

Windham Planning Board
Notice of Public Hearing – Site Plan Regulations
March 21, 2012
7 pm at Community Development Department

A public hearing is to be held in accordance with NH RSA 675:6 (Method of Adoption), to adopt amendments to the existing Site Plan Regulations, as allowed under NH RSA 674:43 (Power to Review Site Plans) and NH RSA 674:44 (Site Plan Review Regulations). The amendments include the calculation and design of off-street parking and loading areas.

1300 OFF-STREET PARKING AND LOADING AREAS

1301 The following are the number of parking spaces required for the uses listed:

1301.1 Places of public assembly: One (1) parking space for each three (3) seats therein or one (1) space for each sixty inches (60") of bleachers or benches, plus one (1) space for every two (2) employees thereon.

1301.2 Schools: One (1) parking space for each classroom and office therein, plus one (1) parking space for each three (3) seats in the auditorium thereof.

1301.3 Hotels, motels and other places providing overnight accommodations: One (1) parking space for each room accommodation therein, plus one (1) space for each two (2) employees and adequate spaces for delivery vehicles.

1301.4 Restaurants: one (1) parking space for every 2.5 seats in the restaurant seating area and one parking space for every two (2) seats in the lounge area including tables, stools or chairs at the bar plus one (1) parking space for each employee on the largest shift and adequate spaces for delivery vehicles.

1301.5 Retail and service establishments: one (1) space per two hundred (200) square feet of gross floor area.

1301.6 Retail sales of automobiles, nursery stock and such other goods as usually involve extensive display areas in relation to customer traffic: One (1) space for each five hundred (500) square feet of gross floor area.

1301.7 Business, Professional and administrative offices: One (1) space for each two hundred fifty (250) square feet of gross floor area.

1301.8 Lab and Manufacturing: One (1) space for each three hundred (300) square feet of usable floor area.

1301.9 Wholesale, storage, warehousing or similar service uses: One (1) space for each six hundred (600) square feet of useable floor area.

1301.10 Miscellaneous use determined by the Code Enforcement Administrator prior to the issuance of a building permit on advice of the Planning Board.

1302 All parking calculations shall be rounded up to the next whole number.

1303 The number of parking spaces required by this section may be reduced if the Planning Board's feel that special circumstances render a lesser number of spaces adequate for all parking needs. In order to qualify for a reduction, the petitioner must present a site plan showing that all parking spaces needed to meet the requirements of this section could be built on site. Those spaces to be waived shall be marked on the plan as "Reserve Parking Area(s)" on the Planning Board's written decision to grant a reduction. The "Reserve Parking Area(s)" are to be maintained as landscaped areas unless and until construction of additional parking spaces is required by the Planning Board. No building, other than parking spaces shall ever be allowed in this area.

1304 For all required off-street parking spaces, open or enclosed, each three hundred (300) square feet of net standing and maneuvering area shall be considered one (1) space. However, if such spaces are located in a completely enclosed building, each two hundred and fifty (250) square feet of net standing and maneuvering area shall be considered one (1) space.

1305 All required parking spaces shall be provided with unobstructed access to and from a street and shall be properly maintained in such a manner as to permit them to be used at all times.

1306 All required parking spaces shall be located on the same lot as the use with which such spaces are connected or in the case of unenclosed spaces, within two hundred feet (200') of the lot, except that two (2) or more businesses may jointly provide the required spaces on one (1) or more of their lots. The number of spaces in any such joint facility shall at least equal the total number required under the provisions of this Section for their individual uses.

1307 All off street parking and loading areas, permitted and/or required, which are located within or adjacent to the Rural or Residence District (whether on the side or rear) shall be screened from all adjoining lots in said district by either:

1307.1 A minimum ten (10) feet landscaped buffer area with planting of evergreens measuring at least four (4) feet high at time of planting and which may be expected to form a six (6) foot high screen within three years, the entire length of the buffer area to be 80% or more opaque when viewed horizontally; or

1307.2 A solid fence, six (6) feet in height with twenty percent (20%) or more of the fence face planted with evergreens, such screening to be compatible with the character of the neighborhood. This screen shall be located on a minimum of ten feet (10') landscaped buffer.

1308 Off street parking and loading areas shall be paved to specifications prepared by the Planning Board with the advice of the Town Engineer.

1309 Off street parking and loading areas used after sundown shall be illuminated, with illumination so arranged as not to shine on abutting properties or on streets.

1310 Off-street parking and loading areas shall be located a minimum of ten (10) feet from side and rear property lines, and twenty (20) feet from the property line along a public way.

1311 Dimensions: Maneuvering aisles shall be laid out in compliance with the minimum dimensions set forth in the following table:

MINIMUM PARKING SPACE & AISLE DIMENSION FOR PARKING AREAS (in feet)

Angle of Parking	Width of Parking Space	Depth of Parking Space	Width of Maneuvering Aisle
61 to 90 degrees	9'	18'	24'
46 to 60 degrees	9'	18'	18'
45 degrees	9'	18'	15'
Parallel*	8'	22'	14'(1-way)/20'(2-way)

*To be counted as a required parking space, a parallel parking space shall have a maneuvering space at least 20' deep adjacent to an aisle parallel to and abutting such parking space. Parking areas where the parking spaces are angled at 45 or 60 degrees shall have one way traffic circulation.

1312 All required parking spaces shall be marked to provide delineation between parking stalls and aisles.

1313 Landscaping

1313.1 In off-street parking areas for 50 or more vehicles, each parking area shall have interior landscaping areas, primarily planted with trees, equivalent in size to five (5) percent of that parking area's total pavement area.

1313.2 There shall be no more than 30 spaces in any uninterrupted row.

1313.3 One live shade tree or ornamental tree is required for each two thousand (2,000) square feet of parking area.

1313.4 Where landscaped areas abut parking areas and/or driveways, the landscaped areas shall be protected from vehicular encroachment by curbs or berms.

1314 Handicap Parking Requirements:

1314.1 Specially designated parking spaces for the physically handicapped shall be located closest to the designated accessible primary entrance (s).

1314.2 If possible, they shall be located so that handicapped persons do not have to cross a roadway or traffic land.

1314.3 In multilevel garages where not elevator is provided such spaces shall be located near the accessible entrance.

1314.4 Number of Such Spaces Shall Be Provided as Follows:

<u>TOTAL SPACES</u>	<u>REQUIRED SPACES</u>
1-40	5% BUT NOT LESS THAN 2 SPACES
41-100	4% BUT NOT LESS THAN 3 SPACES

101-200	3% BUT NOT LESS THAN 4 SPACES
201-500	2% BUT NOT LESS THAN 6 SPACES
501-1,000	1.5% BUT NOT LESS THAN 10 SPACES
1,001-2,000	1% BUT NOT LESS THAN 10 SPACES
2,001-5,000	0.75% BUT NOT LESS THAN 20 SPACES
5,000-	0.50% BUT NOT LESS THAN 30 SPACES

1314.5 Width:

1314.5.1 Such parking spaces which are perpendicular or diagonal to the parking roadway shall be 12'-0" (3.65m) wide. Spaces shall allow persons in wheelchairs to enter or leave an automobile on a uniform surface suitable for wheeling or walking.

1314.5.2 Two 8' (2.44m) wide spaces, separated by a 8' (2.44m) center aisle, which is painted or striped yellow, can be used as an alternative.

1314.6 Identification:

1314.6.1 Such spaces shall be identified by a sign at each space or pair of spaces stating that these spaces are reserved for the physically handicapped.

1314.6.2 This sign shall be located a height not less than 5'-0" (1.5m) and not more than 8'-0" (2.44m)

1314.6.3 The sign shall contain the "International Symbol of Access" as shown in Han 412.

1314.7 Parking Surface Area:

1314.7.1 Parking surface areas required to be accessible for the handicapped shall not slope more than one-in-twenty.

1314.7.2 Catch basins and drainage patterns shall not interfere with travel for handicapped persons.

1314.8 Sidewalks:

1314.8.1 Where sidewalks are provided at such spaces, a curb cut (sidewalk ramp) shall be installed at each specially designated space or pair of spaces, so that handicapped persons are not required to enter the stream of traffic to attain access to sidewalks.

1314.8.2 If the alternative described in Section 1314.5.2 is used, the curb cuts shall be installed where the center aisle meets the sidewalks.

1314.9 Walks and ramps required as a means of egress leading from specially designated parking spaces for the handicapped in parking lots, garages or other parking facilities shall be in conformity with all sections of the code.