

assistance to the property owner, applicant, and construction team and the City as needed if erosion control and water quality issues arise on site because of the slopes and associated stormwater and drainage. Inspection reports shall be submitted to the City after every 0.5-inch storm or once a week, whichever is less frequent. Reports shall also be provided to the applicant and the design engineer who is expected to provide the as-built as described above in Subsection (G)(1)(r).

ARTICLE VIII

Off-Street Parking and Loading Requirements; Driveways and Access

§ 235-45. Applicability.

- A. Areas and buildings subject to parking requirements. In any district, except the Commercial Core Parking Overlay District(s), if any structure is constructed or enlarged or if any use of land is established or changed, off-street parking spaces shall be provided for the entire use in accordance with the parking requirements established by this article.
- B. Exemption from parking requirements.
- (1) Within the Commercial Core Parking Overlay District(s), all development and changes in use shall be exempt from the off-street parking requirements of this article because public parking is provided for the uses in this district(s).
 - (2) Within the Downtown Riverfront District, all development and changes in use shall provide parking in one of the following ways: **[Added 5-22-2000 by Ord. No. 05.2000.05]**
 - (a) No parking is required due to property being located in the CCPOD; or
 - (b) Is not exempt and shall not exceed the minimum requirements as prescribed in this chapter and shall be screened year-round from the river view with a combination of vegetation and fencing or earth materials.
- C. Changes in use of existing buildings in commercial districts (P, C, CR, BCI, BC, and DR). In any commercial district, changes of use in buildings existing as of January 1, 1996, and which do not result in an increase in the total gross floor area of the building shall not be required to develop additional off-street parking spaces for uses in the building, provided that the number of existing parking spaces and loading areas serving the building are maintained and any nonconformity is not increased. In addition to the above conditions, where the green space requirements are conforming and additional parking can be accommodated, the site shall be designed to accommodate the greatest number of parking spaces and loading areas up to the total number required by the ordinance for the proposed use. **[Amended 10-14-1997 by Ord. No. 10.97.10; 5-22-2000 by Ord. No. 05.2000.05]**
- D. Conditional use permits for alternative parking requirements. The Planning Board is authorized to issue conditional use permits to reduce the number of off-street parking spaces otherwise required by this article for the following flexible parking arrangements:

- (1) Credit for availability of public parking. Within any district other than the Commercial Core Parking Overlay District, where public parking is available within 1,000 feet of a public entrance to the use, the Planning Board may issue a conditional use permit to reduce the number of off-street parking spaces otherwise required by this article. Prior to approving such conditional use, the Planning Board must find that the public parking available to the proposed use, in combination with other uses placing demands on such facilities, is sufficient in volume, convenience, safety and availability to satisfy the anticipated parking demands of said use. **[Amended 5-22-2000 by Ord. No. 05.2000.05]**
 - (2) Credit for mutual use of parking area. Where two abutting or adjacent principal uses operate at different times, a conditional use permit for a reduction in the number of required parking spaces may be granted for such period as the principal uses co-exist.
 - (3) Off-site parking. Off-street parking spaces shall be located on the same lot as the principal use(s) they are intended to serve, except where off-site parking is approved as a conditional use. Such off-site parking spaces shall be within 1,000 feet of a public entrance to the use, specifically dedicated to the principal use(s), and demarcated on the ground to identify the principal use(s) it serves. Off-site parking shall be dedicated to the use by permanent easement and shall be subject to the approval of the Planning Board. **[Amended 5-22-2000 by Ord. No. 05.2000.05]**
- E. Special exception for commercial parking in noncommercial district. The Zoning Board of Adjustment is authorized to grant a special exception for the following uses:
- (1) Commercial parking facilities in adjacent noncommercial zoning districts. In order to provide adequate parking for a nonresidential land use, the Zoning Board of Adjustment may grant a property owner a special exception to permit parking facilities serving a properly zoned commercial use to be located within an adjacent noncommercial zoning district, provided that the parking facility will be located within 1,000 feet of the public entrance of the commercial establishment it will serve, and that the parking facility will not extend more than 300 feet inside the boundary line of a noncommercial district. **[Amended 5-22-2000 by Ord. No. 05.2000.05]**
- F. Conditions for granting of special exceptions or conditional use permits relating to parking. Special exceptions and conditional use permits authorized by this article may be granted only where the granting body finds that the property owner can meet all of the conditions of this subsection as listed below:
- (1) The parking facility will be located within 1,000 feet of the public entrance of the applicant's commercial establishment, and the facility will not extend more than 300 feet inside the boundary line of a noncommercial district. **[Amended 5-22-2000 by Ord. No. 05.2000.05]**
 - (2) The applicant has adequately demonstrated that the parking demands of the use may reasonably be satisfied by the alternative parking arrangement.

- (3) The establishment seeking approval must not be a nonconforming use but may be within a nonconforming building or on a nonconforming lot.
 - (4) Any lighting system shall be appropriately shielded such that glare does not interfere with adjacent residential properties.
 - (5) The entrances to such a facility shall be designed so as to make the sidewalk and related pedestrian crosswalks continuous.
 - (6) Specific measures have been proposed by the applicant to remedy existing on-site parking design deficiencies of the commercial establishment seeking approval. Such measures shall be deemed conditions of approval.
 - (7) The Planning Board or the Zoning Board of Adjustment, in issuing conditional use permits or special exceptions under this article, may impose such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this chapter.
- G. Suspension or waiver of parking requirements for temporary uses. The parking requirements contained herein shall be suspended as permitted below to accommodate the following temporary uses:
- (1) On-site construction or reconstruction of buildings, or the excavation or improvement of the parking area, for the temporary use of off-street parking spaces to provide an adequate on-site storage or staging area for construction materials, vehicles or equipment for the construction period including before the commencement and 15 days after the completion of said construction.
 - (2) Temporary tent sales or other similar sales events of a duration not to exceed seven consecutive days per year, nor more than 14 total days per year, where not more than 1/2 of the required parking spaces, aisle or other related area would be utilized for the event.
 - (3) Uses for which the City Council has granted a temporary traffic control order, to the extent to which parking regulations are suspended by such order.

§ 235-46. Table of Off-Street Parking Requirements; minimum requirements.

- A. Use and availability of parking spaces. Required parking spaces shall, at all times, be available for the parking of vehicles of residents, customers, patrons or employees of the principal use(s) that the spaces are intended to serve. Required spaces shall not be used for storage of vehicles, recreational equipment or vehicles, goods, or materials, or for the sale, repair or servicing of any vehicles, except as provided for the temporary conditions described in this article.
- B. Computation of number of spaces required. Where more than one principal use and/or more than one structure are located on the same lot, the parking requirements shall be computed for each use and/or structure, and the number of spaces provided shall not be less than the sum of these requirements established by this article, except where a conditional use permit has been granted by the Planning Board for an alternative parking

arrangement. Off-street parking spaces shall be provided in accordance with the Table of Off-Street Parking Requirements.³¹ In computing total parking requirements for a land use, fractional numbers shall be summed. Where the sum of the parking space computations results in a fractional number, fractions of 1/2 or more shall be counted as one.

- C. Parking requirements for uses not listed. The parking requirements for uses that do not fall within one of the categories in the Table of Off-Street Parking Requirements ³² shall be as for the closest similar use, as determined by the Director of Planning and Community Development or his or her designee. **[Amended 8-14-2000 by Ord. No. 07.2000.07]**

§ 235-47. Dimensional requirements.

- A. Standard parking space. Each standard parking space shall contain a rectangular area at least 19 feet in length and nine feet in width, except where the spaces are located parallel to the travel aisles, the length shall be increased to 22 feet. The total linear dimension of a parking stall may be greater than the dimensions of the minimum rectangular area required within each stall. Such dimensions increase as the angle of parking decreases from 90° (perpendicular) to 0° (parallel).
- B. Spaces for handicapped. Parking spaces for vehicles carrying handicapped individuals shall contain a rectangular area of at least 19 feet in length and eight feet in width together with an accessway of five feet in width immediately adjacent to the parking space. Two parking spaces for the handicapped may share one accessway.³³ **[Amended 8-13-2001 by Ord. No. 05.2001.05]**

§ 235-48. Design requirements.

- A. Safety of design. Except in connection with one- and two-family dwellings, parking areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit the parking area without backing onto a public street. These parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion and dust and will not be subject to damage from snow plowing.
- B. Drainage. All paved parking areas shall provide for drainage of surface waters such that water will not accumulate within the parking area nor shall it be directed over or across the adjacent streets or any neighboring lot.
- C. Demarcation. Parking spaces, stacking lanes, entry and exit drives and direction of traffic flow shall be appropriately demarcated.

31. Editor's Note: Said table is included at the end of this chapter.

32. Editor's Note: This table is included at the end of this chapter.

33. Editor's Note: Former Subsections C, Aisle width, D, Driveways connecting parking lots, E, Separation of driveways for nonresidential development or redevelopment, and F, Driveway accessing the street, were moved to § 235-50.1 8-13-2001 by Ord. No. 05.2001.05.

- D. Illumination. Where artificial lighting is provided, the illumination shall be directed away from adjacent streets and properties.
- E. Setbacks. **[Amended 10-14-1997 by Ord. No. 10.97.10]**
- (1) Residential districts (RR1, RR2, RS, SFR, RG and RA). Parking areas for nonresidential and multifamily residential uses in any residential district shall not be located in the required front setback. Side and rear setbacks for nonresidential and multi-family residential uses in residential districts or abutting single-family residential uses shall conform to the requirements in Subsection E(2) below.
 - (2) Nonresidential districts (P, BC, BCI, C, CR, DR, IP, I and AI). Parking areas for nonresidential and multifamily residential uses in nonresidential districts shall be located no closer than 10 feet from a boundary of a residential district or the boundary of a residential lot. A fence, evergreen landscaping, landscaped earth berm or a combination of these devices or other appropriate materials shall be designed to create a year-round visual barrier of at least five but not more than eight feet in height. Except where driveways are shared, no driveway shall be located closer than five feet to a side or rear property line. **[Amended 5-22-2000 by Ord. No. 05.2000.05]**
- F. Stacking space for drive-through uses. Stacking spaces for drive-through businesses shall be located on the same lot as the principal use and shall not interfere with other required parking spaces or access aisles to said parking spaces.
- G. Landscaping. **[Amended 10-14-1997 by Ord. No. 10.97.10]**
- (1) Landscaping for parking shall meet the definition of green space. Multifamily and nonresidential parking areas shall have a landscaped perimeter of a minimum of 10 feet in width. The purpose of the perimeter area is to provide a buffer from the street and abutting properties as well as snow storage.
 - (2) Interior landscaped areas. Parking areas shall be designed so that no expanse of pavement in a parking area exceeds 150 feet as measured perpendicular to any pavement edge. Interior landscaped areas shall be a minimum of 170 square feet, a minimum of 10 feet in width and meet the requirements of § 235-42E, Landscaping. The foregoing interior landscaping requirements shall not apply to those uses listed in the Commercial and Industrial category in Table I, Table of Permitted Uses, for uses located within the Industrial (I) District or the Airport Industrial (AI) District. **[Amended 6-28-1999 by Ord. No. 09.99.09]**

§ 235-49. Off-street loading requirements.

- A. Applicability. Except in the Commercial Core Parking Overlay District(s), no nonresidential use shall be established, and no structure for nonresidential use shall be erected, enlarged or used except in conformance with the off-street loading requirements of this chapter. Loading zones in the Commercial Core Parking Overlay District(s) are provided through available on-street and off-street loading zones, as designated by Chapter 119, Building Construction, Article II, of the Code of the City of Laconia or a

site plan approved by the Laconia Planning Board. Wherever new off-street loading zones are established, they shall conform to the provisions of this section and § 235-50 of this article. Off-street loading spaces shall be provided on the same lot as the principal use they are intended to serve. In no case shall an off-street loading space be counted as part of an area to satisfy the off-street parking requirements and vice-versa.

- B. Setbacks. No loading space or bay in a nonresidential district shall be located within 50 feet of a residential district boundary or within 50 feet of the lot line of an abutting residential use within a residential district. All bays shall be located at the side or rear of the building they are intended to serve. No loading space or bay in any district shall be located within 10 feet of any property line.
- C. Standard loading space. Each loading bay shall contain a rectangular area of at least 70 feet in length and 14 feet in width and shall have a minimum height clearance of 14 feet above grade, and may be located either within a building or outside of and adjoining an opening in the building.
- D. Safety of design. Loading spaces and bays shall be so located and designed to allow a WB-50 design vehicle to maneuver safely and conveniently to and from a public right-of-way and complete the loading and unloading operation without obstructing or interfering with any public right-of-way or any on-site parking space or parking access aisles.
- E. Drainage. All loading spaces shall be graded and surfaced with asphalt, concrete, bluestone or other material that will provide equivalent protection against potholes, erosion, and dust, and will not be subject to damage from snow plowing. Provision shall be made for the drainage of surface water from loading spaces so that water will not accumulate within the loading space nor shall it be directed over or across the adjacent streets or any neighboring lot.

§ 235-50. Number of loading spaces required.

- A. Number required by floor area. Off-street loading spaces shall be provided in accordance with the following Table of Off-Street Requirements.

**TABLE V
Table of Off-Street Loading Requirements**

Principal Land Use	Number of Loading Spaces Required by Gross Floor Area in Square Feet					
	Under 5,000	5,000 to 21,000	21,000 to 61,000	61,000 to 101,000	101,000 to 150,000	150,000 or more*
Institutional	0	0	1	1	2	1
Manufacturing	0	1	2	3	4	1
Office	0	0	1	2	2	1
Retail Uses	0	1	1	2	3	1
Services	0	0	1	2	3	1

**TABLE V
Table of Off-Street Loading Requirements**

Number of Loading Spaces Required by Gross Floor Area in Square Feet

Principal Land Use	Under 5,000	5,000 to 21,000	21,000 to 61,000	61,000 to 101,000	101,000 to 150,000	150,000 or more*
Truck terminals; warehousing	1	1	2	3	4	1

NOTES:

*For each 150,000 square feet or fraction thereof

§ 235-50.1. Driveways and access. [Added 8-13-2001 by Ord. No. 05.2001.05]

- A. Residential driveways shall be a minimum of 25 feet in length when being used to meet the minimum parking requirement. Where garages are constructed, driveway length must be a minimum of 19 feet.
- B. Driveways serving three or more residential lots or sites shall be considered a street and meet the minimum requirements thereof.
- C. Aisle width. Aisles in parking lots shall be at least 22 feet in width for two-way traffic. Aisles shall be provided at the minimum widths shown in Table IV, Minimum Aisle Width for Parking Areas, for one-way traffic. Parking spaces at an angle of less than 90° shall provide for one-way traffic flow.

**TABLE IV
Minimum Aisle Width for Parking Areas**

Angle to Drive (degrees)	Minimum Aisle Width (feet)
90	22 (2-way)
90	18 (2-way)
60	18 (1-way)
45	15 (1-way)
30	15 (1-way)
0	15 (1-way)

- D. Driveways connecting parking lots. Driveways connecting parking lots to other parking lot(s) shall be a minimum of 22 feet in width for two-way traffic flow and at least 12 feet in width for one-way traffic flow. No driveway connecting two parking lots shall be greater than 28 feet in width.

- E. Separation of driveways for nonresidential development or redevelopment. For corner lots at the intersection of two streets, no driveway entry or exit shall be located within 50 feet of the point of intersection of curblines. Where two or more driveways connect a lot to any one street, there shall be a minimum separation between the driveways at the right-of-way line of 50 feet. Driveways shall intersect with streets at an angle of as near to 90° as site conditions permit and in no case less than 75° or more than 105°.
- F. Driveway accessing the street. Driveways accessing the street for nonresidential or multifamily development or redevelopment of a site shall meet the following standards: one-way driveways shall be a minimum of 12 feet and a maximum of 16 feet in width. Two-way driveways shall be a minimum of 24 feet and a maximum of 32 feet in width. The Planning Board is authorized to issue a conditional use permit to allow for deviations to the standard where specific site restrictions or unique use characteristics prohibit strict adherence to the standard.

ARTICLE IX

Signs

§ 235-51. Purposes.

The purposes of these sign regulations are to:

- A. Encourage the effective use of signs as a means of communication in the City of Laconia.
- B. Maintain and enhance the aesthetic environment of the City while retaining the City's ability to attract and encourage economic development and growth.
- C. Improve pedestrian and traffic safety.
- D. Minimize possible adverse effects of signs on nearby public and private property.
- E. Enable fair and consistent enforcement of these sign regulations.

§ 235-52. Permit required. [Amended 8-14-2000 by Ord. No. 07.2000.07]

Except as otherwise provided in § 235-53, Signs allowed and exempted from permit requirements, no sign may be erected, placed, replaced, moved, enlarged, illuminated, or substantially altered in the City of Laconia without a permit in accordance with the provisions of this chapter. No permit shall be issued until a Master Signage Plan is filed with the City of Laconia for the parcel on which a permit is being sought. A permit application and fee shall be submitted to the Director of Planning and Community Development or his or her designee and include a set of plans to an appropriate scale showing the location, size, method of illumination and materials proposed for said sign. If required for development of the parcel, site plan approval from the Planning Board must be received prior to issuance of a permit.

ZONING

235 Attachment 4

City of Laconia

Table III
Table of Off-Street Parking Requirements
 [Amended 10-14-1997 by Ord. No. 10.97.10;
 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001 by Ord. No. 05.2001.05]

Use	Parking Spaces Required	Unit of Measurement
RESIDENTIAL USES		
Multifamily dwelling	11/2	Dwelling unit
Single-family	2	Dwelling unit
Single-family with accessory apartment	2	Dwelling unit
Two-family dwelling	2	Dwelling unit
RESIDENTIAL, ACCESSORY USES		
Farm stand	6	Stand
Greenhouse	1	Employee
Home occupation	1	Employee
Road side stand	2	Stand
RESIDENTIAL - SPECIAL SERVICE		
Assisted living facility	1/2	Dwelling unit or licensed occupancy, whichever is greater
Bed-and-breakfast	1 plus spaces for the residential unit	Guest rooms
Boarding/rooming/lodging house	1 plus spaces for the residential unit	Guest rooms
Dormitory	1/2	Bed
Emergency shelter/housing	1	Three rooms
Hotel/motel/inn	1 1/2 per room	Guest rooms
Transitional housing	1	Dwelling unit
EDUCATION/CULTURAL USES		
Library/museums/gallery	1 per 300 square feet	Gross floor area
Place of worship, including associated residence	1 per every 4 seats	Worship area seats
Preschool/kindergarten	1 per 300 square feet	Gross floor area
Private club	1 per 300 square feet	Gross floor area
School, college/university/community college	1 per 150 square feet	Gross floor area
school dormitories	See "Residential, special services"	
School, elementary/middle	2	Classrooms
secondary	5	Classrooms
School, trade/vocational	1 per 100 square feet	Gross floor area
BUSINESS		
Drive-through	5 stacking spaces	Service window/station
Eating and drinking place	1 per 100 square feet	Gross floor area
Neighborhood store	1 per 300	Gross floor area
Take-out window (principle use)	10 per	Window
(accessory use)	2 per	Window
Retail sales, under 25,000 square feet	1 per 300 square feet	Gross floor area

LACONIA CODE

Use	Parking Spaces Required	Unit of Measurement
Shopping center/mall		
25,000 up to 400,000 square feet	4 per 1,000 square feet	Gross leasable area
400,000 up to 600,000 square feet	4 1/2 per 1,000 square feet	Gross leasable area
over 600,000 square feet	5 per 1,000 square feet	Gross leasable area
Bulky goods, indoor	1 per 600 square feet	Gross floor area
outdoor	1 per 3,000 square feet	Outdoor display area
SERVICE		
Artist/craftsman studio	1 per 500	Gross floor area
Day care/day nursery	1 per 300 square feet	Gross floor area
Equipment/appliance repair/service	1 per 300 square feet	Gross floor area
Financial office or bank	1 per 150 square feet	First floor gross floor area
	1 per 300 square feet	Upper floor gross floor area
Funeral establishment - mortuary	1 per 4 seats of chapel/receiving area	
Health care facility	1 per 150 square feet	Gross floor area
Hospital	1 per 550	Gross floor area
Laundromat	1 per 200 square feet	Gross floor area
Personal service/professional office		
single tenants	1 per 250 feet	First floor gross floor area
	1 per 300 square feet	Upper floor gross floor area
multiple tenants	1 per 250 feet	Gross floor area
Trades shop/repair	1 per 300 square feet	Gross floor area
Veterinary/kennel/comm. breeding	1 per 200 feet	Gross floor area
RECREATION/SPORTS/ENTERTAINMENT USES		
Amusement arcade	1 per 200 feet	Gross floor area
Amusement park, outdoor center	1 per 300 square feet	Developed land area
Campground, RV/tent	1	Campsite
Conference center	1	Every 4 seats in meeting rooms
Equestrian stable/center	1	Every 2 stalls
Indoor recreational facility	1 per 300 square feet	Gross floor area
Movie theater including drive-in	1	Every 4 seats
Nightclub/dance hall	1 per 100 square feet	Gross floor area
Outdoor recreational facility		
golf	6	Hole
miniature golf	2	Hole
racquet court	3	Court
skating rink/gymnasium/pool	1 per 200 square feet	Water/ floor area
spectator seating	1	Every 4 spectator seats
Performing arts center	1	Every 4 seats
WATER RELATED/DEPENDENT USES		
Watercraft repair/building	4	Repair bay
Watercraft, storage, long-term	1 per 4,000 square feet	Gross floor area; minimum 3 spaces
Dry docking/storage		
seasonal, no on-demand access	1 per 500 square feet	Gross floor area
on-demand access	1	2 slips
Marina/yacht club	1	Wet slip
Marine vehicle sales and service	See "Business, bulky goods"	

ZONING

Use	Parking Spaces Required	Unit of Measurement
COMMERCIAL AND INDUSTRIAL		
Commercial printing/photographic processing	1 per 500 square feet	Gross floor area
Indoor storage, commercial	1 per 4,000 square feet	Gross floor area; minimum 3 spaces
Indoor storage, self-service	1 per 2,000 square feet	Gross floor area
Fuel, wholesale/bulk storage and sales	See "Business, bulky goods"	
Lumber yard/construction yard	See "Business, bulky goods"	
Manufacturing	1 per 500 square feet	Gross floor area
Packaging and processing	1 per 500 square feet	Gross floor area
Product assembly/testing	1 per 500 square feet	Gross floor area
Research and development	1 per 500 square feet	Gross floor area
Warehouse	1 per 4,000 square feet	Gross floor area; minimum 3 spaces
Wholesale distribution center	1 per 1,000 square feet	Gross floor area
Airport/heliport	1 per 500 square feet	Gross floor area
Car wash, attended	1 plus 5 stacking spaces	Bay or stall
Car wash, self-service	1 plus 2 stacking spaces	Bay or stall
Rail/bus station	1 per 100 square feet	Gross floor area
Truck terminal	1 per 1,000 square feet	Gross floor area
Vehicle dealership, sales	See "Bulky goods"	
Vehicle minor/major service	4	Bay or stall
Vehicle fueling center	2 stacking spaces	Aisle
Vehicle salvage yard/wrecking	1 per 300 square feet	Gross floor area of indoor sales/ storage
Vehicle storage, long-term	See "Industrial, warehousing"	
LAND EXTENSIVE USES		
Greenhouse, commercial	1 per 600 square feet	Gross floor area
Junkyards	1 per 300 square feet	Gross floor area of indoor sales/ storage
Landfill/resource recovery facility	See "Industrial, warehousing"	
NONRESIDENTIAL ACCESSORY USES		
Outdoor storage	See "Business, outdoor bulky goods"	
Retail outlet to industrial use	See "Business, retail use"	