

N.J.A.C. 5:21-4.14

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**New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 21.
RESIDENTIAL SITE IMPROVEMENT STANDARDS > SUBCHAPTER 4. STREETS AND PARKING****§ 5:21-4.14 Parking: number of spaces**

- (a) An adequate number of on-street and off-street parking spaces shall be required in all developments to accommodate residents and visitors. For projects containing dwelling units required by the New Jersey Uniform Construction Code's Barrier Free Subcode ([N.J.A.C. 5:23-7](#)) to be accessible, accessible parking spaces for people with disabilities shall be provided in accordance with the requirements of the Barrier Free Subcode and shall be considered part of the total number of required spaces.
- (b) For residential developments, parking shall be provided, as set forth in Table 4.4 below. If applicant does not specify the number of bedrooms per unit, note "c" for each category in Table 4.4 shall apply for the parking requirement.
- (c) Alternative parking standards to those shown in Table 4.4 shall be accepted if the applicant demonstrates these standards better reflect local conditions. Factors affecting minimum number of parking spaces include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources.
- (d) Garage and driveway combinations shall be counted as follows:
1. Each garage car space shall be counted as 1.0 off-street parking space regardless of the dimensions of the driveway.
 2. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.
 3. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking width of 20 feet is provided for a minimum length of 18 feet as specified for a one-car garage and driveway combination.
- (e) When housing is included in mixed-use development, a shared parking approach to the provision of parking shall be permitted.
- (f) When, in the judgment of the local approving authority, on-street parking is available, then only that proportion of the parking requirement which is not available on the street shall be provided in off-street parking facilities. A length of 23 feet per on-street parking space shall be used in calculating the number of available on-street parking spaces.

TABLE 4.4

PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES<a>

Housing unit type/size	Parking requirement per dwelling unit
Single-Family Detached	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom	2.5<c>
5 Bedroom	3.0
Two Family (Duplex)	"Single-Family Detached" values shall apply to

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each unit

Garden Apartment	
1 Bedroom	1.8
2 Bedroom	2.0<c>
3 Bedroom	2.1
Townhouse	
1 Bedroom	1.8
2 Bedroom	2.3<c>
3 Bedroom	2.4
High Rise	
1 Bedroom	0.8
2 Bedroom	1.3<c>
3 Bedroom	1.9
Mobile Home	
1 Bedroom	1.8
2 Bedroom	2.0<c>
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
Recreational Homes (owner occupied)	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
Mid-Rise Apartment	"Garden Apartment" values shall apply
Assisted living	0.50

Notes:

a When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

b Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on street or in common parking areas.

c If applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

Source: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File-New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980).