

5.C. OFF-STREET PARKING AND LOADING

5.C.1 GENERAL PROVISIONS

1. The off-street parking and loading requirements set forth in this Section shall apply to:
 - a. all uses established and all buildings and/or structures erected after the date of adoption of these Regulations; and
 - b. all uses, buildings or structures existing on the date of adoption of these Regulations which uses, buildings or structures are enlarged in excess of ten (10) percent of their area existing on the date of adoption of these Regulations.
2. Every parcel of property used in whole or in part for off-street parking and/or off-street loading purposes, whether required or not by these Regulations, shall, for that portion used for off-street parking and/or off-street loading purposes, be developed, maintained, and used in accordance with the provisions set forth in this Section.
3. In addition to the standards contained in this Section, the design, layout, planning and configuration of all parking areas and drives shall be subject to the design guidelines incorporated in Section 5.A of these Regulations.
4. **Pursuant to CT Public Act 22-25, on and after January 1, 2023, each new construction of a commercial building or multiunit residential building with thirty or more designated parking spaces for cars or light duty trucks shall include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least ten per cent of such parking spaces. Electric Vehicle Charging Stations shall be installed as provided in Section 5.C.5.8.**

5.C.2 NUMBER OF PARKING SPACES

1. The off-street parking standards in Section 5.C.3 labeled “minimum requirement” are minimum requirements for off-street parking and the Planning and Zoning Commission may require additional off-street parking for a particular development based on the nature of the development, its location, access and relation to surrounding development, and any unique parking demand, which may be associated with such a development.
2. The off-street parking standards in Section 5.C.3 labeled “impervious threshold” are the maximum limitation for off-street parking which may be installed without utilizing a pervious pavement or similar surface treatment as approved by the Commission based on a recommendation by the Town Engineer. In situations where the Town Engineer determines that such pervious surface treatment may not be environmentally sound and/or may not be appropriate given site conditions or neighboring uses or resources, the Commission may approve parking spaces above this “impervious threshold” using a surface treatment recommended by the Town Engineer.

3. For the purpose of the off-street parking and loading regulations and standards:
 - a. the term “net floor area” shall be as defined in these Regulations; and
 - b. in auditoriums, stadiums, places of worship and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facility shall be counted as one (1) seat for the purpose of determining the requirements for off-street parking spaces in accordance with these Regulations.
4. Joint use of off-street parking facilities is permitted provided that the amount of such facilities shall not be less than the sum of the various users computed in accordance with the schedule of this Section and subject to provisions of Section 5.C.2.5.
5. **Possible Reductions -**
 - a. The Commission may permit a reduction of up to 25% of the required parking spaces due to shared use of parking facilities when the parking needs of the joint users occur at different hours of the day, different days of the week, or different times of the year. The applicant shall show upon the site plan the complete layout for the full parking requirements. The owner shall file that plan in the office of the Town Clerk, stipulating that the owner, or the successor and assigns of the owner, will install as many of the non-installed parking spaces as the Commission deems necessary within 6 months of the Commission's request, when, in the opinion of the Commission, such installation is needed.
 - b. The required number of parking spaces, as per Section 5.C.3, may be reduced by ten percent if pedestrian walkways are provided to adjacent properties and if direct vehicular circulation is provided to adjoining properties.
 - c. The Commission may consider granting a parking reduction of up to ten percent (10%) of the required spaces based on the availability of public parking lots and/or on-street parking within one-quarter mile of the subject property.
6. When a calculation determining the number of required off-street parking spaces results in a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) off-street parking space.

5.C.3 PARKING SPACE TABLES

5.C.3.1. RESIDENTIAL-TYPE USES	Minimum Requirement	Impervious Threshold
1. Dwellings	<u>One (1) parking space for each studio or one-bedroom dwelling unit and two (2) parking spaces for each dwelling unit with two or more bedrooms</u>	Not Applicable
2. Boarding, rooming or lodging house or bed and breakfast	Add one (1) parking space for each guest unit, boarding unit, rooming unit or lodging unit.	Not Applicable
3. Customary home occupation	Add one (1) parking space for each employee plus three (3) parking spaces	Not Applicable
4. Religious quarters	One (1) parking space for each two (2) beds	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission

5.C.3.2. RETAIL / FOOD / SERVICE-TYPE USES	Minimum Requirement	Impervious Threshold
1. Restaurant, eating and drinking	10 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
2. Retail trade, except eating and drinking	4.0 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
3. Arts & Crafts Gallery	4.0 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
4. Day care center, child or adult	2.0 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
5. Motor vehicle fueling station	2.0 parking spaces for each fueling station plus spaces for retail, repair or other uses	Not Applicable
6. Motor vehicle general and limited repair	5.0 parking spaces plus 2.0 parking spaces for each service stall (such minimum spaces not to be used for car sales).	Not Applicable
7. Motor vehicle wash	1.0 parking space for each parking, washing or service stall	Not Applicable
8. Hotel, motel, inn	1.0 parking space for each guest room, plus spaces for restaurant, assembly space or other non-residential use.	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
9. Motion picture theater	0.33 parking spaces per seat	0.50 parking spaces per seat

Approved Amendments to Hebron Zoning Regulations

Approved 7/23/2024; Effective 8/11/2024

NOTE: Approved wording is bold and underlined>.

5.C.3.3. OFFICE-TYPE USES	Minimum Requirement	Impervious Threshold
1. General office and/or professional office (except medical offices, medical clinics and hospitals)	4.0 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
2. Bank, business service establishments (including finance, insurance and real estate services, message center, etc.), personal service establishments, and government services	4.0 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
3. Medical offices and medical clinics	6.7 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission

5.C.3.4. INSTITUTIONAL -TYPE USES	Minimum Requirement	Impervious Threshold
1. Elementary Schools (public, private, parochial)	Two (2) parking spaces for each classroom plus one (1) parking space for each three (3) seats in any auditorium, gymnasium or other public assembly space	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
2. Middle/Secondary Schools (public, private, parochial)	One (1) parking space for each classroom plus one (1) parking space for each four (4) seats in the largest assembly space	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
3. University, college, junior college and professional education	Ten (10) parking spaces for each classroom plus one (1) parking space for each three (3) seats in any auditorium, gymnasium, stadium, theater or other public assembly space	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
4. Place of worship	0.25 parking spaces per seat	0.50 parking spaces per seat
5. Library, museum or planetarium	One (1) parking space for each six hundred (600) square feet of gross building floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
6. Facilities for instruction	One (1) parking space for each 200 square feet of floor area. The Commission may authorize non-installed parking spaces in accordance with Section 5.C.2.4 to satisfy the needs of this unique category.	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
7. Auditorium	0.33 parking spaces per seat	0.50 parking spaces per seat

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5.C.3.5. TECHNOLOGY-TYPE USES	Minimum Requirement	Impervious Threshold
1. Manufacturing uses	2.0 parking spaces per 1,000 square feet of net floor area used for manufacturing and/or storage purposes, plus spaces for office or other uses	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
2. Wholesale trade and warehousing	1.0 parking space per 1,000 square feet of net floor area used for wholesaling and/or storage purposes, plus spaces for office or other uses	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission

5.C.3.6. OTHER USES	Minimum Requirement	Impervious Threshold
1. Ambulance services, bus garaging and equipment maintenance	One (1) parking space for each parking, washing or service stall	Not applicable
2. Community center, clubs, athletic club	10.0 parking spaces per 1,000 square feet of net floor area	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
3. Golf course	One (1) parking space for each one hundred (100) square feet of gross building floor area.	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
4. Golf driving range, golf miniature, archery range, bowling, firing range, riding stable, tennis courts	Two (2) parking spaces for each driving tee, golf hole, alley, lane, stable, court, or other unit of activity	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
5. Ice skating and/or roller skating rink	One (1) parking space for each one hundred (100) square feet of skating surface or one parking space for each three (3) seats, whichever is the greater requirement	Any parking spaces installed above the minimum requirement shall have a pervious surface unless otherwise approved by the Commission
6. Funeral home	One (1) parking space for every seventy (70) square feet of usable space directed to assembly room for funeral home services	At least fifty percent (50%) of the spaces shall have a pervious surface unless otherwise approved by the Commission
7. Other uses not listed	The Planning and Zoning Commission shall determine which of the foregoing parking requirements, if any, shall apply.	Planning and Zoning Commission shall determine the requirement for pervious surfaces

5.C.4 OFF-STREET LOADING REQUIREMENTS

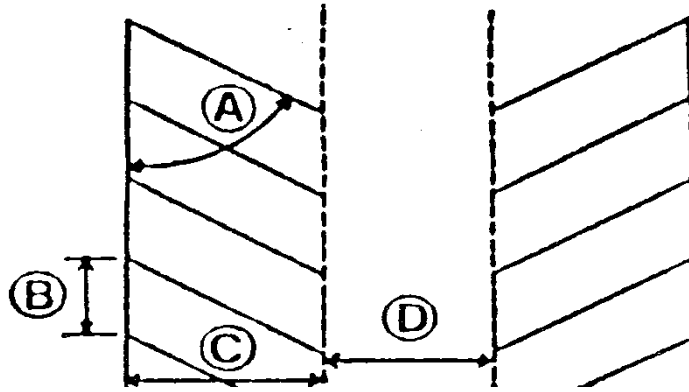
1. On the same premises with every building, structure or part thereof erected or occupied for a use or uses involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained adequate space for off-street standing, turning, loading and unloading services in order to avoid interference with the use of streets and alleys (if any) and without encroachment on any off-street parking area.
2. Such off-street loading and unloading space, unless otherwise adequately provided for, as determined by the Planning and Zoning Commission, shall be an area not less than ten (10) feet by fifty (50) feet with fifteen (15) foot height clearance.
3. A minimum of one (1) off-street loading and unloading space shall be required for each ten thousand (10,000) square feet of gross building floor area. Additional off-street loading and unloading spaces may be required by the Planning and Zoning Commission because of the building volume, location or particular use nature of the development under consideration.
4. Off-street loading and unloading spaces, together with appropriate access drives, shall be developed and maintained in accordance with the provisions of Sections 5.C.5 and 5.C.6 of these Regulations.

5.C.5 DESIGN OF PARKING / LOADING FACILITIES

1. **Parking Space Location** -
 - a. All parking and loading spaces provided pursuant to this Section shall be on the same lot with the building except that the Commission may permit parking spaces to be on any lot within a five hundred (500) foot radius of the building, if it determines that it is impractical to provide all of the required parking on the same lot with the building.
 - b. There shall be no parking permitted within ten (10) feet of the front, rear, or sides of a business structure or within twenty (20) feet of any facade of an industrial building.
 - c. There shall be no parking permitted within ten (10) feet of side and rear property lines, except in the area of shared parking spaces when joint off-street parking is shared by abutting users.
 - d. No parking areas for commercial and or business use shall be located within the front yard landscaped area required in Section 5.D.2.3.
2. **Overall Circulation** - Parking lots shall be designed so as to create a safe environment for pedestrians, motorists and the traveling public and internal access drives should generally not exceed ten percent (10%) slope and parking areas should generally not exceed five percent (5%) slope .

3. Parking Space Size/Configuration -

- a. A parking space shall be at least nine feet wide by eighteen feet long (9' x 18') except that a parallel parking space, if authorized by the Commission, shall be at least eight feet wide by twenty-two feet long (8' x 22').
- b. In order for a parking space to be credited as a required space, it shall have access to a drive that meets at least the vehicular aisle width standard in the following table.
- c. Perpendicular parking (90 degrees) is encouraged. Parallel parking (0 degrees) should be avoided.



A	Parking angle	90°	60°	45°	30°	0°
B	Curb length	9'-0"	Parking stalls shall be 9' x 18'			22'-0"
C	Stall depth	18'-0"	Parking stalls shall be 9' x 18'			8'-0"
D	Vehicular aisle width – Two-way circulation	24'-0"	24'-0"	24'-0"	24'-0"	24'-0"
D	Vehicular aisle width – one-way circulation	24'-0"	18'-0"	13'-0"	11'-0"	15'-0"

4. Internal Circulation -

- a. Adequate ingress and egress to an off-street parking area or facility shall be provided for all vehicles by means of clearly limited and defined drives.
- b. Collector drives distributing traffic to feeder drives and giving access to emergency vehicles shall be no less than thirty (30) feet in width and shall provide continuous circulation.
- c. Feeder drives servicing adjoining parking areas shall be no less than twenty-four (24) feet in width when serving perpendicular parking spaces or supporting two-way travel.
- d. In parking lots configured for one-way circulation, the Commission may allow feeder drives at lesser width for oblique parking configurations.
- e. Feeder drives longer than forty-five (45) feet shall provide continuous directional circulation.

5. **Surfacing and Drainage -**

- a. All parking spaces, loading facilities, and access roadways shall have at least eight inches (8") of process stone and two-and-a-half inches (2.5") of bituminous concrete as surface treatment unless the Commission allows or requires an alternative surface treatment for promoting "low impact development" (LID) strategies (see Section 5.E of these Regulations) or allows some other surface treatment which, in the opinion of the Commission, will provide an adequate all-weather surface with proper drainage.
- b. Parking facilities shall be so graded and drained as to dispose of all surface water accumulation within the area or facility. No surface water from any off-street parking or loading area shall be permitted to drain onto adjoining property unless express approval therefore has been obtained from the property owner or authority exercising jurisdiction over such property.

6. **Landscaping -**

- a. Any off-street parking or loading area or facility shall be effectively screened on each side which adjoins or faces premises situated in any residential zone, or premises used for residential purposes in any zone, by a fence of acceptable design, wall or compact hedge as approved by the Planning and Zoning Commission.
- b. Any landscaping required herein shall be integrated with any other landscaping required or provided for other portions of the parking area or facility.
- c. All landscaping, whether required or not by these Regulations, shall be properly installed and maintained on a year-round basis.
- d. All landscaping shall conform to Section 5.D of these Regulations.
- e. All waste and recycling containers, utility fixtures such as propane tanks, and similar fixtures, shall be screened from adjacent properties and views from public rights-of-way. If the areas are visible from adjacent properties or rights-of-way, the area shall be screened with materials that are compatible with the material of the principle building. Otherwise the Commission may approve a wooden fence and landscape treatment.

7. **Lighting -**

- a. The Planning and Zoning Commission may require that an off street parking or loading area or facility be properly lighted because of its size, layout, location or the particular use served by the off street parking or loading area or facility.
- b. Lighting shall be in accordance with Section 5.F of these Regulations.
- c. All utility lines for parking lot lighting shall be underground.

8. **Electric Vehicle Charging Stations (EVCS) -**

- a. **Each EVCS shall receive location approval from the Fire Marshal and necessary Building Permits.**
- b. **In accordance with CT State Building Code Chapter 11, Section 1107.2.1, as amended, not less than 5 percent of vehicle spaces on the site served by EVCS, but not fewer than one for each type of EVCS shall be accessible.**
- c. **All EVCS equipment shall be protected by wheel stops, curbs or bollards. If installed adjacent to a sidewalk, the sidewalk width shall not be diminished. Any EVCS cords shall be configured so they do not interfere with any pedestrian travel and shall not cross a driveway, sidewalk or passenger loading area.**
- d. **The EVCS must be operational during the normal business hours of the use(s) that it serves. EVCS may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.**
- e. **The EVCS shall be maintained in good operating condition at all times.**

9. **Other Requirements -**

- a. All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping which shall provide a permanent delineation between spaces, drives and surrounding structures, uses and land.
- b. All fire lanes and handicapped spaces shall be marked by vertical signs.

5.C.6 COMPLETION AND MAINTENANCE

1. All parking must be completed in compliance with these Regulations or guaranteed by provision of a financial guaranty prior to issuance of a Certificate of Occupancy.
2. The requirement for the provision and maintenance of off-street parking spaces and off-street loading spaces (including line striping, pavement condition, clearing of debris, adequate drainage, etc.) shall be the continuing obligation of the owner of the real estate on which any structure or use is located as long as such structure or use is in existence and its requirement for off-street parking and/or off-street loading spaces continues.
3. It shall be unlawful for an owner of any structure or use affected by these parking Regulations to discontinue, change or dispense with, or to cause the discontinuance or change of the required off-street parking and/or loading spaces apart from the provision of alternative off-street parking and/or loading spaces which meet the requirements of and are in compliance with these Regulations.