

**ORDINANCE OF THE TOWNSHIP OF LIVINGSTON AMENDING AND  
SUPPLEMENTING CHAPTER 170 OF THE CODE OF THE  
TOWNSHIP OF LIVINGSTON BY ESTABLISHING DESIGN STANDARDS FOR  
PARKING STRUCTURES THAT ARE PERMITTED ACCESSORY USES  
IN NON-RESIDENTIAL DISTRICTS**

**WHEREAS**, the Master Plan of the Township of Livingston recommends that a parking structure be permitted as an accessory use in certain non-residential districts; and

**WHEREAS**, there are no design standards for such structures in Chapter 170 of the Code of the Township of Livingston;

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Livingston, in the County of Essex, as follows:

Section 1. § 170-3 of the Code of the Township of Livingston is hereby amended, revised and supplemented by inserting the following definition in alphabetical sequence:

**PARKING STRUCTURE** – A building or structure of more than one level, used as an accommodation for off-street parking of motor vehicles, which shall include parking spaces, service aisles and ramps for access and egress between levels.

Section 2. §170-73 of the Code of the Township of Livingston is hereby further amended, revised and supplemented by adding to B thereof the following:

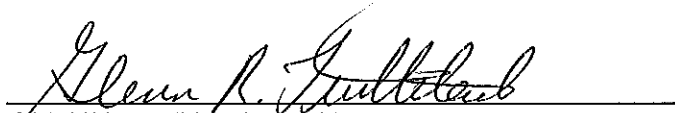
- (15) Parking structures. For every parking structure permitted as an accessory use in a non-residential district:
  - (a) The facades of the parking structure shall be designed to be consistent with the facades of the principal use structure. To reduce massing, the facades shall incorporate vertical and horizontal variations in setback, materials or fenestration design. The top floor may include line variation such as a projecting cornice or a parapet.
  - (b) Interior walls and beam faces shall be stained, painted or otherwise finished in a light color, such as white or light blue, to increase the general brightness within the structure. The addition of anti-graffiti coatings to walls is encouraged.
  - (c) Interior illumination shall reach into the edges of parking stalls and corners of the structure so as to minimize darkened areas behind or between parked cars or elsewhere.

- (d) Active security measures, such as emergency telephones and closed circuit television monitoring, shall be provided; particularly in stairwells and elevators.
- (e) Stairwells shall be illuminated.
- (f) Stairs and elevators shall be located so that persons entering or leaving them are not in direct vehicle traffic flow.
- (g) Vehicle aisles and ramps shall be not less than 12 feet wide for traffic moving in one direction and 24 feet wide for traffic moving in two directions. Parking spaces shall be separated by hairpin striping.
- (h) If a pedestrian way between the parking structure and any other building is enclosed, it shall have interior illumination and not less than 70% of the enclosing walls shall be clear glass.
- (i) Security measures to control unauthorized access during non-business hours shall be provided.

Section 3. Except as hereby amended, revised and supplemented, the Code of the Township of Livingston remains in full force and effect.

Section 4. This Ordinance shall take effect upon final passage and publication in accordance with law.

  
GARY S. SCHNEIDERMAN, Mayor

  
GLENN R. TURTLETAUB  
Township Clerk

Approved as to form:

  
SHARON L. WEINER, Township Attorney

Introduced: 7/7/08  
Adopted: 8/4/08