

**ORDINANCE NO. 17-11**

**AN ORDINANCE IN AMENDMENT OF CHAPTER 21 OF THE CODE OF ORDINANCES, TOWN OF NORTH KINGSTOWN, ENTITLED, "ZONING"**

Note: Words set as ~~strikeover~~ are to be deleted from the ordinance; all underlined text is to be added to the ordinance.

The Town Council of the Town of North Kingstown hereby ordains:

**SECTION 1. ARTICLE XI DEVELOPMENT PLAN.** That Section 21-270 of the Code of Ordinances, Town of North Kingstown, entitled, "Off Street parking and truck loading generally" is hereby deleted and replaced with the following:

Sec. 21-270. - Off-street parking and truck loading generally.

In order to minimize traffic congestion, air pollution and the risk of accidents and to promote other elements of sound community planning, off-street parking and truck loading spaces shall be provided and satisfactorily maintained for all permitted uses of buildings, structures or lots as specified in this section. The requirements of this section apply under the following circumstances:

- A. All new buildings and structures erected for a use that requires off-street parking or loading;
- B. Any building and/or structure that is altered or enlarged; and
- C. All new, additional or expanded uses of a property or any change in an existing use which generates additional off-street parking or loading. (Ord. No. 98-7, 5-11-1998; Ord. No. 08-18, § 7, 7-7-2008)

Cross reference— Streets and sidewalks, ch. 17.

**SECTION 2. ARTICLE XI DEVELOPMENT PLAN.** That Section 21-271 of the Code of Ordinances, Town of North Kingstown, entitled, "Methods of determining off-street parking requirements" is hereby deleted and replaced with the following:

Sec. 21-271. - Methods of determining off-street parking requirements.

- A. Off-street parking requirements for a single use shall be determined from the schedule of such requirements in Section 21-272.
- B. When the required number of spaces results in a fraction, the number shall be rounded in a manner that ensures compliance with the minimum and/or maximum number provided in the parking schedule as applicable.
- C. If a use is not specifically listed in the schedule of off street parking requirements, the requirements shall be the same as for the most similar use listed as determined by the director of the department of planning and development referencing the Institute of Traffic Engineers Parking Generation Report.

- D. When the schedule requires the on-site number of spaces to be calculated per employee and employees are on the site in shifts, the off street parking requirement shall be based on the number of employees present during the largest shift (most employees). The intent is to base the requirement on the total number of employees on the site or who will use the site for parking at any one time.
- E. A garage or carport may be used to meet the requirements of this section. A driveway may only be used to meet the requirements of this section where it serves a one-family or two-family dwelling.
- F. When any lot contains two or more non-residential uses, the sum of the individual parking demand values shall serve as the baseline parking demand. When deemed appropriate by the Director of Planning, applicants shall submit a peak use demand analysis to the planning department illustrating the relationship between peak parking demands for the different non-residential uses.
- H. Where it can be demonstrated, to the satisfaction of the planning department or the planning commission, that less parking would be needed than the minimum requirements and adequate land is available should future uses warrant additional parking, fewer parking spaces may be allowed.
- I. Where it can be demonstrated that the parking demand may be accommodated, up to 100 percent of on-site parking requirements may be provided off-site provided that parking is located within 500 feet of the property boundary in a walkable route from one property boundary to another and safe, well lighted pedestrian access can be demonstrated by the applicant. In such cases, appropriate legal documentation, as approved by the town solicitor and the town planner, shall be recorded to ensure the permanent use of such parking spaces.
- J. Delineated on-street parking located directly abutting a lot on which a business use operates may be counted towards fulfilling the off-street parking space requirements of that use.

Wickford Village Center District—Off-street parking shall be located, to the maximum extent feasible, at the rear of the building. No new off-street parking shall be located between the street line and the building face containing the principal entrance.

(Ord. No. 98-7, 5-11-1998; Ord. No. 02-20, § 9, 11-18-2002; Ord. No. 07-02, § 13, 2-5-2007; Ord. No. 08-18, § 7, 7-7-2008)

**SECTION 3. ARTICLE XI DEVELOPMENT PLAN.** That Section 2-272 of the Code of Ordinances, Town of North Kingstown, entitled, “Parking Schedule” is hereby deleted and replaced with the following:

Sec. 21-272. - Parking schedule.

The schedule of off-street parking space requirements shall be as follows:

<u>Use</u>	<u>Minimum Parking Space Requirement</u>
<b><u>Retail</u></b>	
1. Retail Stores	<u>One per 500 square feet of total retail sales area</u>
<b><u>Residential</u></b>	
2. One-family and two-family dwellings	<u>Two per dwelling unit</u>
3. Multifamily Dwellings	<u>One per efficiency studio and one-bedroom unit and 2 per two bedroom unit. For accessory dwellings, one per bedroom</u>
<b><u>Office &amp; Personal Services</u></b>	
4. Offices <u>Banks</u> <u>Personal Services</u> <u>Municipal Offices</u> <u>Any commercial or business use not otherwise provided for in this section</u>	<u>One per 500 square feet of gross floor area</u>
<b><u>Industrial, Wholesale, R&amp;D and Storage</u></b>	
5. Industrial or Manufacturing Operations <u>R&amp;D Facilities</u> <u>Wholesalers</u> <u>Material Equipment Storage</u>	<u>One for every two employees</u>
6. Storage Facilities	<u>One for every 5,000 square feet of storage space</u>
<b><u>Public Assembly &amp; Education</u></b>	
7. Churches <u>Theaters</u> <u>Auditoriums</u> <u>Trade School</u> <u>Educational or Training Centers</u>	<u>One per four seats provided</u>
8. Assembly Hall	<u>One per 100 square feet of gross floor area, but not</u>

<u>Social Hall</u> <u>Mortuary or Funeral Home</u>	<u>less than 20 based on seating capacity</u>
<u>9. Day Care Centers or Nursery Schools</u>	<u>One per four children of the facility's maximum licensed capacity, plus sufficient off-street space for pick-up and drop-off</u>
<b><u>Arts, Culture &amp; Media</u></b>	
<u>10. Museums</u> <u>Art Galleries</u> <u>Libraries</u> <u>Communications services and broadcasting offices</u>	<u>One per 750 square feet of gross floor area</u>
<b><u>Restaurants</u></b>	
<u>11. Sit-down Restaurants</u> <u>Fast-food Restaurants</u>	<u>One per 100 square feet of gross floor area but no less than 10 parking spaces.</u>
<b><u>Commercial Recreation</u></b>	
<u>12. Bowling Alleys</u> <u>Golf Courses</u> <u>Driving Ranges</u>	<u>For bowling alleys and golf courses, four spaces for every alley or hole. For driving ranges, one space for each tee.</u>
<u>13. Health &amp; Fitness Facilities</u>	<u>One space per 28 square feet devoted to physical activity, excluding locker rooms, restrooms, showers, or utility or ancillary public areas</u>
<u>14. Other Indoor Sports Facilities</u>	<u>One space per 200 square feet of floor area</u>
<b><u>Lodging &amp; Overnight Care</u></b>	
<u>15. Hotels &amp; Motels</u> <u>Tourist Homes &amp; Cabins</u> <u>Room &amp; Boarding Houses</u> <u>Camping Areas &amp; Trailer Parks</u> <u>Hospitals</u> <u>Nursing or Convalescent Homes</u>	<u>One for each guest room, patient room or suite, camping or trailer site, plus ten percent for staff (where applicable)</u>
<b><u>Automotive &amp; Marine Facilities</u></b>	
<u>16. Automatic carwash facilities</u>	<u>Five stacked spaces, plus two spaces for each vacuum machine and non-automatic wash bay, plus one parking space for each 1,000 square feet of total floor area, plus two per wash bay for employees.</u>
<u>17. Gas Stations &amp; Motor Vehicle</u>	<u>One space for every 200 square feet of floor area</u>

<u>Repair Shops</u>	
<u>18. Marinas</u>	<u>One for each boat slip or mooring station, either water or land based.</u>
<u>19. Freight and materials trucking and shipping materials</u>	<u>One for every two employees plus adequate spaces for each company vehicle operating from the premises</u>
<b><u>Passenger Terminal Facilities</u></b>	
<u>20. Railroad Passenger Stations</u> <u>Bus Depots</u> <u>Airports</u> <u>Other passenger terminal stations</u>	<u>Parking spaces as deemed appropriate by the Planning Commission for employees, loading and unloading of passengers, or visitors</u>
<b><u>Drive-In Windows</u></b>	
<u>21. Fast Food Restaurants</u>	<u>Six stacked spaces for each drive-in window</u>
<u>22. Banks, Pharmacies or Retail</u>	<u>Three stacked spaces for each drive-in window</u>

(Ord. No. 98-7, 5-11-1998; Ord. No. 98-13, § 3, 9-14-1998; Ord. No. 08-18, § 7, 7-7-2008; Ord. No. 12-13, § 6, 10-22-2012)

**SECTION 4. ARTICLE XI DEVELOPMENT PLAN.** That Section 21-273 of the Code of Ordinances, Town of North Kingstown, entitled, “Off street loading spaces” is hereby deleted and replaced with the following:

Sec. 21-273. - Off-street loading spaces.

(a) Number required. Off-street loading spaces shall be provided and maintained by the owner of the property for each building, structure or use which shall be established, erected or enlarged for any business or industrial purpose in accordance with the following schedule:

<b><u>Building Floor Area</u></b> <b><u>(square feet)</u></b>	<b><u>Loading Spaces</u></b>
<u>Up to 8,000</u>	<u>1</u>
<u>8,000 to 25,000</u>	<u>2</u>
<u>25,000 to 40,000</u>	<u>3</u>
<u>40,000 to 100,000</u>	<u>4</u>
<u>Up to 8,000</u>	<u>1</u>
<u>100,000 to 250,000</u>	<u>5</u>
<u>Each additional 200,000</u>	<u>1</u>

Where it can be demonstrated and with the approval of the planning commission or the department of planning and development that one or more uses may be generating a demand for loading spaces primarily during periods when other uses are not in peak operation, the total number of required loading spaces may be reduced to equal the peak loading number of spaces.

- (b) Exemption. No off-street loading spaces shall be required for any building or structure used exclusively for office occupancy.
- (c) Dimensional requirements. An accessory off-street truck loading space shall have a minimum width of 12 feet, a minimum length of 25 feet and minimum clear height of 16 feet. Aisles and driveways serving access to loading areas shall have the same minimum width and clear height. Where large vehicles (i.e., tractor trailers) are anticipated delivering to the site, the department of planning and development may require larger spaces and on-site turning areas to accommodate the trucks as per the latest standard promulgated by the Institute of Traffic Engineers.

(Ord. No. 98-7, 5-11-1998)

**Cross reference**— Streets and sidewalks, ch. 17.

**SECTION 5. ARTICLE XI DEVELOPMENT PLAN.** That Section 21-274 of the Code of Ordinances, Town of North Kingstown, entitled, “Access to parking and loading” is hereby deleted and replaced with the following:

Sec. 21-274. - Access to parking and loading.

- (a) Joint access. The sharing of driveway access by two or more properties is encouraged. Such driveways should be located on joint property lines or should be accessible via cross access easements on the private property being served by the joint driveway. The planning commission may waive the setback requirements in subsection 21-275(a) where it finds that such waiver facilitates the coordination of joint access or jointly shared parking areas.
- (b) Access to state roads. All entrance and/or exit driveways onto a state road shall be in accordance with the requirements of the state department of transportation, and all entrance and exit driveways onto a town road shall be in accordance with the requirements of the department of public works.
- (c) Vision clearance. A 30-foot line of sight shall be maintained where a driveway or street intersects with a public street.

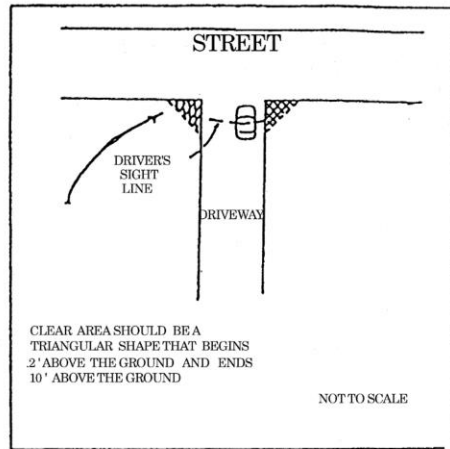


Figure 1. Vision Clearance

- (d) Maximum driveway grade. The gradient of driveways shall have a slope no greater than three percent for the first 100 feet. Driveways that accommodate belowgrade loading docks shall be exempt from this subsection.
- (e) Driveway placement. Driveways must be placed such that an exiting vehicle has an unobstructed sight distance according to the following schedule:

<u>Street Speed Limit</u> <u>(mph)</u>	<u>Sight Distance</u> <u>(feet)</u>
<u>30</u>	<u>200</u>
<u>35</u>	<u>225</u>
<u>40</u>	<u>275</u>
<u>45</u>	<u>325</u>
<u>50</u>	<u>350</u>

- (f) Driveway spacing. At least one curb cut shall be permitted per site. Where it is demonstrated that an additional curb cut is warranted, it may be allowed subject to the approval of the town engineer or state department of transportation. Notwithstanding the limits of lot frontage, driveway spacing, both on site and to a driveway on an adjacent site, should be determined as a function of street speed limit according to the following schedule:

<u>Street Speed Limit (mph)</u>	<u>Minimum Spacing (feet)</u>
<u>25</u>	<u>105</u>
<u>30</u>	<u>125</u>
<u>35</u>	<u>150</u>
<u>40</u>	<u>185</u>
<u>45</u>	<u>230</u>
<u>50</u>	<u>275</u>

These spacings are based on average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation. Spacing will be measured from the centerline of each driveway.

(Ord. No. 98-7, 5-11-1998)

**Cross reference**— Stopping, standing and parking, § 11-31 et seq.

**SECTION 6. ARTICLE XI DEVELOPMENT PLAN.** That Section 21-275 of the Code of Ordinances, Town of North Kingstown, entitled, “Design requirements for parking and truck loading areas” is hereby deleted and replaced with the following:

Sec. 21-275. - Design requirements for parking and truck loading areas.

- (a) Minimum setbacks and buffers. Accessory off-street parking areas for parking and truck loading may be located in required side or rear yards, provided that the side or rear yards are set back at least ten feet from all boundaries abutting commercially or industrially zoned land, and further provided that such yards do not encroach on required buffers established in accordance with the landscaping sections of this article.
- (b) Parking amenities. The physical improvements of off-street parking and truck loading areas shall include the following, except as may be specifically exempted by the planning commission:
  - (1) Curbs.
  - (2) Asphaltic, concrete, or gravel paving. The planning commission or planning director, as appropriate, may allow gravel parking or pervious materials in parking areas where the applicant demonstrates such pervious material will have a positive impact on the recharge of the underlying aquifer, provide for a better site design or better handle stormwater run-off. Pervious material in the groundwater recharge and wellhead protection overlay districts shall have the approval of the town director of water supply. In addition, gravel parking may be allowed by the planning commission or administrative officer in the Wickford Village Center district where less than ten parking spaces are required and where adequate provision is demonstrated for compliance with the Americans with Disabilities Act (ADA).



Gravel parking areas shall have drainage facilities as approved by the town engineer and shall provide a means to prevent gravel from spilling onto any state or town roadway or bikeway.

(3) Sidewalks.

(4) Provision for drainage facilities.

(5) Lighting.

(6) Landscaping and buffering.

(7) Traffic pavement markings and signs:

- a. All parking spaces shall be striped in accordance with the approved plan, except where relief has been provided for gravel parking lots. All striping shall be four-inch white lines, except handicapped spaces, which shall be four-inch blue lines.
- b. Traffic islands shall be bordered by two four-inch-wide yellow lines and shall be crosshatched with 12-inch-wide yellow bars.
- c. Fire lanes shall be installed in accordance with the requirements of the town fire department.
- d. Snow storage areas shall not encroach upon sidewalks or public areas.
- e. For all gravel or pervious parking areas, spaces shall be marked using stone or other appropriate markings to delineate the individual spaces.

(c) Minimum aisle width. Minimum aisle width shall be in compliance with the Institute of Traffic Engineers (ITE) standards as indicated on figure 3 and table 1 in this section. Aisles adjoining a building shall be wide enough to accommodate fire lanes/zones as required by the town fire department.

**TABLE 1. STALL LAYOUT ELEMENTS**

<u>Dimension</u>	<u>On Diagram</u>	<u>Angle</u>			
		<u>45°</u>	<u>60°</u>	<u>75°</u>	<u>90°</u>
<u>Stall width, parallel to aisle</u>	<u>A</u>	<u>12.7</u>	<u>10.4</u>	<u>9.3</u>	<u>9.0</u>
<u>Stall length of line</u>	<u>B</u>	<u>25.0</u>	<u>22.0</u>	<u>20.0</u>	<u>18.5</u>
<u>Stall depth to wall</u>	<u>C</u>	<u>17.5</u>	<u>19.0</u>	<u>19.5</u>	<u>18.5</u>
<u>Aisle width between stall lines</u>	<u>D</u>	<u>12.0</u>	<u>16.0</u>	<u>23.0</u>	<u>26.0</u>
<u>Stall depth, interlock</u>	<u>E</u>	<u>15.3</u>	<u>17.5</u>	<u>18.8</u>	<u>18.5</u>
<u>Module, wall to interlock</u>	<u>F</u>	<u>44.8</u>	<u>52.5</u>	<u>61.3</u>	<u>63.0</u>
<u>Module, interlocking</u>	<u>G</u>	<u>42.6</u>	<u>51.0</u>	<u>61.0</u>	<u>63.0</u>
<u>Module, interlocking to curb face</u>	<u>H</u>	<u>42.8</u>	<u>50.2</u>	<u>58.8</u>	<u>60.5</u>
<u>Bumper overhang (typical)</u>	<u>I</u>	<u>2.0</u>	<u>2.3</u>	<u>2.5</u>	<u>2.5</u>
<u>Offset</u>	<u>J</u>	<u>6.3</u>	<u>2.7</u>	<u>0.5</u>	<u>0.0</u>
<u>Setback</u>	<u>K</u>	<u>11.0</u>	<u>8.3</u>	<u>5.0</u>	<u>0.0</u>

<u>Cross aisle, one-way</u>	<u>L</u>	<u>14.0</u>	<u>14.0</u>	<u>14.0</u>	<u>14.0</u>
<u>Cross aisle, two-way</u>	<u>-</u>	<u>24.0</u>	<u>24.0</u>	<u>24.0</u>	<u>24.0</u>

(Source: Parking Principles, Highway Research Board, Special Report No. 125, 1971, p. 99)

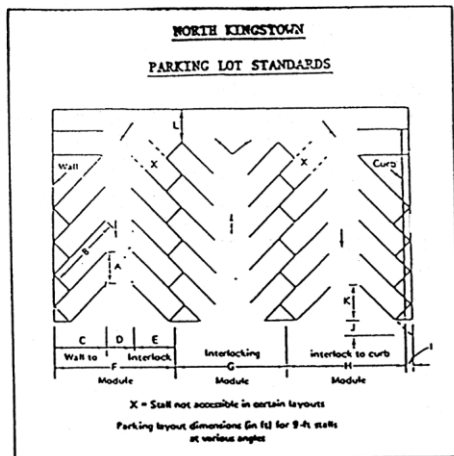


Figure 3. Parking Lot Standards

- (d) Aisles and turning areas. Aisles and turning areas should provide good internal circulation with adequate radii to ensure pedestrian safety, ample clearance and convenient access and egress, in addition to the design requirements enumerated in this section and required by the planning commission. Sufficient area for maneuvering into and out of all parking spaces shall be provided on site.
- (e) Minimum parking space size. Accessory off-street parking areas shall be marked off into spaces with minimum dimensions in accordance with the ITE standards as indicated in table 1 and figure 3 in this section. For parking spaces for truck or special equipment, the minimum size of the spaces shall be approved by the department of planning and development based on the nature of the parked vehicles.
- (f) Centerline gradients. Centerline gradients of aisles shall not exceed three percent.
- (g) Handicapped parking spaces required. The number, size, location and identification of handicapped spaces shall comply with the standards of title III of the Americans with Disabilities Act (ADA).
- (h) Screening and Landscaping. All open parking areas which abut a public street right-of-way shall provide landscaping as prescribed in subsection 21-277(5) of the zoning ordinance.
- (i) Lighting. Lighting used to illuminate off-street parking areas shall be directed and maintained so as not to interfere with persons using any public street or improvement or to unnecessarily interfere with the use and enjoyment of property of any person. Lighting shall comply with section 21-278 of the zoning ordinance.

- (j) Fencing. A solid fence at least six feet in height shall be required on all common property lines when any nonresidential parking facility abuts a residentially zoned property.
- (k) Bicycle racks and bus passenger shelters shall be as required by the department of planning and development.
- (l) Prohibited uses. No part of any required setback distance from a public road, other than a driveway in a residential district, shall be used for loading and unloading operations. No part of any parking or loading area shall be used for sales, dead storage, repair work, dismantling or servicing of any kind.

(Ord. No. 98-7, 5-11-1998; Ord. No. 01-14, § 2, 8-6-2001; Ord. No. 02-20, § 10, 11-18-2002; Ord. No. 10-06, § 4, 4-26-2010)

**Cross reference— Stopping, standing and parking, § 11-31 et seq.**

**SECTION 7.** This Ordinance shall take effect upon passage and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

First Read at the Town Council Meeting of May 22, 2017 and referred to the Town Council Meeting of June 26, 2017 for Second Reading and Consideration of Adoption.

Adopted at the Town Council Meeting of June 26, 2017.

Jeannette Alyward  
Town Clerk