

*Town of Marlborough, NY
Friday, February 23, 2024*

Chapter 155. Zoning

Article VI. Supplementary Regulations Governing Certain Uses

§ 155-27. Off-street parking; off-street loading; filling and service stations.

A. Off-street parking. In all districts, in connection with every manufacturing, business, institutional, recreational, residential or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for vehicles in accordance with the requirements set forth herein.

(1) Size, access and construction.

(a) Each off-street parking space shall have an area of not less than 162 square feet, exclusive of access drives or aisles, and shall be of usable shape and condition. Parking areas shall be suitably drained and shall be paved with an all-weather surface in accordance with the minimum specifications of Chapter **134**, Subdivision of Land.

[Amended 4-11-2022 by L.L. No. 2-2022]

(b) There shall be adequate provisions for ingress to and egress from all parking spaces. Access to off-street parking areas shall be limited to several well-defined locations, and in no case shall there be permitted unrestricted access along the length of the street or alley upon which the parking area abuts.

(c) In the R, R-1 and R-Ag-1 Districts, on lots of two acres or less whose principal use is a residence, off-street parking for any commercial truck or associated trailer with a manufacturer's rated capacity of more than one ton shall be considered a permitted accessory use when such vehicle is housed in a garage. Such garage shall meet all yard setback and lot coverage requirements.