



MEMORANDUM

TO: Planning Board
FROM: Planning Department
RE: Proposed Zoning Bylaw Amendments – Article 7 Parking
DATE: August 31, 2021

Bold/Italic text indicates proposed language.

~~**Bold/Strikethrough**~~ indicates proposed removal from proposal language.

Highlighted Bold/Italic text indicates proposed language, dated August 31, 2021

~~**Bold/Strikethrough**~~ indicates proposed removal from existing Zoning Bylaw.

ARTICLE 7 PARKING & ACCESS REGULATIONS

SECTION 7.0 GENERAL REQUIREMENTS

7.00 In all districts except Educational Districts *and Municipal Parking (MP) Districts*, off-street parking spaces shall be provided and maintained in connection with the construction, conversion or increase in dwelling units or dimensions of buildings, structures or use. The provisions of this section shall apply to parking spaces for cars, vans, light trucks, and similar vehicles used predominantly for personal transportation. Parking for commercial vehicles or vehicles used for private or public transit shall be governed under the provisions of Sections 7.1, 7.3 and 7.5. Except as may be required otherwise by the Permit Granting Board or Special Permit Granting Authority, as applicable, parking spaces shall be provided in at least the following minimum amounts.

7.000 Two (2) parking spaces for each dwelling unit **shall be provided unless the applicant can demonstrate to the Permit Granting Authority (PGA) that an alternative ratio ensuring adequate parking for the proposed use will be provided. The PGA shall approve a parking management plan and determine the adequate number of off-street parking spaces based on criteria such as: shall be provided for the following principal residential uses, as regulated in accordance with Article 3:**

- ~~one family detached dwelling;~~
- ~~two family detached dwelling (duplex);~~
- ~~town house;~~
- ~~subdividable/converted dwellings;~~

~~7.0001 Adequate parking for each dwelling unit shall be provided for the following principal residential uses and accessory residential uses, as regulated in accordance with Article 3 and Article 5:~~

- ~~• apartments~~
- ~~• mixed-use building~~
- ~~• supplemental dwelling units~~

~~The amount of parking spaces provided for each dwelling unit shall be based on factors, including but not limited to~~

~~The Permit Granting Authority shall determine the adequate number of off-street parking spaces to be provided by considering relevant criteria, such as including the following:~~

- ~~• bedroom count;~~
- ~~• analysis of traffic impact reports;~~
- ~~• analysis of parking utilization study of public or private, on or off-street parking no further than 800-feet of the proposed use;~~
- ~~• Peak parking needs generated by on-site uses occur at different times;~~
- ~~• proximity to downtown;~~
- ~~• proximity to public transit;~~
- ~~• proximity to public parking, including on-street and off-street parking;~~
- ~~• availability of alternative modes of transportation;~~
- ~~• tenant lease restrictions relative to parking; and~~
- ~~• shared or leased parking, as regulated in accordance with Section 7.2.~~

~~In addition, the amount of parking spaces provided for each dwelling unit shall meet/satisfy the provisions required under of Section 10.38 and 11.24, as applicable.~~

7.0002 Parking spaces for cars or similar vehicles shall be on a paved surface such as concrete, bituminous asphalt, masonry pavers, oil and stone, gravel, trap rock, or a similar material (see Section 7.101).

7.0003 In any residential district, there shall be a maximum of two (2) cars or similar vehicles allowed to be parked in the front setback of any property. Parking in the front setback shall be on paved surfaces only. Where five (5) or more cars are regularly parked on a given property in association with a residential use, parking in the front setback shall be designed so as to ensure free passage at all times for regular users and unrestricted access for emergency vehicles.

SECTION 7.9 WAIVERS

- 7.90 Any section or subsection of Article 7.0, Parking Regulations, may be waived or modified by the Permit Granting Board or Special Permit Granting Authority authorized to act under the applicable section of the Bylaw for compelling reasons of safety, aesthetics, or site design.
- 7.91 Parking space requirements under Sections ~~7.0~~ 7.001, 7.002, 7.003 and 7.004 may be modified when one or more of the following conditions are met to the satisfaction of the Permit Granting Board or Special Permit Granting Authority:
- 7.910 Peak parking needs generated by on-site uses occur at different times.
- 7.911 A significant number of employees, tenants, patrons or other parking users of the site are common to and shared by more than one use on the site.
- 7.912 A parking management plan approved by the Permit Granting Board or Special Permit Granting Authority is implemented with occupancy of the building or buildings. Said plan shall include the implementation of such measures as car and van pooling, bicycling and public transit use sufficient to reduce the need for parking. Periodic documentation of reductions in vehicle trips and parking utilization as a result of the parking management plan may be required as a condition of any permit granted under this section.