaces per 1,000 SF of GFA	Not applicable
Amusement parks	Special study	Not applicable
Bowling alley/pool rooms	4.0 spaces per lane, 2.0 spaces per pool/billiard table	Not applicable
Skating rinks	1.0 space per 100 SF skate surface	Not applicable
Theaters/assembly rooms	1.0 space per 4 permanent seats or 10.0 spaces per 1,000 SF of public assembly area, whichever is greater	Not applicable
Industrial Uses		
Mini-warehouses/self-storage	3.5 spaces per 1,000 SF of GFA of sales/rental office	Same as R-1, R-2 & MX-2
Warehouse, storage establishment, wholesaling, manufacturing or industrial establishment	5.0 space minimum plus 0.5 space per 1,000 SF of GFA	Same as R-1, R-2 & MX-2

Notes

1. All dimensions are minimum standards unless specified otherwise.
2. D means definition can be found in Article 12.
3. DU means Dwelling Unit. See definition in Article 12.
4. SF means Square Feet.
5. GFA means Gross Floor Area. See definition in Article 12.