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Fair Haven Shopping Center
Parking Analysis - Amended Site Plan Application - June 16, 2020
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Total Gross Floor Area: 45,189

Land Use (1)	Parking Requirement - Spaces per 1,000 sq-ft. of Gross Floor Area (2)	Parking Requirement in Excess of Shopping Center Requirements 4 per 1,000 GFA		Tenant (3)	Gross Floor Area (3)	% of Total Gross Floor Area (4)
		Yes	No			
Restaurant	15	Yes	No	Over Easy (Proposed)	2,733	6.05%
Bank	5	Yes	No	Chase Bank	2,257	4.99%
Restaurant	15	Yes	No	Dunkin'	2,019	4.47%
Restaurant	15	Yes	No	Seed to Sprout	1,322	2.93%
Restaurant	15	Yes	No	Nicholas Creamery	893	1.98%
Studio - Art	5	Yes	No	Canvas Studio	865	1.91%
Total > 4/1,000 GFA Uses (10,089 sq. ft.)						22.33%

Retail	4	No	No	Acme	18,364	40.64%
Personal Service Establishment	4	No	No	Fitness & Karate	3,491	7.73%
Personal Service Establishment	4	No	No	Wash House	2,167	4.80%
Retail	4	No	No	Cellar Liquors	1,984	4.39%
Business & Professional	4	No	No	Boynton	1,572	3.48%
Vacant	4	No	No	Vacant	1,535	3.40%
Public & Quasi Public & Personal Service	4	No	No	USPS	1,427	3.16%
Vacant	4	No	No	Vacant	1,039	2.30%
Personal Service Establishment	4	No	No	Pilates Project	1,027	2.27%
Personal Service Establishment	4	No	No	McCoy Fit	996	2.20%
Vacant	4	No	No	Vacant	928	2.05%
Personal Service Establishment	4	No	No	Nirvana Nails	570	1.26%
Total Remainder (35,100 sq. ft.)						77.67%

Total Parking Requirement @ 4 per 1,000 GFA: 181
 Current Spaces in Shopping Center: 249
 Spaces in Excess of Requirements: 68

- (1) As per Fair Haven Code Sections 30-2.4 & 30-5.1 (Table B).
- (2) Fair Haven Code Section 30-9.2(B) (Exhibit B) establishes the parking requirements for shopping centers at 4 per 1,000 GFA. This Section provides for greater parking requirements for certain enumerated uses which includes (i) restaurant uses @ 15 per 1,000 GFA; (ii) studio - (art, music, dance and gymnastics for purpose of giving instruction) at @ 5 per 1,000 GFA; and (iii) banks @ 5 per 1,000 of GFA. Personal Service Establishments as defined in the Fair Haven Code are not provided a greater parking ratio within shopping centers.
- (3) Tenants and tenant square footages provided by Fair Haven Retail LLC.
- (4) Fair Haven Code Section requires 4 spaces per 1,000 sq. ft. of GFA for shopping centers. If more than 25% of the total floor area is occupied by a nonretail use which has off-street parking requirements greater than those required for a shopping center, then off-street parking for the center shall be the same as the required minimum for the nonretail use plus the required minimum for the balance of the shopping center floor area.