



**Town of Middletown
Planning Department**

350 East Main Rd., Middletown RI 02842 (401) 849-4027

MEMORANDUM

To: Paul A. Croce, Chairman
Planning Board Members

From: Ron Wolanski, Town Planner

Date: May 3, 2021

Re: Town Council request that the Planning Board review parking space minimums and maximum for various uses in town and recommend Zoning Ordinance amendments as appropriate

During a recent meeting the Town Council referred a request to the Planning Board to investigate potential zoning ordinance amendments to Article 13 - *Off-street Parking and Loading*. Please see the attached documentation provide to the Town Council by Councilor Flynn.

If an ordinance amendment is drafted, and once the Board is satisfied with the final draft, it should be forwarded to the Town Council for consideration. The Town Council must then hold a formal public hearing before amendments are adopted. In support of its recommendation to the Town Council on a zoning ordinance amendment the Planning Board must make the following findings in accordance with the requirements of Section 45-24-52 of the Rhode Island General Laws:

(1) The proposed amendment is generally consistent with the Middletown Comprehensive Community Plan , including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and

(2) This recommendation is made in recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30 RIGL

Please contact me with any questions.

cc. Town Solicitor

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TO: The Honorable Robert Sylvia, President & Members
Middletown Town Council
CC: Wendy Marshall, Council Clerk
FROM: Terri Flynn
DATE: February 9, 2021
RE: PARKING ORDINANCE

Given the recent discussions of ordinance violation impact on quality of life and housing being the council's highest priority, I am requesting council discussion of possible Planning Board review of Section 1304: Off-Street Parking and Loading, in Chapter 152: Zoning Code, in the Middletown Code of Ordinances (see attached). This ordinance, passed in 2006, has been updated once, in 2011.

Of note:

- ↳ A "Residential dwelling, except elderly housing" calculates parking per dwelling and not per bedroom, requiring only 2 spaces per dwelling.
- ↳ Extractive/Industrial/Manufacturing lists, "1 space for every 2 employees..." while carpooling seems the exception not the rule.
- ↳ Banks/financial institutions require as many parking spaces as General Retail, yet financial services are increasingly being done online.
- ↳ Securing off-street parking accommodation to keep streets clear may be critical, not only with Middletown's drive-by postal delivery, but with increasing deliveries from online shopping and meal delivery trends that are likely to continue at a higher rate than in the past.
- ↳ Seasonal impacts of different uses in different areas may need to be accounted for.
- ↳ Review of elderly housing, mixed use or other uses' needs may also warrant review.

Thank you for your consideration.

1304 MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS.

The following minimum off-street parking space requirements shall apply to all principal and accessory uses. The total parking spaces provided shall not exceed 150% of the minimum number required, except that for retail uses the total parking spaces shall not exceed 125% of the minimum number required.

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS	
Type of Use (Principal and Accessory)	Minimum Parking Spaces Required
Residential dwellings, except elderly housing	2 spaces per dwelling
Elderly housing	1 space per dwelling unit
Hotel or motel with restaurant/meeting room	5 spaces plus 1 space per unit
Hotel or motel only	4 parking spaces plus 1 per unit
Extractive and industrial non-manufacturing; manufacturing uses; transportation, communication and utilities; wholesale commercial	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)
Automobile service stations	1 for each employee, minimum 2; plus 4 for each service bay
Gas station/mini-mart	1 for each employee plus 3 each 1,000 sq. ft. of GFA (not to include parking at the pumps)
Lunchrooms, restaurants, taverns, etc.	1 space for each 3 persons of total capacity
Large scale shopping center	2.5 for each 1,000 sq. ft. gross leasable floor area (GFA)
Small scale shopping center	3 for each 1,000 sq. ft. gross leasable floor area (GFA)
General retail/all other commercial uses	4 spaces per 1,000 sq. ft. of gross leasable floor area (GFA)

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS	
Type of Use (Principal and Accessory)	Minimum Parking Spaces Required
Boarding and rooming houses	2 spaces plus 1 for each room
Personal, Business and Professional Services	
Offices, public or professional administration or service buildings	3 for each 1,000 sq. ft. of GFA
Banks, financial institutions and similar uses	4 for each 1,000 sq. ft. of GFA
ATM machine	2 per machine
Theaters, concert halls, auditoriums and similar uses	1 for each 3 seats of total capacity

Bowling alleys	4 for each alley or lane plus 1 additional space for each 100 sq. ft. of the floor area used for restaurant, cocktail lounge or similar use
Funeral parlors, mortuaries and similar uses	1 for each 3 seats total capacity
Unspecified personal and business uses	4 for each 1,000 sq. ft. of GFA
Government, Institutional and Educational	
Churches and other places of religious assembly	1 for each 5 seats
Hospitals	1 for each bed
Rest, retirement, convalescent or nursing homes and similar uses	1 for each 3 beds
Medical and dental offices	1 for every 100 sq. ft. floor area of examination, treating room, office and waiting room (Minimum of 4 spaces)
Libraries, museums and art galleries	1 for each 400 sq. ft. floor area (Minimum of 4 spaces)
Elementary schools (private)	2 for each classroom plus 1 for every 5 seats in auditoriums or assembly halls
High schools (private, except boarding schools)	1 for every 10 students or 1 for every 5 seats in auditoriums or assembly halls, whichever is greater
Business, technical and trade	1 for each 2 students
Colleges, universities (private)	1 for each 2 students
Kindergartens, child care centers, nursery schools and similar uses	2 for each classroom but not less than 6 for the building
Recreation	
Marina or yacht club	1.5 spaces per boat slip
Athletic fields and courts	1 space for each 4 persons of total capacity
Swimming pool, ice rink, public or community club or hall	1 for each 5 persons capacity plus one 1 for each 4 seats; or 1 for each 30 sq. ft. floor area used for seating purposes, whichever is greater

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS	
Type of Use (Principal and Accessory)	Minimum Parking Spaces Required
Recreation (Cont'd)	
Golf course (18 holes)	80 spaces
Golf course (18 holes) with dining facilities add:	1 space for each 3 persons of total capacity
Health club	1 for every 250 sq. ft. of GFA plus 5 employee spaces
Golf driving range	2 plus 1 per tee
Miniature golf	1.25 per hole plus 2 for employees

(Ord. passed 10-30-06; Am. Ord. 2011-12, passed 11-21-11)