



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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MEMORANDUM

To: Paul A. Croce, Chairman
Planning Board Members

From: Ron Wolanski, Town Planner

Date: October 28, 2022

Re: Potential amendments to the Middletown Zoning Ordinance, Article 13 - *Off-street Parking and Loading*. Proposed amendments to modify the minimum off-street parking requirements throughout the town

On September 19th the Town Council opened the public hearing and held the first reading on the proposed amendments to the zoning ordinance's off-street parking regulations. These amendments were drafted by the Planning Board in response to the Council's request that it review current regulations for potential updates and revisions. During the Council hearing several questions for clarification were raised by Council members, which the Planning Board subcommittee has reviewed. The subcommittee met twice to consider the Council member questions and suggestions. As a result of that review, the subcommittee is sending forward for the Planning Board's consideration proposed revisions to the ordinance amendments, which are identified in red type in the attached document. There were a few items where the subcommittee felt that addition discussion is needed, which are also noted in this document.

Once the Board has considered and made any further revisions to the draft ordinance amendments, and is satisfied with the final draft, it should be forwarded to the Town Council for consideration. The Town Council will then resume the public hearing and hold the second reading before the amendments are finally 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

Comparison of current and proposed minimum off-street parking requirements

Uses where the minimum parking requirement would change are highlighted in yellow.

Uses included under certain categories highlighted in blue.

See Zoning Ordinance Article 4 – Definitions (https://codelibrary.amlegal.com/codes/middletown/latest/middletown_ri/0-0-0-6855), and Section 602 – Use Table (https://codelibrary.amlegal.com/codes/middletown/latest/middletown_ri/0-0-0-7120#JD_Ch.152App.ASec.602) for more information on individual uses.

	PRINCIPAL USE as per §602 of this code	CURRENT MINIMUM OFFSTREET PARKING REQUIREMENTS	PROPOSED MINIMUM OFFSTREET PARKING REQUIREMENTS
A	AGRICULTURAL		
	A.1 Veterinary Hospitals, <u>licensed kennels</u>	3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)	3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)
	A.2 all other uses under the agricultural principal use category (includes the following uses: field crops; livestock farms; <u>licensed kennels</u> ; wind turbines)	No parking minimums	No parking minimums
B	RESIDENTIAL – CONVENTIONAL DEVELOPMENT*		
	B.1 all uses under the residential conventional development use category unless otherwise specified (includes the following uses: <u>two-family dwelling</u> , multi-family dwelling structure; multifamily dwelling project; mobile home park; transient trailer park; dormitory; family daycare; community residence; time shar; mixed-use development; congregate housing)	2 spaces per dwelling unit	2 spaces per dwelling unit
	B.2 Single family, <u>two-family & multi-family dwellings</u>	2 spaces per dwelling unit	2 spaces per dwelling unit with up to three bedrooms and up to 2,500 sq.ft. of finished space, plus 1 additional space required for each additional bedroom or for each 1,000 sq.ft. or fraction

			thereof over 2,500 sq.ft., whichever results in more spaces.
	B.3 Motel or hotel	With meeting room: 5 spaces plus 1 per unit. Without meeting room: 4 spaces plus 1 per unit.	4 parking spaces plus 1 per unit or if with restaurant/meeting room then add 1 space per 3 persons of permitted fire code occupancy for restaurant/meeting room space
	B.4 Rooming Houses	2 spaces plus 1 for each room	2 spaces plus 1 for each room
	B.5 Senior independent living facilities	1 space per dwelling unit	1 space per dwelling unit
	B.6 Rest, retirement, convalescent, or nursing homes	1 space for each 3 beds	1 space for each 3 persons based on fire code occupancy limits
	B. 7 Residential care and assisted living facility	1 space for each 3 beds	1 space per dwelling unit
	*see §2700 for additional parking requirements for mixed use developments; Chapter 98 for parking requirements related to short-term residential leases; and §709-710 for additional restriction on parking of trailers and motorhomes		
C	RESIDENTIAL – CONSERVATION DEVELOPMENT		
	C.1 all uses under the residential conservation development use category unless otherwise specified (includes the following uses: multi-family dwelling)	2 spaces per dwelling unit	2 spaces per dwelling unit
	C.2 Single family dwellings	2 spaces per dwelling unit	2 spaces for per dwellings unit with up to three bedrooms and up to 2,500 sq.ft. of finished space. plus 1 additional space required for each additional bedroom or for each 1,000 sq.ft. or fraction thereof over 2,500 sq.ft., whichever results in more spaces.
D	EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING		

	D.1 all uses under the extractive and industrial non-manufacturing principal use category unless otherwise specified (includes the following uses: earth removal, sand/gravel lots, quarries; storage of bottles gas, oil, petroleum products; cleaning & dyeing plant; storage of commercial vehicles; salvage yard)	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)
	D.2 Construction general contractors, including storage of materials and equipment, but excluding outdoor storage of bulk materials	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)	1 space for every 1.5 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)
	D.3 Miscellaneous special trade contractors, with outdoor storage, but excluding outdoor storage of bulk materials	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)	1 space for every 1.5 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)
	D.4 Miscellaneous special trade contractors with outdoor storage, including outdoor storage of bulk materials	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)	1 space for every 1.5 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)
E	MANUFACTURING		
	E.1 all uses under the manufacturing principal use category (includes the following uses: handcraft/custom manufacturing; food and related	1 space for every 2 employees on the largest shift for which the building is designed, plus 1	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space

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	products; brewery/distillery; apparel; wood products/furniture; plastics molding; printing/publishing; rubber, leather, stone, clay, glass products; concrete plant; fabricated metal products; boat building; computers, scientific/research instruments; gravel processing	space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces).	for each motor vehicle maintained or used on the premises (minimum of 4 total spaces). If retail space is included, add 1 space per 3 persons of permitted fire code occupancy for the retail space.
F	TRANSPORTATION, COMMUNICATIONS AND UTILITIES		
	F.1 all uses under the transportation, communications, and utilities principal use category unless otherwise specified. (includes the following uses: solar energy systems; highway & transportation services; airport/heliport; commercial dock; warehouse; commercial off-street parking; electric utility substation; electric transmission tower; telephone exchange; sewage treatment plant; solid waste transfer station; wind turbine)	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)
	F.2 Self-storage	4 spaces per 1,000 sq.ft. of gross leasable floor area	1 space per 100 storage units (minimum of 6 spaces)
G	WIRELESS COMMUNICATION FACILITIES		
	G.1 all uses under the wireless communication facilities principal use category (includes the following uses: building-mounted facilities; communication tower; disguised facilities; pole-mounted antennas)	1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)	No parking minimums 1 space for maintenance technician
H	WHOLESALE COMMERCIAL		
	H.1 all uses under the wholesale commercial principal use category (includes the following uses:	1 space for every 2 employees on the largest shift for which	1 space for every 2 employees on the largest shift for which the

	wholesale distribution (no retail sales) with outdoor storage; wholesale distribution (no retail sales) without outdoor storage)	the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)	building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)
I	RETAIL COMMERCIAL		
	I. 1 all uses under the retail commercial principal use category unless otherwise specified (includes the following uses: lumber & building materials; general merchandise retail; auto dealer; boat sales; supermarket; convenience store, delicatessen, fish market, fruit/vegetable market; commercial greenhouse; packaged liquor store; retail outlet as part of wholesale of manufacturing; marijuana related uses)	4 spaces per 1,000 sq.ft of gross leasable floor area (GFLA)	1 space per 1,000 sq.ft of gross leasable floor area (GFLA)
	I. 2 Small-scale shopping center	3 spaces per 1,000 sq.ft of gross leasable floor area (GFLA)	3 spaces per 1,000 sq.ft of gross leasable floor area (GFLA)
	I. 3 Large-scale shipping center	2.5 spaces per 1,000 sq.ft of gross leasable floor area (GFLA)	2.5 spaces per 1,000 sq.ft of gross leasable floor area (GFLA)
	I. 4 Gasoline service station (minor repairs only)	1 space for each employee, minimum 2 spaces; plus 4 for each service bay	1 space for each employee, minimum 2 spaces; plus 4 for each service bay
	I. 5 Gasoline station with convenience store	1 for each employee plus 3 spaces per 1,000 sq.ft of gross leasable floor area (GFLA), does not include parking at the pumps	1 for each employee plus 3 spaces per 1,000 sq.ft of gross leasable floor area (GFLA), does not include parking at the pumps
	I.6 Lunchroom or restaurant (no alcoholic beverages)	1 space for each 3 persons of total capacity	1 space for each 3 persons based on fire code occupancy limits
	I.7 Lunchroom or restaurant (alcoholic beverages)	1 space for each 3 persons of total capacity	1 space for each 3 persons based on fire code occupancy limits

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	I.8 Tavern, café, club bar or cocktail lounge (alcoholic beverages)	1 space for each 3 persons of total capacity	1 space for each 3 persons based on fire code occupancy limits
J	PERSONAL SERVICES		
	J.1 all uses under the personal services principal use category unless otherwise specified (includes the following uses: dry cleaner; laundromat; beauty/barber shop; therapeutic message/physical therapy; misc. personal services)	4 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)	3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)
	J.2 Mortuary of funeral home without cremation services	1 space per 3 seats total capacity	1 space for each 3 persons based on fire code occupancy
	J.3 Crematorium	1 space per 3 seats total capacity	1 space for each 3 persons based on fire code occupancy
K	BUSINESS SERVICES		
	K.1 all uses under the business services principal use category (includes the following uses: auto repair; misc. repair shops; car wash/detailing; catering; vehicle & equipment rentals; printing/photocopying; misc. business services)	For auto repair: 1 per employ plus 4 per service bay Other uses: 4 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)	3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)
L	PROFESSIONAL SERVICES		
	L.1 all uses under the professional services principal use category (includes the following uses: professional offices; bank/financial institution; research & development; customary home occupation; temp. real estate office; sales/service office for fuel oil/gas; misc. professional services)	Banks: 4 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA) Office and other professional: 3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)	3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)
M	INDOOR COMMERCIAL AMUSEMENT AND ENTERTAINMENT SERVICES		
	M.1 all uses under the indoor commercial amusement services principal use category (includes the following uses: movie theater; arcade; bowling)	Theaters: 1 space per 3 seats Bowling alley: 4 per lane, plus 1 per 100 sq.ft. for restaurant/lounge	5 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)

	alley; pool/billiards; exercise center; indoor skating rink/skate boarding)	Skated rink: 1 per 5 persons capacity plus 1 per 4 seats or 1 per 30 sq.ft floor area Health club: 1 per 250 GA plus 5 employee spaces	
N	GOVERNMENTAL, EDUCATIONAL, AND INSTITUTIONAL ON PRIVATELY OWNED LAND		
	N.1 all uses under the governmental, education, and institutional on privately owned land principal use category unless otherwise specified (includes the following uses (includes the following uses: place of worship; library or museum; college/university/trade school; elementary/secondary school; club/lodge/community center; membership athletic club; hospital/medical center/clinic ; emergency counseling)	Place of worship: 1 space per 5 seats Library/museum: 1 per 400 sq.ft. floor area Hospital: 1 space per bed Elementary school: 2 per classroom plus 1 per 5 auditorium seats High school: 1 space per 10 students or 1 per 5 auditorium seats, whichever is greater College/university: 1 space per 2 students Community center/hall: 1 space per 5 persons capacity plus 1 per 4 seats, or 1 space per 30 sq.ft. floor area, whichever is greater.	1 space for each 5 persons based on fire code occupancy
	N.2 Day nursery school kindergarten or other agency giving day care	2 spaces for each classroom but not less than 6 total spaces	2 spaces for each classroom but not less than 6 total spaces
	N.3 Cemeteries	No parking minimums	No parking minimums
O	COMMERCIAL OUTDOOR RECREATION		
	O.1 all uses under commercial outdoor recreation unless otherwise specified (includes the following	No parking minimums	No parking minimums

	uses: amusement park; campground; riding academy; small boat rentals; stadia/fairgrounds; conservation lands/parks/beaches)		
	O.2 Miniature golf, driving range, pitch and putt, etc.	Driving range: 2 spaces plus 1 per tee Mini golf: 1.25 spaces per hole plus 2 spaces per for employees	Driving range: 2 spaces plus 2 per tee; Mini Golf: 1.25 spaces per hole plus 2 spaces per for employees
	O.3 Golf course	80 spaces for 18-hole courses and 1 space for each 3 persons based on capacity for dining.	80 spaces for 18-hole courses and 1 space for each 3 persons based on fire code occupancy if dining is included
	O.4 Tennis/other outdoor court games	1 space per 4 person capacity	1 space per court
	O.5 Swimming pools, water slides, other water-based amusements	1 space for each 5 persons of total pool/slide capacity plus 1 space for each 4 seats; or 1 space for each 30 sq.ft. of customer accessible floor area, whichever is greater	1 space for each 5 persons of total pool/slide capacity plus 1 space for each 4 seats; or 1 space for each 30 sq.ft. of customer accessible floor area, whichever is greater
P		ACCESSORY USES	
	P.1 all accessory uses	No parking minimums	No parking minimums, except see parking requirements for Farm-Promotion Accessory Uses, Section 722 of this Chapter