

**ARTICLE 8**

**OFF STREET PARKING AND LOADING REGULATIONS**

**Section 8.01 - Off-Street parking Requirements**

It is the intent of this section to encourage and promote off-street motor vehicle parking in the Residence Districts and to allow the use of a front yard for such off-street motor vehicle parking only under exceptional circumstances. It is further the intent to preserve, insofar as possible, the landscaped front yard on each lot. After the effective date of this Bylaw, off-street parking space shall be provided for every new structure, the enlargement of an existing structure, the development of a new land use or any change in an existing use in its entirety in accordance with the Table of Use Regulations (see Article 5), the Table of Off-Street Parking Regulations, and the other requirements contained herein.

TABLE OF OFF-STREET PARKING REGULATIONS

<u>Use</u>	<u>Number of off-street parking spaces per unit</u>
Dwelling, one-, two-, and three-family units.	Two (2) per dwelling unit.
Apartment house.	One per efficiency, one and fifteen hundredth (1.15) per one bedroom unit, one and fifty hundredth per two bedroom unit, two per three or more bedroom units, one per five units of publicly assisted elderly housing.
ART. 2, STM 12/98 Assisted Living	Four tenths (0.4) parking spaces for each dwelling unit
ART. 13, ATM 5/91 Lodging house, bed and breakfast, bed and breakfast home, dormitory, fraternity, sorority, YMCA, YWCA, and similar types of group quarters	One per rental or sleeping unit. Any bedroom or group of two (2) beds in a single room constitutes a sleeping unit.
ART. 10, ATM 4/08 Theater, restaurant, gymnasium, auditorium or similar place of public assembly with seating facilities.	One for each four (4) seats of total seating capacity. For the purpose of calculating parking requirements for Restaurants, seasonal outdoor seating shall not count in total seating capacity.
ART. 5, ATM 4/94 Health Club	One per three hundred (300) sq ft of floor space

TABLE OF OFF-STREET PARKING REGULATIONS (Continued)

Use	Number of off-street parking spaces per unit
Automotive retail and service establishment and other retail and service establishments utilizing extensive display areas, either indoor or outdoor, which are unusually extensive in relation to customer traffic.	One per thousand (1,000) sq ft of gross floor space. In the case of outdoor display areas, one for each one thousand (1,000) sq ft of lot area in such use.
Hotel, motel, tourist court.	One for each sleeping room, plus one for each four hundred (400) sq ft of public meeting area and restaurant space.
Other retail, service.	One per each three hundred (300) sq ft of floor space.
ART. 100, ATM 3/87 Office use including professional, business, medical and dental	One per five hundred (500) sq ft of floor space.
Wholesale establishment, warehouse or storage establishment	One per each one thousand (1,000) sq ft of gross floor space.
Manufacturing or industrial establishment	One per each six hundred (600) sq ft of gross floor space OR seventy-five hundredths (0.75) per each employee of the combined employment of the two (2) largest successive shifts, whichever is larger.
Medical/dental office building.	Four (4) spaces per doctor or dentist.
Medical/dental clinic.	Four (4) spaces per doctor or dentist on duty during busiest shift.
Hospital.	Two and twenty-five hundredths (2.25) per bed at design capacity.
Nursing home.	One per four beds at design capacity
Business, trade or industrial school or college, country clubs.	One for each two hundred (200) sq ft of gross floor area in classrooms and other teaching stations, plus space for gymnasium or auditorium, whichever has the larger capacity.

TABLE OF OFF-STREET PARKING REGULATIONS (Continued)

Use	Number of off-street parking spaces per unit
Other school.	Two (2) per classroom in elementary and junior high school; four (4) per classroom in a senior high school, plus space for auditorium or gymnasium, whichever has the larger capacity.
ART. 70, ATM 3/77 Community facility (town building, recreation, etc.).	One per each three employees on the largest shift.
Public utility.	One for each four hundred (400) sq ft of gross floor area devoted to office use.  One for each eight hundred (800) sq ft of gross floor area per other use.
Transportation terminal establishment.	One for each six hundred (600) sq ft of gross floor area.
Mixed use.	Sum of various uses computed separately.
Any use permitted by this Bylaw not interpreted to be covered by this schedule	Closest similar use as shall be determined by the Inspector of Buildings.

**Section 8.02 - Off-Street Loading and Unloading Requirements**

ART. 101, ATM 3/87

For every building hereafter erected for retail; personal, consumer, & business services; eating & drinking; light industry; utility, transportation, & communications; commercial, & storage; wholesale business and storage; institutional, & educational; public, recreational, & entertainment; or office uses as specified in the Table of Use Regulations and for every such use hereinafter established in an existing building or area, the off-street loading and unloading requirements presented in the Table of Off-Street Loading Regulations shall apply. In the case of uses which require a Special Permit, the Special Permit Granting Authority may reduce the loading requirements, including the size of the loading space, if it finds that so doing will not be detrimental to the structure or surrounding uses.

TABLE OF OFF-STREET LOADING REGULATIONS

Use	Number of loading spaces per square feet of gross floor area
1.	
Retail, Personal, Consumer, & Business Services,	5,000 - 20,000 = 1
Eating & Drinking,	20,001 - 50,000 = 2
	50,001 - 100,000 = 3
	plus one for each 100,000 (or fraction) over 100,000
2.	
Light industry,	5,000 - 20,000 = 1
Utility, Transportation, & Communications,	20,001 - 40,000 = 2
Commercial & Storage,	40,001 - 120,000 = 3
Wholesale Business, & Storage,	120,001 - 200,000 = 4
	plus one for each 100,000 (or fraction) over 200,000
3.	
Institutional & Educational,	5,000 - 50,000 = 1
Public, Recreational, & Entertainment,	50,001 - 100,000 = 2
Office Uses,	100,001 - 150,000 = 3
	plus one for each 150,000 (or fraction) over 150,000

**Section 8.03 - Existing Spaces**

ART. 82, ATM 4/80

Parking or loading spaces being maintained in any district in connection with any existing use on the effective date of this Bylaw, or any spaces subsequently provided in accordance with this Bylaw, shall not be decreased or in any way removed from service to the use originally intended to be served so long as said use remains, unless a number of parking or loading spaces is constructed elsewhere on property under the same ownership, provided: this regulation shall not require the maintenance of more parking or loading spaces than is required according to the tables.

**Section 8.04 - Computation of Spaces**

When the computation of required parking or loading spaces results in the requirement of a fractional space, any fraction of one-half or more shall require one (1) space.

**Section 8.05 - Combined Facilities**

ART. 12, ATM 5/91

Parking required for two or more buildings or uses may be provided in combined facilities on the same or adjacent lots, by special permit from the ZBA, or in cases subject to Section 11.06, the ARB where it is evident that such facilities will continue to be available for the several buildings or uses.

**Section 8.06 - Location of Parking Spaces**

ART. 12, ATM 5/91, ART. 11, ATM 4/08, ART. 5, ATM 4/09

Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve or when practical difficulties as determined by the ZBA, or in cases subject to Section 11.06, the ARB prevent their establishment upon the same lot, they shall be established no further than six hundred (600) feet from the premises to which they are appurtenant. Such spaces may be located out of doors or within a structure designed as a public or private garage. Projects subject to Environmental Design Review under Section 11.06, may provide parking off site within six hundred (600) feet, where it can be shown that a long-term agreement has been made to secure off site parking.

**Section 8.07 - Parking in Residential Districts**

ART. 70, ATM 3/77

a. For single-, two-family or duplex, and three-family dwellings, off-street parking shall not be permitted in the area between the front lot line and the minimum front yard setback except on a driveway not exceeding twenty (20) feet in width leading to the required parking space(s). Off-street parking is permitted in (1) the side yard and rear yard on a paved driveway, or in the case of a corner lot of less than six thousand (6,000) square feet in the longer of the two front yards up to a maximum of 24 feet in width, or (2) in an attached or detached garage, or (3) within the foundation of a dwelling provided the garaging is specifically designed for that purpose. A space designed for parking within an existing garage is determined to meet the requirements of an off-street parking space.

ART. 7, ATM 5/91; ART. 15, ATM 5/91

b. For single-, two-family or duplex, and three family dwellings in R0, R1, R2, R3 and R4 districts, not more than one driveway is permitted, unless there is a finding by the special permit granting authority that a second driveway or a driveway that makes more than one intersection with the street, may be added in such manner as to avoid an undue concentration of population, allow adequate provision of transportation, and conserve the value of land and buildings in the vicinity. In no case may a second driveway for a single-, two-family or duplex, or three family dwelling violate any other dimensional or density regulations for the district in which it is located.

ART. 15, ATM 4/93

c. For single-, two-family or duplex, and three-family dwellings in R0, R1, R2, R3, and R4 districts, not more than two driveways are permitted.

**Section 8.07(a) – Parking in Commercial Districts**

ART. 8, ATM 4/09

For properties located in the B1, B2, B2A, B3, B4, and B5 districts, no parking shall be permitted in the front yard, nor shall any driveways directly in front of a structure be permitted without a finding by the ZBA or, in cases subject to Section 11.06, the ARB, that the parking or driveway is necessary and convenient to the public interest.

**Section 8.08 - Parking of Commercial Vehicles**

The parking of commercial vehicles shall be in accordance with the Table of Use Regulations in Article 5.

**Section 8.09 - Location of Loading Spaces**

The loading spaces required for the uses listed in the Table of Off-Street Loading Regulations shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this Bylaw.

**Section 8.10 - Pavement of Parking Spaces**

ART. 3, ATM 4/89; ART. 11, ATM 4/93; ART. 8, 5/07

Parking areas with five (5) spaces or less shall be surfaced with a permanent material or binder such as bituminous cement, concrete, pourous asphalt, pervious concrete, concrete brick, paving stones, grass pavers, bluestone, stone dust, star pack, or similar stable gravel materials, or other material which shall be nonerosive material.

**Section 8.11 - Public Parking Lots**

ART. 78, ATM 3/85; ART. 86, ATM 3/78; ART. 12, ATM 5/91

The ZBA, or in cases subject to Section 11.06, the ARB by special permit may allow the substitution of space within Public Parking Lots in lieu of parking requirements of this article, provided they are located within one thousand (1000) feet of the building which is intended to be served.

**Section 8.12 - Parking and Loading Space Standards**

ART. 6, ATM 4/94; ART. 6, ATM 5/07

A parking space may be inside or outside a structure and shall be for the exclusive use of one motor vehicle. Those entered from the front or rear, and stacked spaces, shall have minimum dimensions of eight and one-half by eighteen feet. Compact car parking spaces permitted in accordance with Section 8.12 (11) shall be at least eight by sixteen feet. For parallel parking, a space shall have minimum dimensions of eight feet by twenty two feet, except that such spaces which are open and unobstructed at one end may be only eighteen feet in length. In conforming one and two-family residential side yards, or nonconforming pre-existing one and two-family residential side yards, the width of a parking space may be the width of the side yard, but in no case less than seven and one half feet."

- a. All parking and loading areas containing over five (5) spaces, including automotive and drive-in establishments of all types, shall be paved and subject to the following:

ART. 8, 5/07

- (1) The area and access driveways thereto shall be surfaced with bituminous or cement concrete material and shall be graded and drained so as to dispose of all surface water accumulation in accordance with acceptable engineering practices and shall be subject to approval by the Town Engineer. The use of pourous asphalt, pervious concrete, paving stones, or grass pavers may also be used to meet this requirement, in whole or part, subject to the approval of the Town Engineer. The location of spaces shall be suitably marked by painted lines or other appropriate markings.
- (2) A substantial bumper of masonry, steel or heavy timber, or a concrete curb or berm curb which is backed, shall be placed at the edge of surfaced areas except driveways in order to protect abutting structures, properties and sidewalks and screening materials.
- (3) Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of twenty-four (24) feet in the case of two-way traffic or the following widths in the case of one-way traffic only:

Angle of parking	Minimum aisle width
Parallel	12 ft
30 deg	11 ft
45 deg	13 ft
60 deg	18 ft
90 deg	24 ft

- (4) Any fixture used to illuminate any area shall be so arranged as to direct the light away from the street and away from adjoining premises used for residential purposes.
- (5) There shall not be any business operation for vehicle repair or gasoline or oil service facilities or any repair made to any motor vehicles, except on a lot occupied by a permitted automotive use. Any accessory gasoline or oil facilities shall be at least twenty-five (25) feet from any lot line.
- (6) There shall not be any storage of materials or equipment or, with the exception of duly authorized yard sales, display of merchandise within the required parking area.
- (7) Any portion of any entrance or exit driveway shall not be closer than fifty (50) feet to the curb line of an intersecting street.
- (8) Any two (2) driveways leading to or from a street, or to or from a single lot, shall not be within thirty (30) feet of each other at their intersections with the front lot line for an interior lot and forty (40) feet from the intersection of the lot line with the street right-of-way for a corner lot.
- (9) Any entrance or exit driveway shall not exceed twenty-four (24) feet in width at its intersection with the front lot line except for automotive service stations and fire stations, in which cases the width may be increased to forty (40) feet.
- (10) The ZBA, or in cases subject to Section 11.06, the ARB may grant a special permit to allow the reduction of the parking space requirements to eighty (80) percent of that required in the Table of Off-Street Parking Regulations where conditions unique to the use will reasonably justify such a reduction.

ART. 6, ATM 5/07

- (11) The ZBA, or in cases subject to Section 11.06, the ARB, may grant a special permit allowing up to 20 percent of the spaces in a parking lot or garage to be sized for compact cars.

- b. All parking and loading areas containing over five (5) spaces which are not inside a structure shall also be subject to the following.

ART. 10, ATM 4/10

- (1) The surfaced area shall be set back at least ten (10) feet from front lot lines and from all lot lines of abutting property used for residential purposes; however, for side and rear lot lines the setback need only be five (5) feet if the setback includes a solid wall or solid wooden fence, five (5) to six (6) feet in height complemented by suitable plantings. In no case shall the paved area be set back from the front lot line a distance less than the minimum front yard setback for the district, nor from a side or rear lot line a distance less than the minimum buffer width required by Section 6.16(a). Where deemed appropriate by property owner and immediate abutters, and as approved by the building inspector, another wall or fence height or fence type, including but not limited to coated chain link or "wrought iron" types may be substituted for the required wall or fence.
- (2) The area shall be effectively screened with suitable planting or fencing on each side which faces abutting lots used for residential purposes. Such screening shall be within the lot boundaries, and at least five (5) feet and not more than six (6) feet in height. Parking areas and access driveways accessory to any multi-family dwelling shall be separated from said building by a buffer strip of green open space not less than five (5) feet in width and suitably planted.

The area within the setback from the front lot line shall be landscaped and shall contain a compact hedge, fence, or berm at least three (3) feet high, placed parallel to the street except within ten (10) feet of driveways.

- (3) Parking shall not be located within the required front yard area in any district.
  - (4) Parking and loading spaces other than those required for single- and two-family dwellings shall be so arranged as not to permit backing of vehicles onto any street.
  - (5) Parking areas providing more than twenty-five (25) spaces shall include landscaped area which is at least eight (8) percent of the total paved portion of the parking area. Minimum required landscaped setbacks and buffers at the perimeter of the parking area shall not be counted toward the landscaping requirement of this paragraph. Individual strips of landscaping shall be at least four (4) feet in width.
- c. The standards of Section 8.12 may be modified to increase capacity for parking lots if both of the following conditions are satisfied as findings of a special permit:
- (1) Reasonable alternative measures have been taken to meet the intent of these standards which is to minimize traffic congestion entering and within parking lots, separate parking from pedestrian spaces, provide adequate drainage, screen parking lots from adjacent, residential uses and from street frontages (preferably with landscaped spaces), and facilitate snow removal and storage;
  - (2) All landscaped space required by section 8.12 is provided at some location in the parking lot, including required landscaping which may be lost in setbacks reduced in size by the provisions of this subsection.

The special permit for this subsection shall be heard and decided by the ZBA, except for petitions before the ARB in accordance with Section 11.06, in which case the modification of parking standards shall be heard and decided by the ARB.

### **Section 8.13 – Bicycle Parking**

ART. 4, ATM 4/03

The intent of this section is to provide standards for orderly and safe bicycle parking.

Bicycle parking spaces shall be provided for any development subject to Environmental Design Review (Section 11.06). The bicycle parking requirement will be determined based on the number of motor vehicle parking spaces which have been permitted by the special permit granting authority; if fewer than 8 motor vehicle parking spaces are provided by special permit, bicycle parking will not be required.

- a. When bicycle parking is required, there will be one bicycle parking space per fifteen motor vehicle spaces, as required in Section 8.01- Off-Street Parking Requirements. The computed number of bicycle parking spaces will be rounded up to the nearest whole number of bicycle spaces. Bicycle parking spaces shall be provided in addition to motor vehicle parking spaces.
- b. When bicycle parking is required, there will be a minimum of 2 spaces provided; not more than 20 bicycle spaces will be required at a single site.
- c. A bicycle rack, or bicycle storage fixture or structure shall accommodate a bicycle 6 feet in length and 2 feet in width. Bicycle racks or storage fixtures must be secured against theft by attachment to a permanent surface. Bicycle parking apparatus shall be installed in a manner that will not obstruct pedestrian or motor vehicle traffic.

- d. To the extent feasible, bicycle parking shall be separated from motor vehicle parking to minimize the possibility of bicycle or auto damage.
- e. The following uses (“use” numbers in parentheses refer to Section 5.04 - Table of Use Regulations) are exempt from bicycle parking requirements: places of worship (2.05), cemetery (2.09), funeral home (6.10), automotive repair shop (6.03, 7.06, 7.07), car wash (6.04), gas station (6.05).

The requirements of this section may be modified by special permit where there is a finding by the special permit granting authority that, for the use and location, a modification is appropriate and in the best interest of the Town.

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