

ZONING

370 Attachment 4

City of Bridgeton

Zoning Schedule - Parking and Loading Standards⁽¹⁾⁽²⁾⁽³⁾

Use	Required Off-Street Spaces	Required Loading Spaces
Animal hospital	1 PE on MWS, plus 1 per 500 SF of GFA	
Auto wrecking yard	1 PE on MWS, plus 2 per for customers ⁽⁴⁾	
Bank	1 PE on MWS, plus 1 per 300 SF of GFA	
Bar/tavern/nightclub	1 PE on MWS, plus 1 for every 2 seats	1
Boarding/rooming house	1 PE, plus 1 per unit	
Bowling alley	1 PE on MWS, plus 4 per alley	1 for every 40 lanes/alleys
Campground	1 PE on MWS, plus 1 per campsite	
Car wash		1
Cemetery/crematorium	1 PE on MWS, plus 1 for every 3 seats	
Child-care center	1 PE on MWS, plus 2 for visitors	
Church/congregation	1 for every 2 seats	
Commercial/industrial operation	1 per 500 SF of GFA	
Community center	1 PE on MWS, plus 1 per 100 SF of GFA	1 per 50,000 SF of GFA
Community shopping center	1 PE on MWS, plus 1 per 300 SF of GFA	
Composting facility	1 PE on MWS, plus 2 for visitors	
Conservation activities	1 PE on MWS, plus 1 per 500 SF of GFA	
Contractor's yard	1 PE on MWS, plus 2 per for customers	
Conference center	1 per every 3 seats	1 per 50,000 SF of GFA
Convenience store	1 per 150 SF of GFA	1 per 10,000 SF of GFA
Corporate office	1 PE on MWS, plus 5 for visitors	
Drive-in restaurant	1 PE on MWS, plus 1 for every 3 seats	
Emergency services (fire, EMS)	1 per 100 SF of GFA	
Equipment rental	1 per 500 SF of GFA	
Fast-food restaurant	1 PE on MWS, plus 1 for every 3 seats	1
Flea market	1 per 500 SF of GFA devoted to indoor & outdoor use	
Forestry	1 PE on MWS	
Fraternal/social organizations	The greater of 1 per 100 SF of GFA, or 1 for every 3 seats	
Fuel storage yard	1 PE on MWS, plus 2 per for customers	1

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Funeral home/mortuary	1 PE on MWS, plus 1 for every 3 seats	1
Furniture store	1 per 500 SF of GFA	
Garden equipment sale	1 per 500 SF of GFA	1
Garden supply store	1 per 1,000 SF of GFA devoted to indoor and outdoor use	1
Gasoline station	1 PE on MWS, plus 2 per for customers	
Golf course	1 PE on MWS, plus 3 per hole	1
Golf driving range	1 PE on MWS, plus 1 1/2 per tee	1
Government/public utility	1 PE on MWS, plus 2 others	
Health club	1 PE on MWS, plus 1 per 100 SF of GFA	1 per 50,000 SF of GFA
Heliport/helistop/helipad	1 PE on MWS, plus 2 per for customers	
Home occupation	Those required for residential use, plus 2 for visitors	
Hospital	1 PE on MWS, plus 1 1/2 per bed	1 for every 50 beds
Hotel/motel	1 PE on MWS, plus 1 per unit, plus 1 per 30 SF of meeting area	1 for every 100 rooms
Indoor recycling operation	1 PE on MWS, plus 2 per for customers	
Indoor theater	1 PE on MWS, plus 1 for every 3 seats	1 for every 12 screens
Industrial uses ⁽⁵⁾	1 PE on MWS	1 per 50,000 SF of GFA
Junkyard	1 PE on MWS, plus 2 for visitors	
Kennel/cattery	1 PE on MWS, plus 1 per 400 SF of GFA devoted to indoor and outdoor use	
Library	1 per 300 SF of GFA	1
Life care facility		
Nursing home	1 PE on MWS, plus 1 per 4 beds	1 for every 50 beds
Congregate care/assisted living	1 PE on MWS, plus 1 per 3 beds	1 for every 50 beds
Individual living/personal care	1 PE on MWS, plus 1 per 2 beds	1
Lumberyard	1 per 5,000 SF of gross yard area	1 per 50,000 SF of GFA
Major appliance store	1 per 500 SF of GFA	
Manufacturing	1 PE on MWS, plus 2 per for customers	1 per 50,000 SF of GFA
Medical office	1 PE on MWS, plus 1 per 200 SF of GFA	1 per 20,000 SF of GFA
Museum	1 per 600 SF of GFA	1 per 50,000 SF of GFA
New/used motor vehicle sales ⁽⁶⁾	2 PE on MWS	1 per 50,000 SF of GFA
Non-hazardous waste reduction	1 PE on MWS, plus 2 for visitors	
Nursery/garden center/greenhouse	5 per 1,000 SF of GFA	1 per 50,000 SF of GFA

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Use	Required Off-Street Spaces	Required Loading Spaces
Office (business/professional) ⁽⁷⁾		
Less than 50,000 SF of GFA	4 1/2 per 1,000 SF of GFA	1
50,000 to 99,999 SF of GFA	4 per 1,000 SF of GFA	2
100,000 or more SF of GFA	3 1/2 per 1,000 SF of GFA	3 per 50,000 SF of GFA
Outdoor amusement	1 per 5,000 SF of GFA devoted to use	
Passenger terminal facility	1 PE on MWS, plus 1 per 400 SF of GFA	
Personal service shop	1 PE on MWS, plus 1 per 200 SF of GFA	
Pool (community)		1
Memberships	1 PE on MWS, plus 2 per membership	
No memberships	1 PE on MWS, plus 100 SF of developed recreation area	
Public garage		
Auto body shop	1 PE on MWS, plus 2 per for customers	1
Car wash	1 PE on MWS, plus 2 per for customers	
General repair garage	1 PE on MWS, plus 6 per bay	1
Specialized repair garage	1 PE on MWS, plus 3 per bay	1
Towing facility	1 PE on MWS, plus 2 per for customers	
Radio/television studio	1 PE on MWS, plus 2 for visitors	
Recreation facility		
Outdoor	1 PE on MWS, plus 1 per 5,000 SF of GFA devoted to use	
Indoor	1 PE on MWS, plus 1 per 500 SF of GFA devoted to use	
Recycling operation	1 PE on MWS, plus 2 for visitors	
Research and testing facility	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
Resource extraction	1 PE on MWS, plus 2 for visitors	
Restaurant ⁽⁸⁾	1 PE on MWS, plus 1 for every 4 seats	1 per every 100 seats
Residential uses	Per New Jersey Residential Site Improvement Standards (RSIS)	
Retail store/shopping center ⁽⁹⁾	1 per 200 SF of GFA	1 per 20,000 SF of GFA
Riding academy	1 PE on MWS, plus 4 per for customers	
School		
Elementary/middle	1 PE on MWS, plus 4 for visitors	1 per every 12 classrooms
High	1 PE on MWS, plus 1 for every 5 students	1 per every 12 classrooms
Other (college, vo-tech)	1 PE on MWS, plus 1 for every 3 students	1 per every 12 classrooms
Self-storage facility	1 PE on MWS, plus 1 per 100 storage units - 3 minimum	
Senior day-care facility	1 PE on MWS, plus 2 for visitors	

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Sewerage treatment plant	1 PE on MWS, plus 2 per for customers	
Sign business	1 PE on MWS, plus 4 per for customers	
Skating rink	1 PE on MWS, plus 1 per 200 SF of GFA	
Sportsman's club/lodge	1 per 3 members	
Stone crushing operation	1 PE on MWS, plus 2 per for customers	
Supermarket	1 per 200 SF of GFA	
Truck terminal/sales	1 PE on MWS	1 per 50,000 SF of GFA
Warehousing	1 per 5,000 SF of GFA	1, plus 1 per 50,000 SF of GFA

ABBREVIATIONS:

- GFA: Gross Floor Area (§ 370-11)
- MWS: Main Work Shift
- PE: Per Employee
- SF: Square feet

NOTES:

- (1) Standards listed on this schedule are for design purposes. Actual conditions may dictate the need for additional parking. It shall be the responsibility of the property owner to ensure adequate parking is available. Such as when the number of spaces provided proves insufficient with any regularity, as evidenced by vehicles parked illegally or on areas not intended for parking. In these instances, the property owner is responsible to secure approval for, and construct, the required additional parking.
- (2) For site with multiple uses, the number of spaces required for each use shall be added together.
- (3) The number of off-street parking spaces required by this attachment shall be supplemented by those spaces necessary for ADA compliance pursuant to § 370-63A(2).
- (4) In addition to fenced or screened areas, at the side or rear of the site intended for vehicle storage.
- (5) Except for certain industrial uses having separate standards specified in this attachment.
- (6) In addition to areas designed for vehicle display.
- (7) Excludes corporate and medical offices.
- (8) Excludes drive-in and fast-food restaurants.
- (9) Except for certain retail stores that may have separate standards specified in this attachment.