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## ARTICLE 7: OFF STREET PARKING AND LOADING

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### **SECTION 7.00 GENERAL REQUIREMENTS**

- A. If any structure is constructed, enlarged or extended, or any existing use changed, off-street parking spaces shall be provided in accordance with Tables 7-1 and 7-2.
- B. Off-street parking spaces required under Table 7-2 shall be located as follows:
1. All required off-street parking spaces for residential or multi-family dwelling uses shall be located on the same lot as the use.
  2. All required off-street parking spaces for all uses other than residential or multi-family dwelling uses shall be located on the same lot as the use or within 500 feet thereof. Contracts or easements for parking on other private property shall be presented to the appropriate board to ensure that parking spaces located within 500 feet of the lot will continue to be available. On street parking spaces and parking spaces within a municipal parking lot located within 500 feet of the lot, may be counted toward the off-street parking spaces required under Table 7-2.
  3. New developments requiring Site Plan Review must provide the required accessible parking on site, unless spaces are available or made available within 200' of the new development.  
*(Art. 8, 03/20/06 ATM)*
- C. In those situations where temporary parking lots are allowed by Special Permit, the SPGA may place limitations on the time, frequency and type of vehicles using such to diminish the impact on abutting residential uses. In no case shall a Special Permit be valid for greater than one year from the date of its being granted by the SPGA.
1. The SPGA may also require specific design and construction standards be maintained, screening and buffers and yard setbacks of up to 100 feet from residential uses. *(Art. 14, 05/09/94 ATM)*
  2. The SPGA may continue to accept applications and issue Special Permits for Temporary Parking lots if they are no longer permitted in a Zoning District, provided the original Special Permit was issued prior to November 8, 2004 and the permit has not lapsed more than one year.  
*(Art. 28, 05/09/05 ATM)*
- D. The Off-Street parking requirements noted in Table 7-2 may be reduced by up to twenty-five (25) percent by the issuance of a Special Permit from the Planning Board as per the requirements of these By-Laws. Such a request may be made in conjunction with an application for Site Plan Review (Section 9.01) or part of a requested Special Permit for a specified land use. The Board shall review and consider the following criteria when reviewing a request:
1. A stamped site plan (to scale) must be submitted which illustrates the physical ability to locate and construct all of the required off-street parking and associated infrastructure on the site. The preferred parking layout with the requested number of spaces shall be clearly delineated.
  2. A written narrative shall be submitted detailing the reasons or circumstances as to why the required numbers of spaces are not necessary for the proposed land use.
  3. Other relevant issues which should be considered when reviewing the reduction request should be detailed or noted on the plans. These may include but are not limited to environmental impacts, proximity to residential uses, impacts to historic or other resource areas and lighting.
  4. Any other relevant information as requested by the Board. *(Art. 8, 02/01/99 STM)*
- E. Insofar as the provisions of this Article 7 are in conflict with or are inconsistent with the provisions of Section 9.13, the provisions of Section 9.13 shall govern *(Art. 3, 12/6/99 STM)*

### **SECTION 7.01 PARKING STANDARDS**

- A. All parking areas containing over five spaces, shall be subject to the following:
  - 1. Automobile parking stall spaces shall be suitably marked and shall conform to the requirements found in Table 7-1.
  - 2. All parking areas shall be screened on each side which abut or are across from the side or rear lot line of a lot situated in any Residential District pursuant to Article 6, Screening and Buffers.
  - 3. All parking areas and access driveways thereto shall be surfaced with bituminous concrete or cement concrete material and shall be graded and drained so as to dispose of all surface water accumulation.
  - 4. Bituminous concrete curb or berm shall be placed at the edge of surfaced area, except driveways.
  - 5. Bumper strips, a minimum of six (6) feet in width, and suitably landscaped with trees or shrubs a minimum of six (6) feet in height (measured from the 'top of the ball'), shall be provided between every six (6) rows of parking spaces. Additional bumper strips may be required by the appropriate board in the interest of public safety, cross traffic or improved pedestrian access.
 

*(Art. 26, 5/13/91 ATM)*
  - 6. Buffer strips between a parking lot and sidewalk shall be at least five (5) feet in depth and suitably landscaped.
  - 7. Adequate illumination of driveways and lanes shall be provided.
  - 8. Any fixture used to illuminate a parking area shall be so arranged as to direct the light away from the street and away from abutting or nearby premises used for residential purposes.

**SECTION 7.02 LOCATION**

- A. All parking lots for multi-family dwellings shall be located not less than twenty (20) feet from the structure. Private driveways and garages for individual units within a multi-family dwelling may be counted as required parking spaces and may be located within twenty (20) feet of the structure.
 

*(Art. 20, 11/26/90 STM)*
- B. All non-residential parking spaces shall be at least ten (10) feet from any building.
- C. Parking spaces shall be so arranged as not to permit backing of vehicles onto any street.
- D. All driveways and access lanes shall not be located closer than forty (40) percent of the total frontage measurement of said lot (using a measurement from the center of the curb radius) from the closest intersection with any street. In any case, this distance shall not be less than fifteen (15) feet and the driveway shall be designed in a manner conducive to safe access and egress.
- E. No two driveways or access lanes, either on the same lot, or adjoining lots, shall be located within twenty (20) percent of the total frontage measurement of the lot from each other at their intersections (center of curb radii) with the front lot line. In any case, this distance shall not be less than ten (10) feet.
- F. Residential driveways shall not exceed twenty-four (24) feet in width at the intersection with the front lot line. Curb cuts shall not exceed twenty-six (26) feet in width.
- G. Non-residential driveways or access lanes shall be a minimum of twenty-six (26) feet in width at the intersection with the front lot line. The maximum curb cut shall not exceed forty (40) feet in width unless otherwise required by non-local regulations.

**SECTION 7.03 RESTRICTIONS**

- A. There shall not be any vehicle repair within the required parking areas.
- B. There shall not be any storage of materials or equipment or display of merchandise within required parking areas.
- C. Parking spaces or internal driveways shall not be allowed within the required areas for screening, buffers or landscaping. *(Art. 23, 5/11/98 ATM)*

**SECTION 7.04 OFF-STREET LOADING**

- A. Each business or industrial use shall provide at the side or rear of the lot, access and space for the loading and unloading of delivery vehicles.
- B. Loading docks and truck terminal loading areas shall have a minimum depth of one hundred and twenty (120) feet unless otherwise provided for herein.
- C. For those uses where it can be proven that tractor trailers will not be providing service, the appropriate board may reduce the depth of the loading area. *(Art. 26, 5/13/91 ATM)*
- D. Each loading berth shall be a minimum of fourteen (14) feet wide and shall be located so as not to interfere with pedestrian access or required parking areas.

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**Table 7-1**

**MINIMUM PARKING LOT DIMENSIONS**

Angle of Parking	Stall Width	Stall Depth	Access Lane Width
0 deg	9-0	25'-0"	12-0
30 deg	9-0	16'-6"	11-0
45 deg	9-0	19'-0"	13-0
60 deg	9-0	20'-6"	18-0
90 deg	9-0	18'-0"	24-0

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**TABLE 7-2\***  
**MINIMUM OFF-STREET PARKING REQUIREMENTS**

<u>USE</u>	<u>ONE (1) SPACE PER</u>
Storage and Shipping	1,500 s.f. Gross
Manufacturing and Processing	750 s.f. Gross
Retail stores and shopping centers 15,000 s.f. and over	250 s.f. Gross
Retail stores and shopping centers under 15,000 s.f.	175 s.f. Gross
Office Space (medical/outpatient)	150 s.f. Gross
Office Space (non-medical)	250 s.f. Gross
Office space, as accessory use	300 s.f. Gross
Areas with /fixed seating: Theaters, Stadium	3 seats
Municipal Recreation Facility	6 Lin. ft. bench seating
<i>(standards outlined in Section 9.13.E.6.i(1) shall apply)</i>	or per 4 seats <span style="float: right;"><i>(Art.16,11/5/01STM)</i></span>
	<i>(Art.21, 5/6/04 ATM)</i>
Museums, libraries	550 s.f. Net
Restaurants, nightclubs, bars, recreation halls	100 s.f. Net
Outdoor Recreational Use <i>(See Note #3 below)</i>	500 s.f. Net <span style="float: right;"><i>(Art. 27, 5/4/98 ATM)</i></span>
Schools	(4 per Classroom)
Hospitals, Nursing Homes	10 beds
Residential: Single & Two family	Dwelling Unit
Multi-family dwellings	(2 per unit, plus 1 visitor space for every 4 units)
Tourist Homes, Hotels, Etc.	Sleeping Unit
Day Care Facilities and Day Care Facilities (as accessory use)	1 space for each full or part time employee and 1 space for each 4 children <span style="float: right;"><i>(Art. 11, 11/4/91 STM)</i></span>
Wellness and Recreation Center	175 s.f. Gross <span style="float: right;"><i>(Art. 11, 11/20/00 STM)</i></span>
Arcades	100 s.f. Net <span style="float: right;"><i>(Art. 3, 6/18/01 STM)</i></span>

**\* NOTES**

1. Mixed uses shall be a sum of the combination of uses.
2. When a restaurant has provisions for "take-out" the appropriate Board shall have the authority to require more than the minimum parking spaces stated herein. *(Art. 26, 5/13/91 ATM)*
3. The net area shall include the total square footage of area dedicated to the use, not including parking or access areas. *(Art 27, 5/11/98 ATM)*