

City of Cambridge

PETITION OF *Planning Board*

revisions of the parking & loading requirements
Petition filed with the City Clerk

Jan. 8, 1981

(All hearings to be completed 65 days from filing date with the City Clerk.)

19 days Jan.

28 days Feb.

18 days March

65 days = March 18, 1981 all hearings

In City Council

Jan. 12, 1981

Referred to Planning Board for report

Jan. 12, 1981

Planning Board Hearing

Feb. 17, 1981

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be May 18, 1981.)

11 days Feb.

31 days March

30 days April

18 days May

90 days = May 18, 1981

City Council Hearing published - *Chronicle* - *Feb. 5, 1981*

Feb. 12, 1981

Hearing before the City Council

Wednesday, Feb. 25, 1981

Hearing held - No Report Received

Report to the City Council

Passed to a second reading
Published

- April 27, 1981

- Chronicle - April 30, 1981

Ready for Ordination
Published

May 11, 1981

COMPLETION DATE: *May 18, 1981*

*Ord # 956 sent to Community Dev.
Building Dept. 5/20/81 (all)*

copies DCA sent 5/28/81 (all)



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

5-18-81 Final Decision

WITH RECOMMENDATIONS
AS INDICATED HEREIN

April 21, 1981

To the Honorable, the City Council:

Subject: Planning Board recommendation on the petition to amend the zoning ordinance by adoption of a new Article 6.000 concerning off-street parking and loading requirements.

In accordance with Chapter 40-A of the General Laws, the Planning Board held a public hearing on Tuesday, February 17, 1981 on the above petition which was filed by the Planning Board.

The Petition

This petition would replace existing Article 6.000 in its entirety. Existing Article 6.000 has not changed since 1961 and is outdated in terms of quantity, design and landscaping requirements. The new Article 6.000 is both more comprehensive and more flexible than the old one. A primary objective of this amendment is to require off-street parking geared to the low level of likely demand. This meant increased requirements for certain uses and decreases for others. In general the new parking regulations encourage alternative modes of transportation such as public transit and bicycle use, and discourage excessive automobile traffic.

The Hearing

At the February 17th hearing, Community Development staff summarized the intent and major provisions of the petition. Those who spoke in opposition to the proposed amendment included: Robert LaTremouille of 4 Trowbridge Place, Robert Simha and Rene Thompson of MIT's Planning Office, Lewis Armistead of Harvard's Office of Government and Community Affairs, Herbert Jacobs of the Electronics Corporation of America, David Clem of 25 Arlington Street and Steven Gay of the North Cambridge Planning Team. Those who spoke in favor of the regulations were Olive Holmes and Jill Strawbridge of the Harvard Square Defense Fund.

Findings

After careful consideration of this petition, the testimony delivered at the public hearing, staff review, and discussion following the hearing, the Board finds that:

- 1) Existing Article 6.000 is outdated.
- 2) The proposed Article 6.000 provides an updated and comprehensive approach to off-street parking and loading regulations.
- 3) The original petition (1/1/80) requires a number of important changes and minor revisions. (Enclosed is a revised amendment with all new language underlined). The substantive changes are summarized below.

-Elimination of the transit zone. However, the original petition (1/1/81) did allow reduction of required parking by special permit (sub-section 6.35). This recommendation calls for adding new criteria to sub-section 6.35 which would allow the Board of Zoning Appeal to consider the proximity of MBTA stations in determining whether or not reduced parking would be permitted.

-Addition of consideration for historically significant buildings. This change to subsection 6.22 would prohibit a lot from being used for off-site parking if such lot contained a historically significant structure.

-Clarification of the Small Business exemption provided in subsection 6.332. Language has been added to stipulate that the exemption only applies to non-residential uses in a building or row of attached buildings containing 10,000 square feet or less. This will prevent a large group of individual small businesses located in a comparatively large structure from receiving any exemption.

-Revision of minimum parking requirements for Institutional use category 6.363 b. (Higher Education). The minimum parking requirements for classrooms, offices and research facilities of Universities have been revised and now match the requirements in the existing zoning. The original proposal (1/1/81) would have increased parking requirements for these uses to match similar non-institutional uses. The Board finds that Harvard University and MIT strongly opposed the 1/1/81 version with regard to minimum institutional parking requirements. Both institutions submitted data suggesting that the requirements should actually be decreased below what the existing zoning requires. The Board finds that there is no strong evidence for decreasing the requirements for new institutional development below the existing zoning. On the other hand, the Board received no testimony that institutional parking demands are overburdening abutting neighborhoods. Based on the above information,

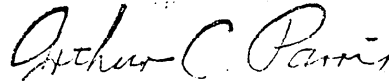
the Board finds that it is reasonable to return to the minimum requirements of the existing zoning.

-Addition of language to subsection 6.35 concerning reduction of parking. Insurances have been included to guarantee that required off-site parking located in a public, commercial, or shared use facility (6.352 and 6.353 respectively) will continue to be available.

Based on the above findings, the Board recommends that this petition be APPROVED, as amended.

Respectively submitted,

for the Planning Board



Arthur C. Parris
Chairman

ACP:lf

PROPOSED PARKING REGULATIONS: JANUARY 1, 1981 (filed date)
APRIL 21, 1981 (Planning Board
recommendation
date)

1. New definitions
2. Recodification of Zoning Districts
3. New Article 6.000 Off-Street Parking and Loading Requirements

6.10 INTENT AND APPLICABILITY

- 6.11 Intent
- 6.12 Applicability
- 6.13 Scope of Off-Street Parking Regulations
- 6.14 Restoration
- 6.15 Existing Parking Facilities
- 6.16 Dedicated Off-Street Parking Facilities
- 6.17 Compatability with EPA Clean Air Regulations
- 6.18 Compatability with Handicapped Access Rules

6.20 OFF-STREET PARKING REGULATIONS

- 6.21 Use
- 6.22 Location
- 6.23 Control of Off-Street Parking Facilities

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- 6.31 Required Amount of Parking
- 6.32 Parking Exemptions
- 6.33 Computation
- 6.34 Parking Space Size Allocation
- 6.35 Reduction of Required Parking
- 6.36 Schedule of Parking Requirements
- 6.37 Bicycle Parking

6.40 DESIGN AND MAINTENANCE OF OFF-STREET PARKING FACILITIES

- 6.41 Purpose
- 6.42 Dimensions for Off-Street Parking Spaces
- 6.43 Access for Off-Street Parking Facilities
- 6.44 Layout of Off-Street Parking Facilities
- 6.45 Drainage, Surfacing and Maintenance
- 6.46 Lighting
- 6.47 Screening
- 6.48 Landscaping
- 6.49 Design of Bicycle Parking Spaces

6.50 PARKING PLAN INFORMATION REQUIREMENTS

6.60 PURPOSE AND INTENT OF LOADING REQUIREMENTS

6.70 APPLICATION OF LOADING REQUIREMENTS

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

4. Other minor codification changes

Cambridge, January 1, 1981

April 21, 1981

(Planning Board Recommendation)

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the zoning Ordinance of the City of Cambridge be amended by incorporating the revisions to parking and loading requirements contained in the following petition. We further pray that, in order for construction activity to continue in Cambridge during consideration of this petition, between the date of the first public hearing notice and the date of final action by the City Council, building or special permit applicants may choose to comply either with all of the parking and loading requirements currently in the Zoning Ordinance or with all of the parking and loading requirements contained in this petition.

1. In Article 2.000, Definitions, add the following new definitions at their appropriate alphabetical location:

"Parking facility. A portion of a building or a lot which is located off-street and contains one or more motor vehicle or bicycle parking spaces and access thereto including driveways. A parking facility may be a garage, an area of a lot or a parking lot. A parking facility may be an accessory use or a principal use or any combination thereof. For the purposes of this definition a parking facility shall include parking required by Section 6.30 and any other off-street parking provided."

"Parking facility, accessory. A parking facility developed to serve the residents, occupants, employees, patrons, or other users of a particular land use or building."

"Parking space. An area in a parking facility available for the storage of one motor vehicle with free and unimpeded access to a street over unobstructed passageways, aisles or driveways. However, the unimpeded access requirement may be waived only as provided in subsection 6.432."

2. In section 3.10, Division of the City into Zoning Districts, replace subsection 3.11 with the following recodified subsection:

"3.11 For the purpose of this ordinance, the City of Cambridge is hereby divided into twenty-seven classes of districts listed below in order of decreasing restrictiveness as follows:

1. Open Space District.....Public parks and recreation facilities and other public facilities
2. Residence A-1 District.....Single-family dwellings
3. Residence A-2 District.....Single-family dwellings
4. Residence B District.....Two-family or semi-detached dwellings
5. Residence C-1 District.....Multi-family dwellings (Apartment house, dormitory)
6. Residence C-2 District.....Multi-family dwellings
7. Residence C-2A District.....Multi-family dwellings
8. Residence C-3A District.....Multi-family dwellings and limited office
9. Residence C-3 District.....Multi-family dwellings
10. Office 1 District.....Business and professional office and multi-family dwellings (Apartment house, hotel, dormitory)
11. Office 2 District.....Business research and professional offices, limited research oriented manufacturing
12. Office 3A District.....Business and professional offices and multi-family dwellings
13. Office 3 District.....Business and professional offices and multi-family dwellings
14. Business A-1 District.....Local business
15. Business A District.....Local and drive-in retail business
16. Business C District.....General business, professional offices and multi-family dwellings
17. Business B-1 District*.....General business, business and professional offices, and multi-family dwellings
18. Business B-2 District*.....General business, business and professional offices, and multi-family dwellings
19. Business B District.....General business
20. Industry C District.....Office, research and light manufacturing, with optional planned unit development
21. Industry A-1 District.....Limited impact business and industry
22. Industry B-2 District.....Office, warehouse and manufacturing
23. Industry B-1 District.....Heavy manufacturing, warehouses, and offices
24. Industry A-2 District.....Limited impact business and industry
25. Industry A District.....Warehouse, storage and light manufacturing

- 26. Cambridge Center Mixed Use...Various uses as governed Development (MXD) District by the requirements of Article 14.000
- 27. Industry B District.....Heavy industry"

*subject to the requirements of sections 4.26, 11.50 and other requirements of this ordinance

- 3. Delete Article 6.000 in its entirety and replace it with the following new Article 6.000:

Article 6.000, OFF-STREET PARKING AND LOADING REQUIREMENTS

6.10 INTENT AND APPLICABILITY OF PARKING AND LOADING REQUIREMENTS

6.11 Intent. It is the intent of this Article 6.000 to reduce traffic congestion and thereby promote the safety and welfare of the public, by establishing requirements for off-street parking and loading in conjunction with the use of land. The number of parking and loading spaces required herein varies according to type, location and intensity of development in the different zoning districts, and to proximity of public transit facilities. This Article 6.000 requires development of adequate parking facilities to meet the reasonable needs of all building and land users without establishing regulations which unnecessarily encourage automobile useage. The parking standards contained herein are intended to encourage public transit, bicycle useage and walking in lieu of automobiles where a choice of travel mode exists. It is also the purpose of this Article to allow flexibility in providing required parking through shared or off-site arrangements in order to accommodate the automobile in the urban environment in a less disruptive way. Development regulations and design standards have been established to reduce hazard to pedestrians on public sidewalks, to ensure the usefulness of parking and loading facilities, and where appropriate, to avoid potential adverse impacts on adjacent land uses and to enhance the visual quality of the city.

6.12 Applicability. The off-street parking and loading provisions of this Article 6.000 shall apply as follows:

- (a) For structures erected and uses of land established or authorized after the effective date of this Article 6.000 or any amendment thereto, accessory off-street parking and loading facilities shall be provied as required by the regulations for the districts in which such structures or uses are located.

- (b) When the intensity of use of any structure (or lot in the case of 6.367 l. and m. and 6.368 f. and g.) is increased through addition of dwelling units, floor area, seating capacity or other units of measurement specified in section 6.30 or section 6.60, off-street parking and loading facilities shall be provided as required for such increase in intensity of use. However, a non-residential use lawfully established prior to the effective date of this Article 6.000 or any amendment thereto shall not be required to provide off-street parking and loading facilities for such increase unless and until the aggregate increase in units of measurement shall equal 15% or more of the units of measurement existing upon said effective date. If such an increase occurs, additional off-street parking or loading facilities as required herein shall be provided for the total increase in intensity subsequent to the effective date of this Article 6.000 or any amendment thereto.
- (c) When the use of a structure is changed to a new use, off-street parking and loading facilities shall be provided as required in the schedule of parking requirements in subsection 6.36 and the schedule of loading requirements in subsection 6.60. Any maximum requirements specified in subsection 6.36, as well as minimum requirements, shall be applicable to such changes in use. However, if said structure was lawfully erected prior to the effective date of this Article 6.000 or any amendment thereto, additional off-street parking and loading facilities shall be required only to the extent that the required amount for the new use would exceed the amount required for the previous use if said previous use were subject to the schedules of parking and loading requirements. In either case, the first 4 spaces required need not be provided.

6.13 Scope of Off-Street Parking Regulations. All accessory parking facilities shall conform to all regulations set forth in this Article governing the use, design and operation of such facilities. However, the provisions of this Article 6.000, notwithstanding, any special parking requirements for town-house developments specified in Section 11.10, for planned unit developments specified in Article 13.000 for projects in the Mixed Use Development District specified in Article 14.000 or for special permits specified elsewhere in this Ordinance shall be applicable for those projects.

6.14 Restoration. When an existing structure or use is restored and resumes operation after being destroyed or damaged by fire, explosion, or other catastrophe, off-street parking and loading facilities shall be provided at least equivalent to that in existence at the time of such destruction or damage. If the extent of such damage is such that the cost of restoration is 50% or more of the replacement value of the structure or use, then parking facilities meeting the requirements of this Article 6.000 shall be provided. However, in no case shall it

be necessary to replace or continue any parking or loading facilities which were in excess of those required by the schedules of parking and loading requirements for equivalent amounts of new uses or construction.

- 6.15 Existing Parking Facilities. Accessory off-street parking facilities in existence on the effective date of this Article 6.000 shall not hereafter be reduced below--or if already less than, shall not be further reduced below--the minimum requirements under the provisions of this Article 6.000.
- 6.16 Dedicated Off-Street Parking Facilities. Required off-street parking facilities which after development are later dedicated to and accepted by the City and maintained by the City for off-street parking purposes, shall be deemed to continue to serve the structures or uses to meet the requirements for which they were originally provided.
- 6.17 Compatibility with E.P.A. Clean Air Regulations. In addition to the regulations contained in this Article, all off-street parking facilities must comply with restrictions contained in the Transportation Control Plan for the Metropolitan Boston Interstate Air Quality Control Region as promulgated by the United States Environmental Protection Agency to the extent the same are in force and effect.
- 6.18 Compatibility with Handicapped Access Rules. In addition to the regulations contained in this Article 6.000, all off-street parking facilities must comply with the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts" to the extent the same are in force and effect.

6.20 OFF-STREET PARKING REGULATIONS

- 6.21 Use. All accessory parking facilities provided in accordance with this article shall be maintained exclusively for the parking of motor vehicles or bicycles so long as the use exists which the facilities were designed to serve. Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling or servicing of any kind, with the exception of emergency service when needed.
- 6.22 Location. All accessory off-street parking facilities shall be located in accordance with the provisions of subsections 6.221, 6.222 and 6.223.
- 6.221 Accessory off-street parking facilities may be located on the same lot as the use being served or on another lot that has the same or less restrictive zoning classification as the lot on

which the use being served is located in accordance with the following conditions:

- (a) (1) said other lot is contiguous to the lot on which the use being served is located; or
- (2) said other lot is within 300 feet of the lot on which the use being served is located and the use being served is non-residential; or
- (3) said lot is within three thousand feet of the lot on which the use being served is located, such use is an institutional use listed in subsection 6.363b and said use is located within a 5-acre area containing one or more lots, contiguous except for streets, owned by a single institution; and
- (b) said lot is not now and was not within the past five (5) years the location of a preferably preserved significant building (as defined in the General Ordinances of Cambridge) as determined by the Cambridge Historical Commission.

6.222 The Board of Zoning Appeal may grant a special permit for off-site accessory parking not allowed in subsection 6.221(a) provided that convenient and safe access from the parking facility to the use being served is provided in accordance with the following conditions:

- (a) No off-site accessory parking facility may be located on a lot which has a more restrictive zoning classification than the lot on which the use being served is located.
- (b) Off-site accessory parking facilities shall be located within 400 feet of the lot being served for residential uses and within 1000 feet of the lot for other uses.

6.223 Accessory bicycle parking spaces required under the provisions of this Article 6.000 must be located on the same lot as the use being served or a contiguous lot in the same ownership.

6.224 Accessory off-street parking spaces required under the provisions of this Article 6.000 need not be in the City of Cambridge.

6.225 Distance Measurements for Parking Facilities. In all cases where distance measurements between a lot and off-site parking facilities or other specified area are specified in this Article 6.000, such distance shall be measured as a straight line from the nearest point of the lot on which the use is located to the nearest pedestrian access point for the lot on which the off-site accessory parking is located, to the nearest transit station entrance, or to the nearest street line or other boundary of another specified area.

6.23 Control of Off-Site Parking Facilities. Where accessory parking facilities are allowed on land other than the lot on which the



498-9034

#2 Amendment offered by David Vickers
5-18-81 Adopted
CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

May 13, 1981

To the Honorable, the City Council:

Subject: Proposed Amendments to the Parking Regulations

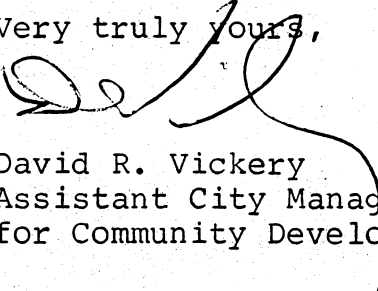
On April 21, 1981, the Planning Board submitted its recommendation to City Council on the zoning petition to revise Article 6.000 concerning off-street parking and loading requirements. This recommendation reflected modifications to the original proposal in response to public comments and suggestions. To further meet the objectives as stated in the proposed subsection 6.11 intent and in response to comments and concerns raised since the April 21, 1981 Planning Board recommendation, the Community Development Department recommends the following additional amendments.

- In subsection 6.221 regarding off-site accessory parking facilities add the following paragraph after 6.221(b):
"(c) However, no off-site accessory parking facilities shall be allowed to meet the requirements for subsection 6.365h "Theatre or hall for public gatherings."
- Change the proposed definition of "Parking facility, accessory" to read as follows:
"A parking facility developed to serve the residents, occupants, employees, patrons or other users of a particular land use or building. An accessory parking facility shall be subordinate and customarily incidental to the principal use."
- Replace subsection 6.15 in the proposed Parking Regulations with the following new subsection:
"6.15 Existing Parking Facilities. Accessory off-street parking facilities established after March 15, 1961, shall not hereafter be reduced below--or if already less than,

shall not be further reduced below--
the minimum requirements under the
provisions of this Article 6.000.
Accessory off-street parking facilities
in existence as of March 15, 1961 shall
only be required if such facilities have
been used to satisfy parking require-
ments after March 15, 1961."

(This additional modification would allow property owners to eliminate parking facilities optionally provided before the original parking regulations of 1961 if such facilities do not serve to meet the requirements established in the 1961 Zoning Ordinance. This supports the intent of the proposed parking revisions to discourage accessory parking in excess of zoning requirements.)

Very truly yours,



David R. Vickery
Assistant City Manager
for Community Development

DRV:lf

A v/u

*# 1 Amendment Carried By Voice Vote
Repealed Since The May 11, Meeting
When Adopted*

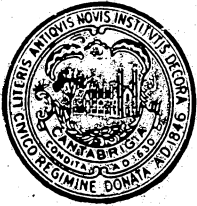
Amendment to Proposed Parking Regulations submitted by Councillor Walter Sullivan in Council on Monday, May 11, 1981:

Delete subsection 6.433* and replace with the following:

6.433 Driveways for off-street parking facilities shall comply with the following standards:

- (a) The minimum width for a one-way driveway shall be ten (10) feet.
- (b) No driveway curb cut shall be located closer than 25 feet to a street intersection or within 15 feet of a crosswalk.
- (c) The grade and design of any driveway providing access to an off-street parking facility shall permit a clear view to the driver of any car exiting from the facility of traffic on the street and of pedestrians on the sidewalk.

*This is subsection 6.434 in the revised petition submitted with the Planning Board recommendation.



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

May 13, 1981

To the Honorable, the City Council:

Subject: Proposed Amendments to the Parking Regulations

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"(c) However, no off-site accessory parking facilities shall be allowed to meet the requirements for subsection 6.365h "Theatre or hall for public gatherings."

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"A parking facility developed to serve the residents, occupants, employees, patrons or other users of a particular land use or building. An accessory parking facility shall be subordinate and customarily incidental to the principal use.

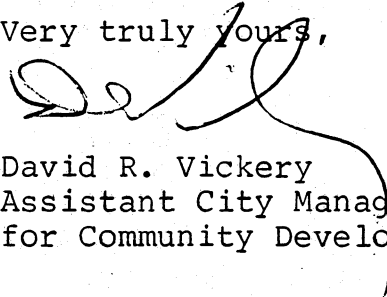
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ments after March 15, 1961."

(This additional modification would allow property owners to eliminate parking facilities optionally provided before the original parking regulations of 1961 if such facilities do not serve to meet the requirements established in the 1961 Zoning Ordinance. This supports the intent of the proposed parking revisions to discourage accessory parking in excess of zoning requirements.)

Very truly yours,



David R. Vickery
Assistant City Manager
for Community Development

DRV:lf

use being served is located said other land shall be in identical ownership or binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings or to the special permit granting authority that the off-site parking will continue to be available for the period during which the use or uses that the parking serves may be expected to be in existence. Such commitments shall be evidenced by negotiated lease agreement, recorded covenant, ~~performance bond~~ or comparable legal instrument. Such instrument shall be duly recorded at the Middlesex County Registry of Deeds and certification of such recording provided to the Superintendent of Buildings or the special permit granting authority. ~~If off-site accessory parking ceases to be available for meeting the requirements of this Article 6.000, replacement parking at one or more other sites which satisfy the criteria of subsections 6.22 and 6.23 may be substituted for it provided such replacement parking is approved by the Superintendent of Buildings.~~

6.30 PARKING QUANTITY REQUIREMENTS

6.31 Required Amount of Parking. Off-street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in subsection 6.36. Said schedule specifies the amount of accessory off-street parking required for each type of land use listed in the Table of Use Regulations in this ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located.

6.311 The schedule of parking requirements in subsection 6.36 specifies the unit of measurement requiring the provision of one parking space. Square footage requirements are geared to gross floor area.

6.312 In general the schedule in subsection 6.36 specifies a minimum requirement, but in some instances a maximum amount of parking is stipulated. (Example: for a general office use (6.364 d) in a Business C district, the minimum requirement is one space per 800 square feet of gross floor area and the maximum is one space per 400 square feet of gross floor area.) Where there are two such listings the first is the minimum requirement and the second is the maximum.

6.313 The provisions of the gross floor area definition in Article 2.000 notwithstanding, any parking spaces provided in excess of the maximum requirements specified in section 6.36 shall be counted in determining gross floor area. In such cases a proportional share of the entire parking facility (not only the area of the spaces) shall be credited toward gross floor area. The area counted as gross floor area shall be determined by multiplying the total area of the parking facility by the percentage that the proposed number of spaces exceeds the maximum allowed number of spaces.

6.314 For uses not listed in subsection 6.36, the Board of Zoning Appeal shall determine the required amount of parking if it issues a use variance for such use.

- 6.315 All commercial uses shall also be required to provide a parking space for each commercial vehicle customarily used in conjunction with the operation of such use at such location.
- 6.32 Parking Exemptions
- 6.321 Small Business. The minimum amount of parking required by subsection 6.36 Schedule of Parking and Loading Requirements shall be waived for any non-residential use in an office, business, or industrial district if such use would require four (4) or fewer spaces. However, such non-residential use shall be located in a building or row of attached buildings which contains a total of 10,000 square feet or less of gross floor area devoted to non-residential use.
- 6.322 Institutions. Where an institution provides dormitory, fraternity, faculty, employee or other residence accommodations, the number of parking spaces provided as a result thereof may be deducted from the requirements established to satisfy the needs of classrooms, libraries, lecture halls, laboratories, similar educational areas or dining facilities normally used by such residential occupants. In order to qualify for such deduction, the institutional applicant shall submit to the Building Department the institution's current residential parking plan clearly indicating the location of all existing and proposed residential parking facilities available at the institution.
- 6.33 Computation. Where a building or lot is used by two or more activities that fall into different classes of use in subsection 6.36, the off-street parking required shall be the sum of the requirements for each individual use. Required parking spaces for accessory uses shall be determined in the same manner as for principal use. Where the computation of required parking spaces results in a fractional number, only a fraction of one-half or more shall be counted as one. Where the computation of required parking for a building with more than one class of use results in multiple fractional numbers, such fractions shall be carried to the final sum.
- 6.34 Parking Space Size Allocation. In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provided, however, no more than 50% of the required spaces shall be designed for compact cars (as specified in subsection 6.42). All off-street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts."
- 6.35 Reduction of Required Parking. Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal. However, handicapped parking required by subsection 6.34, bicycle parking required by subsection 6.37, and commercial vehicle parking required by sub-subsection 6.315 shall not be reduced. A special permit shall be granted only if the

Board determines, and cites evidence in its decision, that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood or that such lesser amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood. In making such determination the Board shall consider whether or not less off-street parking is reasonable in light of the following:

- 6.351 The availability of surplus on-street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station;
- 6.352 The availability of public or commercial parking facilities in the vicinity of the use being served provided the requirements of subsection 6.23 are satisfied.
- 6.353 Shared use of off-street parking spaces serving other uses having peak user demands at different times, provided that no more than 75% of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces and that the requirements of subsection 6.23 are satisfied.

Example: Office and Theater uses with peak user demands at different times. Office requires a minimum of 150 spaces and the theater requires a minimum of 100. 75% of the lesser minimum requirement is 75 (75% of 100). Therefore 25 shared spaces are allowed, making the total amount of required parking for both uses (150 + 25) 175.

- 6.354 Age or other occupancy restrictions which are likely to result in a lower level of auto usage; and
- 6.355 Impact of the parking requirement on the physical environment of the affected lot or adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways.
- 6.36 Schedule of Parking and Loading Requirements. Off-street parking shall be provided as shown in the following table. Where one entry is given in the table, it is the minimum requirement. Where a range is specified, the second entry is the maximum requirement. All square foot measurements refer to gross floor area unless specified otherwise. The abbreviation "d.u." means dwelling unit. The abbreviation n/a means not applicable. In cases where a requirement is expressed in number of seats, 20 square feet of public floor area shall equal one seat if there are no fixed seats. The final column of the table contains the loading requirement standard applicable under Section 6.80 for each use.

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

<u>Land Use Category</u>	<u>Open Space</u>	<u>Res. C-1</u>	<u>Bus. C (res)</u>	<u>Bus. C (Comm)</u>	<u>Res. C-2A</u>	<u>Ind. B-1</u>	<u>Res. C-3</u>	<u>Bus B</u>	<u>Loading Facility Category</u>
	<u>Res.A-1,A-2</u>	<u>O-1</u>	<u>Ind. A-1</u>	<u>Ind. A</u>	<u>Ind. B-2</u>	<u>Res. C-3A</u>	<u>Ind. A-2</u>		
	<u>Res.B</u>	<u>Bus. A (Comm)</u>	<u>Ind. C</u>	<u>Off. 2</u>	<u>Bus. A (res)</u>	<u>Off. 3-A</u>	<u>Ind. B</u>		
		<u>Bus. A-1</u>		<u>Res. C-2</u>		<u>Off. 3</u>	<u>Bus. B-1, B-2</u>		
6.361 Residential Uses									
a. Detached dwelling occupied by not more than one family	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.			n/a
b. Two family dwelling	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.			n/a
c. Existing one-family detached dwelling converted for two families	1 per d.u.	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾			n/a
d. Townhouse development ⁽²⁾	1 per d.u. ⁽³⁾	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.			n/a
e. Elderly oriented housing, elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾			n/a
f. Existing dwelling converted for elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾			n/a $\frac{1}{Q}$
g. Multi-family dwelling	n/a	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.			n/a
h. Existing dwelling converted for more than two families	n/a	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾			n/a
i. Transient accommodations									
1) Tourist house in an existing dwelling	n/a	1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.			n/a
2) Hotel	n/a	1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾			E
3) Motel	n/a	1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾			E
j. Non-family accommodations									
1) Dormitory	n/a	1 per 4 beds+ one per dorm		1 per 8 beds+one per dorm		1 per 8 beds+one per dorm			E
2) Fraternity or sorority	n/a	1 per 2 beds		1 per 4 beds		1 per 4 beds			E
3) Lodging House	n/a	1 per 4 beds+one/ldg. hse.		1 per 4 beds+one/ldg. hse.		1 per 4 beds+one/ldg. hse.			E
4) Personal care lodging house	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾			E

Land Use Category	Open Space Res.A-1,A-2 Res.B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
		Bus. A (Comm)	Ind. C	Off. 2	Bus. A (res)	Res. C-3A	Ind. A-2
		Bus. A-1		Res. C-2		Off. 3-A	Ind. B
						Off. 3	Bus. B-1, B-2
6.361 Residential Uses (continued)							
k. Community Residence	n/a (6)	n/a (6)	n/a (6)	n/a (6)	n/a (6)	n/a (6)	E
l. Trailer park or mobile home park	n/a	1 per d.u.	1 per d.u.	1 per d.u.	n/a	n/a	n/a
6.362 Transportation, Communication & Utility Uses							
a. Bus or railroad passenger station	n/a	1 per 300 sq.ft.	1 per 500 sq.ft.	1 per 900 sq.ft.	n/a	n/a	n/a
b. Automobile parking lot or parking garage for private passenger cars	n/a	n/a	n/a	n/a	n/a	n/a	n/a
c. Railroad freight terminal, railroad yards and shops	n/a	n/a	n/a	n/a	1 per 2400sq.ft.	n/a	A
d. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks	n/a	n/a	1 per 2000 sq.ft.	1 per 2400 sq.ft.	1 per 2400 sq.ft.	n/a	A
e. Radio and television transmission station, including towers	n/a	1 per 600 sq.ft. of office space	1 per 800 sq.ft. of office space	1 per 1000 sq.ft. of office space	1 per 1000 sq.ft. of office space	n/a	A
f. Radio and television studio	n/a	1 per 600 sq.ft.	1 per 800 sq.ft.	1 per 1000 sq.ft.	1 per 1000 sq.ft.	n/a	D
g. Telephone exchange, transformer station, substation, gas regulator station, or pumping station	n/a (6)	1 per 600 sq.ft. of office space	1 per 800 sq.ft. of office space	1 per 1000 sq.ft. of office space	1 per 1000 sq.ft. of office space	n/a	A

Land Use Category	Open Space Res. A-1,A-2 Res.B	Res. C-1	Bus. C (res)	Bus. C (comm)	res. C-2A	Ind. B-1	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
6.363 Institutional Uses		Bus. A (Comm)	Ind. C	Off. 2	Bus. A (res)	Res. C-3A	Ind. B	
a. Religious Uses		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2	
1. Place of worship (includes church, chapel, synagogue, meeting house, gospel hall, meditation center)	1 per 5 seats or 100 sq.ft. of public floor area(7)	1 per 8 seats or 100 sq.ft. of public floor area(7)		1 per 15 seats or 300 sq.ft. of public floor area(7)		1 per 20 seats or 400 sq.ft. of public floor area(7)		F
2. Rectory, parsonage	1 per dwelling unit	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit		n/a
3. Religious oriented student activity center	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F
4. Convent, monastery	1 per 4 sleeping rooms	1 per 4 sleeping rooms		1 per 4 sleeping rooms		1 per 4 sleeping rooms		n/a
5. Church affiliated recreation center, parish club house	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F
6. Other religious use (includes reading rooms, ancillary church school, religious information center, office of a religious organization not elsewhere classified)	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F
b. Higher Education (post-secondary schools, colleges, universities, and professional schools)								
1. Administrative offices	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.-		1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
2. Departmental, program and faculty offices	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
3. Teaching facilities (classroom buildings, lecture halls)	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F

Land Use Category	Open Space Res.A-1,A-2 Res.B	Res. C-	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
6.363 Institutional Uses (continued)		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. B	
		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2	
b. (continued)								
4. Research facilities								
a) Laboratories or similar facilities customarily devoted to chemical, biological, electromagnetic, or nuclear research	n/a	1 per 600 sq. ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
(b) Other physical science research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
(c) Social or applied sciences research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
5. Library		1 per 800 sq.ft.	1 per 800 sq.ft.	1 per 1200 sq.ft.		1 per 2400 sq.ft.		F
6. Group residential and related facilities								
(a) Dormitories	n/a	1 per 4 beds + one per dorm.		1 per 8 beds + one per dorm.		1 per 8 beds + one per dorm.		E
(b) Fraternities and sororities	n/a	1 per 2 beds		1 per 4 beds		1 per 4 beds		E
(c) Dining halls, canteens and similar eating facilities		1 per 20 seats	1 per 20 seats	1 per 40 seats		1 per 60 seats		E
7. Athletic facilities								
(a) Visitor oriented	n/a	1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area		F
(b) Non-visitor oriented	n/a	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
8. Museum		1 per 600 sq.ft.	1 per 600 sq.ft.	1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
9. Theatre, concert hall, auditorium	n/a	1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area		F

Land Use Category

6.363 Institutional Uses (continued)

	Open Space Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus. B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
c. Primary and Secondary Education								
1. Pre-school, kindergarten, day care center or primary school (includes public and parochial primary schools)								F
3 per 2 instructional rooms, or 1 per 5 seats in the main auditorium, whichever is greater								F
2. Secondary school (includes public, parochial and private preparatory schools)								F
5 per instructional room or 1 per 5 seats in the main auditorium, whichever is greater								F
d. Vocational Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		F
e. Other Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		F
f. Independent Non-Commercial Research Facilities (not university affiliated)								
1. Research institute or center including laboratories or similar facilities which customarily perform chemical, biological, electromagnetic, nuclear or other physical science research)	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		F
2. Private Library		1 per 300 sq.ft.	1 per 300 sq.ft.	1 per 600 sq.ft.		1 per 1200 sq.ft.		F
3. Other Non-commercial Research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		F

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. A-2
6.363 Institutional Uses (continued)		Bus. A-1		Res. C-2		Off. 3-A	Ind. B
						Off. 3	Bus. B-1, B-2
g. Health Care Facilities							
1. Hospital	n/a	1 per 3 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 4 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 5 beds plus 1 per emergency or outpatient examining table, bed or facility	E
2. Infirmary	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds	E
3. Nursing home, convalescent home	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds	E
4. Clinic not affiliated with any other institution	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
5. Clinic affiliated with a hospital or accredited university medical school	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
6. Clinic affiliated with a community center	1 per 300 sq.ft.	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
7. Other out-patient care facilities	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
h. Social Service Facilities							
1. Social service center (facility primarily providing counseling, information and referral services).	1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.	F
2. Multi-purpose community center (facility providing a broad range of social service, recreational and educational programs)	n/a ⁽⁶⁾ 1 per 600 sq.ft.	n/a ⁽⁶⁾ 1 per 600 sq.ft.		n/a ⁽⁶⁾ 1 per 1000 sq.ft.		n/a ⁽⁶⁾ 1 per 1800 sq.ft.	F
3. Community Residences	n/a ⁽⁶⁾	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾	E

Land Use Category	Open Space		Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
	Res. A-1, A-2	Res. B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
6.363 Institutional Uses (continued)			Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. A-2
			Bus. A-1		Res. C-2		Off. 3-A	Ind. B
							Off. 3	Bus. B-1, B-2
1. Governmental Uses								
1. Federal, State and County government facilities	n/a		n/a		n/a		n/a	n/a
2. Municipal government facilities								
(a) Administrative office	n/a		1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.	F
(b) Fire station, police station	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police		2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police		2 per engine company for fire; 1 per 800 sq.ft.- 1 per 400 sq.ft. for police		2 per engine company for fire; 1 per 1000 sq.ft.- 1 per 670 sq.ft. for police	n/a
(c) Library	1 per 600 sq.ft.		1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1000 sq.ft.	F
(d) Municipal service facilities (water supply and distribution, waste disposal, road maintenance and other public works)	1 per 2 employ.		1 per 2 employees		1 per 2 employees		1 per 2 employees	A
(e) Parks, playgrounds and recreation facilities	0		0		0		0	n/a
j. Other Institutional Uses								
1. Club, lodge, or similar facility of a civic, social or fraternal organization	1 per 6 members based on maximum rated capacity.		1 per 6 members based on maximum rated capacity		1 per 8 members based on maximum rated capacity		1 per 10 members based on maximum rated capacity	F
2. Museum, non-commercial gallery	600 sq. ft.		600 sq. ft.		1000 sq. ft.		1800 sq. ft.	F
3. Cemetery	0		0		0		0	n/a
4. Non-commercial recreation facilities	0		0		0		0	n/a
5. Community oriented cultural and ethnic heritage appreciation facilities	1 per 600 sq.ft.		1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.	F

Land Use Category	Open Space	C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category	
	Res.A-1,A-2 Res.B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Bus B	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. A-2	
		Bus. A-1		Res. C-2		Off. 3-A	Ind. B	
						Off. 3	Bus. B-1, B-2	
6. Institutional use not elsewhere classified	n/a (6)	n/a (6)		n/a (6)		n/a (6)		F
6.364 Office and Laboratory Use								
a. Office of a physician, dentist or other medical practitioner not located in a clinic listed under subsection 4.33(d)	n/a	1 per 300 sq.ft. - 1 per 150 sq.ft.		1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 500 sq.ft. - 1 per 330 sq.ft.		F
b. Office of an accountant, attorney, or other nonmedical professional person	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		F
c. Real estate, insurance or other agency office	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		F
d. General office use	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F
e. Bank, trust company or similar financial institution	(ground floor) n/a	1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 530 sq.ft.		F
	(upper floor)	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F
f. Technical office for research development, laboratory or research facility subject to the restrictions in section 4.21(m)	n/a	1 per 600 sq.ft. (8) 1 per 300 sq.ft.		1 per 800 sq.ft. (6) 1 per 400 sq.ft.		1 per 1000 sq.ft. (8) 1 per 670 sq.ft.		F

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-3	Bus. B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
						Res. C-3 Res. C-3A Off. 3-A Off. 3		
6.365 Retail Business and Consumer Service Establishments								
a. Store for retail sale of merchandise								
1) Establishment providing convenience goods (12)	n/a	1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1400 sq.ft. 1 per 700 sq.ft.		1 per 1800 sq.ft. 1 per 1200 sq.ft.		B
2) Other retail establishments	n/a	1 per 500 sq.ft. 1 per 250 sq.ft.		1 per 700 sq.ft. 1 per 500 sq.ft.		1 per 900 sq.ft. 1 per 600 sq.ft.		B
b. Place for the manufacturing, assembly or packaging of consumer goods	n/a	1 per 800 sq.ft.		1 per 1200 sq.ft.		1 per 1600 sq.ft.		A
c. Barbershop, beauty shop, laundry and dry-cleaning pick-up agency, shoe repair, self-service laundry or other similar establishment	n/a	1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1400 sq.ft. 1 per 700 sq.ft.		1 per 1800 sq.ft. 1 per 1200 sq.ft.		D
d. Hand laundry, dry-cleaning or tailoring shop	n/a	1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1400 sq.ft. 1 per 700 sq.ft.		1 per 1800 sq.ft. 1 per 1200 sq.ft.		D
e. Lunchroom, restaurant, cafeteria	n/a	1 per 5 seats ⁽⁹⁾ 1 per 2.5 seats		1 per 10 seats ⁽⁹⁾ 1 per 5 seats		1 per 15 seats ⁽⁹⁾ 1 per 10 seats		C
f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided.								
1) Lunchroom, restaurant or cafeteria	n/a	1 per 5 seats ⁽⁹⁾ 1 per 2.5 seats		1 per 10 seats ⁽⁹⁾ 1 per 5 seats		1 per 15 seats ⁽⁹⁾ 1 per 10 seats		C
2) Bar saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food	n/a	1 per 5 seats ⁽⁹⁾ 1 per 2.5 seats		1 per 10 seats ⁽⁹⁾ 1 per 5 seats		1 per 15 seats ⁽⁹⁾ 1 per 10 seats		C
g. Bar or other establishment where a alcoholic beverages are sold and consumed and where dancing and entertainment is provided. Dance hall or similar place of entertainment	n/a	1 per 5 seats - 1 per 2.5 seats		1 per 10 seats - 1 per 5 seats		1 per 15 seats - 1 per 10 seats		C

6.365 Retail Business and Consumer Service Establishments (continued)	Open Space Res.A-1,A-2 Res.B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B
		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2
h. Theatre or hall for public gathering	n/a	1 per 5 seats - 1 per 2.5 seats		1 per 10 seats - 1 per 5 seats		1 per 15 seats 1 per 10 seats	F
i. Commercial recreation	n/a	1 per 6 persons based on maximum permitted capacity		1 per 6 persons based on maximum permitted capacity		1 per persons based on maximum permitted capacity	F
j. Mortuary, undertaking or funeral establishment	n/a	4 per chapel, parlor or reposing room		4 per chapel, parlor, or reposing room		4 per chapel, parlor, or reposing room	F
k. Printing shop, photographer's studio	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.	F
l. Animal Services							
1. Veterinary establishment, kennel	n/a	1 per 300 sq.ft. - 1 per 150 sq.ft.		1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 500 sq.ft. - 1 per 330 sq.ft.	F
2. Pet shop or similar estab- lishment	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.	F
m. Sales place for new and used cars, vehicle rental agencies	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.	C
n. Office including display or sales spaces of a wholesale jobbing or similar establishment	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.	C
o. Fast Order Food Establishment	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾	C

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B	
6.366 Open Air or Drive-In Retail and Service		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2	
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden.	n/a	1 per 330 sq.ft. - 1 per 170 sq.ft.		1 per 450 sq.ft. - 1 per 230 sq.ft.		1 per 600 sq.ft. - 1 per 400 sq.ft.		D
b. Automobile oriented fast order food service establishments	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		C
c. Drive-in bank and other retail or consumer service establishment where motorist does not have to leave his car	n/a	n/a ^(6,10)		n/a ^(6,10)		n/a ^(6,10)		D
d. Outdoor amusement park, outdoor sports facility conducted for profit	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a
e. Open-air or drive-in theatre or other open-air place of entertainment	n/a	n/a		1/2000 sq.ft. of lot area		1/2000 sq.ft. of lot area		n/a
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors.	n/a	1/1000 sq.ft. of sales area		1/1400 sq.ft. of sales area		1/1800 sq.ft. of sales area		C
g. Automobile service station where no major repairs are made.	n/a	2 spaces per bay but not less than 1 space ⁽¹⁰⁾		2 spaces per bay but not less than 1 space ⁽¹⁰⁾		2 spaces per bay but not less than 1 space ⁽¹⁰⁾		D
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	n/a	n/a ^(6,10)		n/a ^(6,10)		n/a ^(6,10)		D
i. Place for exhibition, lettering or sale of gravestones	n/a	1 per employee + one per estab.		1 per employee + one per estab.		1 per employee + one per estab.		D

Land Use Category

OS	Res. C-1	Bus. C (res)	Bus. C (Comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
Res. A-1, A-2	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
Res. B	Bus. A (Comm)		Off. -2	Bus. A (res)	Res. C-3A	Ind. B	
	Bus. A-1	Ind. C	Res. C-2		Off. 3	Bus. B-1, B-2	

6.367 Light Industry, Wholesale, Business and Storage.

a. Assembly or packaging of articles	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
b. Manufacture, processing, assembly and packaging the following.					A
1). Clothing, but not the manufacture of the cloth or other material of which the cloth is made.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
2). Food products, including bakery, confectionary and dairy products.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
3). Drugs	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
4). Electrical, electronic and communication instruments.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
5). Engineering, laboratory and scientific instruments, temperature controls.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
6). Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
7). Lamp shades except of glass or metal.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
8). Leather goods, excluding footwear and saddlery.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
9). Medical and dental instruments and supplies, optical instruments and lenses.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
10). Paper and paperboard products					A
11). Pens and mechanical pencils	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
12). Plaster of paris or paper mache products.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
13). Office machines, including cash registers, computing machines and typewriters, scales and balances.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B	
		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2	
14). Umbrellas, parasols and canes.	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
15). Watches, clocks, watchcases, clockwork mechanisms.	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
c. Bottling of beverages	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
d. Distribution center, parcel delivery center, delivery warehouse.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
e. Laundry, dry cleaning plant	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
f. Printing, binding, published and related arts and trades.	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
g. Auto body or paint shop.	n/a	2 per bay		2 per bay		2 per bay		A
h. Automotive repair garage	n/a	2 per bay		2 per bay		2 per bay		A
i. Food Commissary	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
j. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquid, gas or explosives.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
k. Storage warehouse, cold storage plant, storage building.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 3000 sq.ft.		A
l. Open-lot storage of new building materials, machinery and new metals.	n/a	1 per 1600 sq.ft. lot area		1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area		A
m. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers.	n/a	1 per 1600 sq.ft. lot area		1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area		A
6.368 Heavy Industry								
a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts.	n/a	n/a		n/a		n/a (6)		A

Land Use Category	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
b. Rendering or preparing of grease, tallow, fats and oils, manufacturing of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction.	n/a	n/a		n/a		1 per 2000 sq.ft.		A
c. Stone cutting, shaping, and finishing, in completely enclosed buildings.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 3000 sq.ft.		A
d. Textile mill, except mill for processing of jute, burlap or sisal.	n/a	n/a		n/a		1 per 2000 sq.ft.		A
e. Manufacturing, processing, assembly, packaging or other industrial operations, but the following are expressly prohibited (6/12/78). 1). Acid Manufacture 2). Cement, lime, gypsum manufacture 3). Explosives or fireworks manufacture 4). Glue manufacture 5). Incineration or reduction of garbage, offal or deal animals. 6). Petroleum Refining 7). Smelting of zinc, copper, tin or iron ores. 8). Stockyard or abattoir	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
f. Open lot storage of second-hand lumber or other used building material.	n/a		1 per 1600 sq. ft. of lot area		1 per 2000sq. ft. of lot area		1 per 3000 sq.ft. of lot area	n/a
g. Open lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles.	n/a		1 per 100 sq.ft. of lot area		1 per 2000 sq.ft. of lot area		1 per 3000 sq.ft. of lot area	n/a

Parking Table Footnotes

1. Required parking may be reduced if a special permit is granted by the Board of Appeals upon its determination that the criteria of subsection 6.35 will be satisfied.
2. See also Section 11.16.
3. Special permit granting authority may require visitor spaces in excess of the minimum requirement.
4. The requirement for elderly oriented housing may be reduced below the requirement specified in the table but not below one space per four dwelling units.
5. Additional parking spaces shall be provided for public restaurants in excess of 2000 square feet for a hotel or motel containing up to 100 rooms, in excess of 5000 square feet for one containing between 101 and 250 rooms, and 8000 square feet in one containing more than 250 rooms. The number of such spaces shall equal 50% of the requirement for such uses specified in subsection 6.365. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.
6. The amount of parking required for this use shall be at the discretion of the special permit granting authority. In making its determination of required parking, the Board shall consider the size of the staff customarily occupying the premises, the nature of the client, resident, or customer population and the extent to which additional off-street parking will be detrimental to the physical character of the neighborhood.
7. The required number of spaces shall be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking facility or any other parking facility where an equivalent number of spaces are available without charge during the time of services.
8. The requirement for areas devoted to fabrication shall be based on the parking requirement for the applicable industrial use category listed in subsections 6.367 or 6.368.

9. This requirement shall not apply to accessory employee cafeterias.
10. A queue line for 5 cars shall be provided for each window, bay, or other service providing unit. Such unit shall not block any parking spaces and shall be in addition to other applicable requirements.
11. A queue line for 3 cars or comparable loading or live parking area shall also be provided for dropping off and picking up students.
12. Providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2,500 square feet of gross floor area.

6.37 Bicycle Parking. Off-street parking of bicycles shall be provided as follows:

6.371 For multi-family residences there shall be one bicycle space or locker for each two dwelling units or portion thereof.

6.372 For all other uses, except those exempted in subsection 6.374, there shall be one bicycle parking space for each ten automobile parking spaces or fraction thereof required in subsection 6.36.

6.373 Uses allowed to have reduced parking by special permit under subsection 6.35 shall nevertheless be required to provide bicycle spaces or lockers in the amount of one for each ten automobile parking spaces or fraction thereof that would otherwise be required for such use in subsection 6.36.

6.374 No accessory bicycle parking shall be required to serve the following uses as listed in the Section 6.36, Schedule of Parking and Loading Requirements: 6.361(d), (e), and (f); 6.363 (j) (3); 6.365(j) and (l) (1); 6.366 (g), (h) and (i); 6.367(d), (g), and (h).

6.40 DESIGN AND MAINTENANCE OF OFF-STREET PARKING FACILITIES

6.41 Purpose. The regulations governing the design and maintenance of off-street parking facilities are intended to protect the health, safety and welfare of the users of the parking facility, and of abutting properties, including pedestrians and motorists. Therefore, the regulations herein provide for internal and perimeter landscaping, planting, walls, fences and other improvements to reduce noise, glare or reflection from autos, lights, fumes and the like, and minimum standards for parking space and aisle dimensions to ensure safe traffic circulation within the parking facility and from entrances and exits.

6.42 Dimensions for Off-Street Parking Spaces. The minimum dimensions for off-street parking spaces, exclusive of drives and maneuvering spaces, shall be as follows:

<u>Space</u>	<u>Equivalent 90° Width</u>	<u>Equivalent 90° Depth</u>	<u>Vertical Clearance</u>	<u>Minimum Angle of Parking</u>	<u>Width of Aisles</u>
Regular	8½ feet	18 feet	7½ feet	60°	22 feet
Compact car	7½ feet	16 feet	7½ feet	60°	20 feet
Handicapped	12 feet	18 feet	7½ feet	60°	22 feet

6.43 Access for Off-Street Parking Facilities. Off-street parking facilities shall have maneuvering areas and appropriate means of vehicular access to a street and shall be so designed as not to constitute a nuisance, hazard, or unreasonable impediment to traffic.

- 6.431 All parking spaces within the Business B-1 and Business B-2 districts shall be both covered and enclosed. All vehicular access for office and retail uses in those districts shall be from Massachusetts Avenue or from side street perpendicular to it that allow traffic flow toward Massachusetts Avenue. The open area of any lot in the Business B-1 and Business B-2 districts devoted to vehicular movements such as driveways shall be no more than the minimum necessary for vehicular access to covered and enclosed parking.
- 6.432 The layout of parking spaces shall permit entering and exiting without moving any other vehicles parked in other spaces except where more than one space is provided for any one dwelling unit, such spaces may be located in tandem to the required parking space for that dwelling unit.
- 6.433 Curb cuts for off-street parking facilities shall comply with the following standards:
- (a) In Residential districts, the maximum width of a curb cut shall be twenty feet at the street line.
 - (b) In Open Space, Business, Office and Industrial districts, the maximum width of a curb cut shall be 30 feet.
 - (c) No more than one curb cut per lot for lots with less than 100 feet of frontage shall be allowed. A maximum of one curb cut for every 100 feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of one hundred feet.
- 6.434 Driveways for off-street parking facilities shall comply with the following standards:
- (a) The minimum width for a one-way driveway shall be ten (10) feet.
 - (b) The minimum width for a two-way driveway shall be twenty (20) feet.
 - (c) No driveway curb cut shall be located closer than 25 feet to a street intersection or within 15 feet of a crosswalk.
 - (d) The grade and design of any driveway providing access to an off-street parking facility shall permit a clear view to the driver of any car exiting from the facility of traffic on the street and of pedestrians on the sidewalk and in no case shall the grade of the driveway within 20 feet of the property line be greater than 10 per cent.
- 6.435 The Board of Zoning Appeal may grant a special permit modifying the provisions of this subsection 6.43 in accordance with the following conditions:

- (a) The provisions for layout of parking spaces in paragraph 6.432 may be modified where there is a valet parking arrangement for an off-street parking facility.
- (b) The maximum curb cut width specified in paragraphs 6.433 (a) and 6.433 (b) may be modified if the Board determines that an increased curb cut width would facilitate traffic and safety.
- (c) The maximum of one curb cut for every one hundred (100) feet of street frontage as required in paragraph 6.433 (c) may be modified if the Board determines that traffic and safety would be facilitated by exceeding this maximum.
- (d) The distance of driveways from street corners or crosswalks as required in paragraph 6.434 (c) may be modified if the Board determines that an alternate arrangement would better facilitate traffic and safety.

6.436 The Board of Zoning Appeal may grant a special permit authorizing owners of adjacent properties to establish common driveways under mutual easements but such special permit shall not become effective until an appropriate easement has been duly recorded at the Middlesex County Registry of Deeds.

6.44 Layout of Off-Street Parking Facilities. Any parking facility located within a structure, unless it is completely underground, must conform to the yard requirements for the zoning district in which it is located. On-grade, open parking spaces may be located in required yards only as provided in this subsection 6.44.

6.441 Setbacks for on-grade open parking facilities shall be provided as follows:

- (a) No on-grade open parking space shall be located within ten (10) feet of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story. However, on-grade open parking spaces serving 1, 2, or 3 family dwellings may be located within five (5) feet of that portion of such building wall.
- (b) Except for one, ~~two~~, or three family dwellings existing at the time of the effective date of this ordinance or amendment thereto, no on-grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.
- (c) No on-grade open parking space shall be located within a required front yard setback.

- (d) The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of subsection 6.48.
- (e) No on-grade open parking shall be allowed in a Residence C-2A district within 125 feet of a Residence A-1, A-2, B, C-1, or C-2 district.
- (f) In an Industry C district, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway.
- (g) The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.441(a) or (b) if site specific factors favor such modification.

6.442 All roads, streets, alleys, sidewalks and other public rights-of-way and all landscaped areas shall be protected from vehicular overhang by wheel bumpers, curbs or other suitable method except those off-street parking facilities provided for one, two or three family dwellings.

6.443 Off-street parking facilities shall be marked so as to indicate clearly the space to be occupied by each vehicle, in accordance with the dimensions specified in subsection 6.42 and including directional arrows and traffic signs as necessary for traffic control. Such markings shall be maintained so as to be plainly visible.

6.45 Drainage, Surfacing and Maintenance. All sections of off-street parking facilities which are not landscaped according to the requirements of subsection 6.48 shall be graded, surfaced (preferably with durable pervious paving materials such as modular paving blocks, bricks or similar materials), and maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow onto any public way or onto another lot.

6.451 A parking space for a one, two, or three family dwelling may consist of two parallel paved strips, each at least 18 inches wide by 18 feet long separated by a landscaped area.

6.452 Off-street parking areas shall be kept plowed, clean and free from rubbish and debris. All fences, barriers, walls, landscaping and lighting shall be maintained and kept repaired or replaced with facilities satisfying the requirements of this Section 6.40.

6.46 Lighting. Off-street parking facilities which are used at night shall be provided with adequate lighting installed and maintained in such manner so as not to reflect or cause glare on abutting or facing residential premises nor to cause reflection or glare which adversely affects safe vision of operators of vehicles moving on nearby streets. A recommended standard for lighting is a minimum intensity of one (1) foot candle on the entire surface of the parking facility.

- 6.47 Screening. Off-street parking facilities containing five or more spaces and not in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct vehicle sight distances, entrances and exits.
- 6.471 Screening shall consist of one or a combination of the following:
- (a) A strip at least five (5) feet in width of densely planted shrubs or trees which are at least two (2) feet high at the time of planting and are of a type that may be expected to form within three years after time of planting a continuous, unbroken, year-round visual screen.
 - (b) A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than fifty percent (50%) of the face is open. The wall, barrier or fence shall be at least four (4) feet and not more than six (6) feet in height.
- 6.472 The screening as required in this subsection 6.47 shall be located so as not to obstruct vehicle sight distances, entrances and exits. Such screening shall not be higher than two (2) feet within thirty (30) feet of an intersection or ten (10) feet of a driveway. In no case shall the screening of parking facilities from abutting streets exceed four (4) feet in height.
- 6.473 Every effort shall be made to retain existing trees. Removal of any tree exceeding six (6) inch caliper to accommodate construction of a parking facility is discouraged.
- 6.474 Perimeter landscaping required for screening may include any landscaped yard area otherwise required.
- 6.475 Screening shall be continuously maintained so as to effectively serve the purpose for which it is intended. No advertising devices of any kind shall be allowed on screening.
- 6.476 Screening shall be continuous except for required access.
- 6.477 In residential districts, any on-grade, open parking area located in a front yard shall provide a visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. Such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.
- 6.478 Screening requirements may be waived in the following cases:

- (a) If said parking facility is already effectively screened by an existing building, wall, fence or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained.
- (b) If said parking facility is already effectively screened by a natural terrain feature, railroad tracks, or change in grade.
- (c) If said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least 5 feet in width may be used in lieu of screening along the common property line.

6.48 Landscaping. For the purpose of this section 6.40, landscaping shall consist of any of the following or combination thereof: grass, ground covers, shrubs, vines, hedges or trees; and non-living durable material commonly used in landscaping, such as but not limited to rocks, pebbles or wood chips, but excluding asphalt or concrete. Required screening elements as specified in subsection 6.471(a) and (b) may be allowed in perimeter landscaped areas.

6.481 On-grade, open parking facilities which contain 5 or more parking spaces shall be landscaped in accordance with the following requirements:

- (a) At least 5% of the interior area of the parking facility shall be landscaped. This does not include perimeter planting provided for beautification or to satisfy screening requirements.
- (b) Each planting area shall be at least 25 square feet in area and have no dimension less than five feet.
- (c) Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every ten parking spaces.
- (d) Trees used to satisfy parking lot landscaping requirements shall be a minimum of three (3) inch caliper at planting and shall be suitable for location in parking lots. Recommended species are listed in Section 11.164(4)(b).
- (e) Existing trees shall be preserved wherever possible.
- (f) Existing and new trees shall be protected by bollards, high curbs or other barriers sufficient to minimize damage.
- (g) Extensive unbroken paved areas in large on-grade open parking facilities shall not be permitted. In parking lots containing 25 or more spaces, a row shall contain no more than 15 contiguous parking spaces without a densely planted landscaped buffer of at least the dimensions of one space.

- 6.482 No regular certificate of occupancy shall be issued unless an inspection by a representative of the Building Department establishes that the landscaping meets the requirements provided herein. Pending issuance of a regular certificate of occupancy, a temporary certificate may be issued for such period as the Superintendent of Buildings may designate but no longer than one year.
- 6.49 Design of Bicycle Parking Spaces. Bicycle parking spaces shall be provided in accordance with the amounts required by Section 6.37 and with the design regulations in this section 6.49.
- 6.491 Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two feet wide, and shall be provided with some form of stable frame permanently anchored to a foundation, to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker, or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism. The separation of the bicycle parking spaces and the amount of corridor space shall be adequate for convenient access to every space when the parking facility is full.
- 6.492 When automobile parking spaces are provided in a structure, all required bicycle spaces shall be located inside that structure or shall be located in other areas protected from the weather. Bicycle parking spaces in parking structures shall be clearly marked as such and shall be separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car.
- 6.493 Bicycle parking spaces shall be located near the entrance of the use being served and within view of pedestrian traffic if possible, and shall be sufficiently secure to reasonably reduce the likelihood of bicycle theft.
- 6.494 Changes in the requirements of this section, consistent with the intent of this article, may be approved by the Board of Zoning Appeal by special permit.

6.50 PARKING PLAN INFORMATION REQUIREMENTS

- 6.51 Any application for a building permit for construction of a new building or for an alteration of an existing building increasing the gross floor area or intensity of use, (as specified in subsection 6.12b), or for a certificate of occupancy where no building permit is required, shall be accompanied by one or more plans--drawn to scale and fully dimensioned--showing any parking and/or loading facilities to be provided.

6.52 Every such plan for a proposed new, altered, or expanded use which provides five or more parking spaces shall indicate thereon the location of and provision for:

- (1) parking spaces and access routes (6.34 and 6.40)
- (2) curbing and wheel stops (6.442)
- (3) pavement markings (6.443)
- (4) surfacing (6.45)
- (5) screening and landscaping (6.47 and 6.48)
- (6) lighting (6.46)
- (7) drainage (6.45)
- (8) bicycle parking (6.49)
- (9) loading areas (6.60)
- (10) other pertinent data reasonably required by the Superintendent of Buildings or his designee.

6.53 The Superintendent of Buildings may forward a copy of the plan indicating off-street parking and loading arrangements to the Community Development Department and the Department of Traffic and Parking for review and comment. The departments must return the plan to the Building Department with written approval or recommended modifications within a period not to exceed 5 business days from the date of receipt.

6.54 Any land use involving a fleet of vehicles for operation of the use shall be required to provide information demonstrating provision of space for such fleet before issuance of an occupancy permit for said use.

6.55 In the event that the plan for off-street parking and loading arrangements require a special permit or variance an applicant for such approvals shall submit the following information to the permit or special permit granting authority to assist in their determination:

- (1) A written statement describing in detail the parking generating characteristics of the land use.
- (2) A plan drawn to scale showing the various uses within respective floor areas of the building or structure.
- (3) The number of employees during largest work shift.
- (4) The number of customers, patrons or other visitors expected to be served.
- (5) Any other statements to show the actual extent of off-street parking space required or generated by the particular use.

6.60 PURPOSE AND INTENT OF LOADING REQUIREMENTS

- 6.61 It is the intention of this ordinance that all buildings and uses requiring the delivery of goods as part of their function be provided with necessary space for off-street loading.

6.70 APPLICATION OF LOADING REQUIREMENTS

- 6.71 No application for a permit for the erection of a new building, for the activities described in subsection 6.12(b) and (c), or for the development of a land use, shall be approved, unless it indicates a plan for off-street loading facilities required to comply with the regulations set forth in this Article.
- 6.72 Where a building existing on the effective date of this ordinance is altered or extended in such a way as to increase the gross floor area, only the additional gross floor area shall be counted in computing the off-street loading requirements.
- 6.73 Where a building or lot is used by two activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 of the different categories. Where a building or lot is used by three or more activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be one half the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 for the different categories.
- 6.74 The required amount of loading facilities required to serve an institutional use listed in subsection 6.363b may be calculated in aggregate for a use or uses on a lot and any lot contiguous thereto. However, such institutional use shall be located within a five (5) acre area containing one or more lots, contiguous, except for streets, owned by a single institution.
- 6.75 Where the computation of total required loading bays results in a fractional number, only the fraction of one-half or more shall be counted as one.

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

- 6.81 Off-street loading facilities shall be provided based on the category of land use and the area of that use.
- 6.82 The loading facility category shall be as listed in subsection 6.36. The required number of loading bays shall be determined by the schedule in subsection 6.83.

6.83 Minimum Number of Off-Street Loading Bays

Gross Floor Area (in thousands of square feet)

Loading Facility Category	Area at Which First Bay is Required	Area at Which Second Bay is Required	Incremental Area for Which Each Additional Bay is Required Beyond the Second
A	5	40	50
B	10	20	50
C	10	25	40
D	10	40	50
E	10	100	100
F	<u>10</u>	<u>100</u>	<u>200</u>

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

- 6.91 Where a building or lot contains uses requiring compliance with loading facility categories C, D, E, and F, the first required bay shall be no less than ten feet in width, thirty feet in length and fourteen feet in height. Each additional required loading bay for categories C, D, E, and F and any loading bay required by categories A and B shall be no less than ten feet in width, fifty feet in length, and fourteen feet in height, such requirements to be exclusive of drives and maneuvering space.
- 6.92 All loading bays, drives, and maneuvering space shall be located entirely on the lot with immediate and direct ingress to the building intended to be served. A bay need not be enclosed in a structure provided any yard area used as a loading bay shall not infringe on front, side, and rear yard requirements as indicated in Article 5.000. All such facilities shall be designed with appropriate means of vehicular access to a street or alley as well as maneuvering area, and no driveways or curb cuts shall exceed thirty feet.
- 6.93 Off-street loading bays may be enclosed in a structure and must be so enclosed if located within fifty feet of a Residence district where the use involves regular night operation, such as that of a bakery, restaurant, hotel, bottling plant, or similar uses. Any lighting provided shall be installed in a manner that will prevent direct light from shining onto any street or adjacent property.
- 6.94 All accessory driveways and entranceways shall be graded, surfaced, drained and suitably maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to avoid nuisances of dust, erosion, or excessive water flow across public ways.

6.95 Loading facilities shall not be reduced in total extent to usability after their installation, except when such reduction is in conformity with the requirements of this Article. Such facilities shall be designed and used in such a manner as at no time to constitute a nuisance or hazard or unreasonable impediment to traffic.

4. Recodify as follows:

- (a) Change the words "Section 6.50" in subsection 11.162(2) and (3) to "Sections 6.20 and 6.40."
- (b) Change the words "Section 6.54" in subsection 13.184 to read "subsection 6.441(f)."
- (c) Change the words "Section 6.50" in subsection 14.525 to read "Article 6.000."
- (d) Change the words "Sections 6.60, 6.70, 6.80, and 6.90" in subsection 14.53 to read "Article 6.000."



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 1, 1981

To the Honorable, the City Council:

The Planning Board hereby petitions the City Council to amend the text of the Zoning Ordinance by adopting the following comprehensive revisions to the parking and loading requirements. These revisions would be the first major changes since parking regulations were added to the ordinance in 1961. The intent of the original regulations was to provide all structures and land uses "with sufficient off-street parking spaces to meet the needs of persons making use of such structures and land uses." The regulations proposed in this petition are intended to require "adequate parking" without "unnecessarily" encouraging automobile useage, and to require design standards which avoid adverse impact on adjacent land uses and enhance the visual quality of the city.

The major substantive changes in the proposed regulations include the following:

- A more detailed schedule of required parking with the amounts geared to the low level of likely demand;
- More flexible location requirements which allow shared or off-site parking arrangements to suit specific sites;
- More comprehensive design and landscaping requirements to ensure public safety and convenience while eliminating intrusions on adjacent properties and improving the visual character of the city;
- Reduction in the amount of parking required at certain locations to discourage automobile travel in areas well-served by public transit;
- More flexibility in the applicability of quantity regulations to existing buildings;
- Requirements for bicycle spaces, compact car spaces and handicapped spaces; and
- Establishment of maximum parking allowed in high density districts in the city where traffic congestion is a problem.

The petition contains new definitions which relate to the new Article 6.000, Off-Street Parking and Loading Requirements. The revised Article 6.000 establishes specific requirements and guidelines for the provision of off-street parking and loading facilities. Although specificity makes the text lengthy, it also clarifies what is and is not permitted. For example, the Schedule of Off-Street Parking and Loading Requirements directly corresponds to the Table of Use Regulations in the ordinance. This and other organizational changes in the text enable more efficient and consistent administration of the regulations and prepares property owners and developers for what is expected of them.

The work on this petition included examination of ordinances from other cities and review of statistics on traffic generation. However, the most important source for this document was a Community Development Department evaluation of the local experience in Cambridge. This evaluation was based in part on discussions with developers and neighborhood residents in the context of other zoning changes and project reviews. It reflects consideration of local land use characteristics, development patterns, urban design plans and traffic conditions.

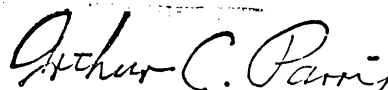
Working drafts of this petition were reviewed by the Planning Board, the Community Development Department, the Department of Traffic and Parking, and by interested citizens.

Customarily filing and advertising a zoning petition freezes the zoning for affected development proposals by suspending the issuance of building permits for projects which would not comply with both the existing and proposed zoning. It will be impossible for most proposals to comply with both the old and new parking requirements due to the fact that the proposed regulations are both more restrictive and more lenient than the existing ones. Furthermore, parking requirements affect virtually every construction project in the city. Therefore, in order to avoid hanging up all projects now in the pipeline, we have included in the preamble to the petition a departure from the usual procedure. During the petition review period, building permit applicants would be allowed to follow either all of the old parking regulations or all of the proposed new ones.

Considerable time has been spent on the preparation of this petition. We commend it to you for favorable action.

Respectfully submitted,

For the Planning Board



Arthur C. Parris
Chairman

PROPOSED PARKING REGULATIONS: JANUARY 1, 1981

1. New definitions
2. Recodification of Zoning Districts
3. Change in Article 4.000 re. accessory uses
4. New Article 6.000 Off-Street Parking and Loading Requirements

6.10 INTENT AND APPLICABILITY

- 6.11 Intent
- 6.12 Applicability
- 6.13 Scope of Off-Street Parking Regulations
- 6.14 Restoration
- 6.15 Existing Parking Facilities
- 6.16 Dedicated Off-Street Parking Facilities
- 6.17 Validity of Certificate of Occupancy
- 6.18 Compatability with EPA Clean Air Regulations
- 6.19 Compatability with Handicapped Access Rules

6.20 OFF-STREET PARKING REGULATIONS

- 6.21 Use
- 6.22 Location
- 6.23 Control of Off-Street Parking Facilities

6.30 PARKING QUANTITY REQUIREMENTS

- 6.31 Required Amount of Parking
- 6.32 Parking Exemptions
- 6.33 Computation
- 6.34 Parking Space Size Allocation
- 6.35 Reduction of Required Parking
- 6.36 Schedule of Parking Requirements
- 6.37 Bicycle Parking

6.40 DESIGN AND MAINTENANCE OF OFF-STREET PARKING FACILITIES

- 6.41 Purpose
- 6.42 Dimensions for Off-Street Parking Spaces
- 6.43 Access for Off-Street Parking Facilities
- 6.44 Layout of Off-Street Parking Facilities
- 6.45 Drainage, Surfacing and Maintenance
- 6.46 Lighting
- 6.47 Screening
- 6.48 Landscaping
- 6.49 Design of Bicycle Parking Spaces

6.50 PARKING PLAN INFORMATION REQUIREMENTS

6.60 PURPOSE AND INTENT OF LOADING REQUIREMENTS

6.70 APPLICATION OF LOADING REQUIREMENTS

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

5. Other minor codification changes

Cambridge, January 1 19 81

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended by incorporating the revisions to parking and loading requirements contained in the following petition. We further pray that, in order for construction activity to continue in Cambridge during consideration of this petition, between the date of the first public hearing notice and the date of final action by the City Council, building permit applicants may choose to comply either with all of the parking and loading requirements currently in the Zoning Ordinance or with all of the parking and loading requirements contained in this petition.

1. In Article 2.000, Definitions, add the following new definitions at their appropriate alphabetical location:

"Parking facility. A portion of a building or a lot which contains one or more motor vehicle or bicycle parking spaces and access thereto including driveways. A parking facility may be a garage, an area of a lot or a parking lot. A parking facility may be accessory to a use, an accessory use or a principal use."

"Parking facility accessory. A parking facility developed to serve the residents, occupants, employees, patrons or other users of a particular land use or building. Spaces in an accessory parking facility may be required by Section 6.30 or may be provided in excess of those requirements."

"Parking facility as a principal use. A parking facility developed as a principal use under subsection 4.330 and serving a general area such as a business district or several buildings through providing parking spaces for rental and/or lease."

"Parking facility as an accessory use. A parking facility or portion of a parking facility on a property with a principal use and which provides parking spaces to the general public on a rental basis or to lessees."

"Parking space. An area in a parking facility available for the storage of one motor vehicle with free and unimpeded access to a street over unobstructed passageways, aisles or driveways. However, the unimpeded access requirement may be waived only as provided in subsections 6.431 and 6.435."

2. In section 3.10, Division of the City into Zoning Districts, replace subsection 3.11 with the following recodified subsection:

"3.11 For the purpose of this ordinance, the City of Cambridge is hereby divided into twenty-seven classes of districts listed below in order of decreasing restrictiveness as follows:

1. Open Space District.....Public parks and recreation facilities and other public facilities
2. Residence A-2 District.....Single-family dwellings
3. Residence A-2 District.....Single-family dwellings
4. Residence B District.....Two-family or semi-detached dwellings
5. Residence C-1 District.....Multi-family dwellings (Apartment house, dormitory)
6. Residence C-2 District.....Multi-family dwellings
7. Residence C-2A District.....Multi-family dwellings
8. Residence C-3A District.....Multi-family dwellings and limited office
9. Residence C-3 District.....Multi-family dwellings
10. Office 1 District.....Business and professional office and multi-family dwellings (Apartment house, hotel, dormitory)
11. Office 2 District.....Business research and professional offices, limited research oriented manufacturing
12. Office 3A District.....Business and professional offices and multi-family dwellings
13. Office 3 District.....Business and professional offices and multi-family dwellings
14. Business A-1 District.....Local business
15. Business A District.....Local and drive-in retail business
16. Business C District.....General business, professional offices and multi-family dwellings
17. Business B-1 District*.....General business, business and professional offices, and multi-family dwellings
18. Business B-2 District*.....General business, business and professional offices, and multi-family dwellings
19. Business B District.....General business
20. Industry C District.....Office, research and light manufacturing, with optional planned unit development
21. Industry A-1 District.....Limited impact business and industry
22. Industry B-2 District.....Office, warehouse and manufacturing
23. Industry B-1 District.....Heavy manufacturing, warehouses, and offices
24. Industry A-2 District.....Limited impact business and industry
25. Industry A District.....Warehouse, storage and light manufacturing

26. Cambridge Center Mixed Use...Various uses as governed
Development (MXD) District by the requirements of
Article 14.000

27. Industry B District.....Heavy industry"

*subject to the requirements of sections 4.26, 11.50 and
other requirements of this ordinance

3. In subsection 4.21, Accessory uses, delete paragraph "c" and replace it with the following: "An off-street parking facility may be either an accessory parking facility or a parking facility as an accessory use as defined in Article 2.000 and regulated in Article 6.000.
4. Delete Article 6.000 in its entirety and replace it with the following new Article 6.000:

Article 6.000, OFF-STREET PARKING AND LOADING REQUIREMENTS

6.10 INTENT AND APPLICABILITY OF PARKING AND LOADING REQUIREMENTS

6.11 Intent. It is the intent of this Article 6.000 to reduce traffic congestion and thereby promote the safety and welfare of the public, by establishing requirements for off-street parking and loading in conjunction with the use of land. The number of parking and loading spaces required herein varies according to type, location and intensity of development in the different zoning districts, and to proximity of public transit facilities. This Article 6.000 requires development of adequate parking facilities to meet the reasonable needs of all building and land users without establishing regulations which unnecessarily encourage automobile useage. The parking standards contained herein are intended to encourage public transit, bicycle useage and walking in lieu of automobiles where a choice of travel mode exists. It is also the purpose of this Article to allow flexibility in providing required parking through shared or off-site arrangements in order to accommodate the automobile in the urban environment in a less disruptive way. Development regulations and design standards have been established to reduce hazard to pedestrians on public sidewalks, to ensure the usefulness of parking and loading facilities, and where appropriate, to avoid potential adverse impacts on adjacent land uses and to enhance the visual quality of the city.

6.12 Applicability. The off-street parking and loading provisions of this Article 6.000 shall apply as follows:

- (a) For structures erected and uses of land established after the effective date of this Article 6.000, accessory off-street parking and loading facilities shall be provided as required by the regulations for the districts in which such structures or uses are located.

- (b) When the intensity of use of any structure or lot is increased through addition of dwelling units, floor area, seating capacity or other units of measurement specified in section 6.30 or section 6.60, off-street parking and loading facilities shall be provided as required for such increase in intensity of use. However, a non-residential use lawfully established prior to the effective date of this Article 6.000 shall not be required to provide off-street parking and loading facilities for such increase unless and until the aggregate increase in units of measurement shall equal 15% or more of the units of measurement existing upon said effective date. If such an increase occurs, additional off-street parking or loading facilities as required herein shall be provided for the total increase in intensity subsequent to the effective date of this Article 6.000.
- (c) When the use of a structure is changed to a new use, off-street parking and loading facilities shall be provided as required in the schedule of parking requirements in subsection 6.36 and the schedule of loading requirements in subsection 6.60. Any maximum requirements specified in subsection 6.36, as well as minimum requirements, shall be applicable to such changes in use. However, if said structure was lawfully erected prior to the effective date of this Article 6.000, additional off-street parking and loading facilities shall be required only to the extent that the required amount for the new use would exceed the amount required for the previous use if said previous use were subject to the schedules of parking and loading requirements. In either case, the first 4 spaces required by the schedule of parking requirements need not be provided.

6.13 Scope of Off-Street Parking Regulations. All accessory parking facilities and all parking facilities developed as a principal use or accessory use of land, shall conform to all regulations set forth in this Article governing the use, design and operation of such facilities. However, the provisions of this Article 6.000, notwithstanding, any special parking requirements for townhouse developments specified in Section 11.10, for planned unit developments specified in Article 13.000 for projects in the Mixed Use Development District specified in Article 14.000 or for special permits specified elsewhere in this Ordinance shall be applicable for those projects.

6.14 Restoration. When an existing structure or use is restored and resumes operation after being destroyed or damaged by fire, explosion, or other catastrophe, off-street parking and loading facilities shall be provided at least equivalent to that in existence at the time of such destruction or damage. If the extent of such damage is such that the cost of restoration is 50% or more of the replacement value of the structure or use, then parking facilities meeting the requirements of this Article 6.000 shall be provided. However, in no case shall it

be necessary to replace or continue any parking or loading facilities which were in excess of those required by the schedules of parking and loading requirements for equivalent amounts of new uses or construction.

- 6.15 Existing Parking Facilities. Accessory off-street parking facilities in existence on the effective date of this Article 6.000 shall not hereafter be reduced below--or if already less than, shall not be further reduced below--the minimum requirements for a similar new structure or use under the provisions of this ordinance.
- 6.16 Dedicated Off-Street Parking Facilities. Required off-street parking facilities which after development are later dedicated to and accepted by the City and maintained by the City for off-street parking purposes, shall be deemed to continue to serve the structures or uses to meet the requirements for which they were originally provided.
- 6.17 Validity of Certificate of Occupancy. Failure to maintain off-street parking in accordance with the requirements of this Article 6.000 will invalidate the certificate of occupancy for the use or uses which it serves.
- 6.18 Compatability with E.P.A. Clean Air Regulations. In addition to the regulations contained in this Article, all off-street parking facilities must comply with restrictions contained in the Transportation Control Plan for the Metropolitan Boston Interstate Air Quality Control Region as promulgated by the United States Environmental Protection Agency.
- 6.19 Compatability with Handicapped Access Rules. In addition to the regulations contained in this Article 6.000, all off-street parking facilities must comply with the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts."

6.20 OFF-STREET PARKING REGULATIONS

- 6.21 Use. All accessory parking facilities provided in accordance with this article shall be maintained exclusively for the parking of motor vehicles or bicycles so long as the use exists which the facilities were designed to serve. Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling or servicing of any kind, with the exception of emergency service when needed.
- 6.22 Location. All accessory off-street parking facilities shall be located in accordance with the provisions of subsections 6.221, 6.222 and 6.223.
- 6.221 Accessory off-street parking facilities may be located on the same lot as the use being served or on another lot that has the same or less restrictive zoning classification as the lot on

which the use being served is located in accordance with the following conditions:

- (a) said other lot is contiguous to the lot on which the use being served is located;
- (b) said other lot is within 300 feet of the lot on which the use being served is located and the use being served is non-residential;
- (c) said lot is within two thousand feet of the lot on which the use being served is located, such use is an institutional use listed in subsection 6.363 and said use is located within a 5-acre area containing one or more lots, contiguous except for streets, owned by a single institution; or
- (d) said other lot is within 3000 feet of the lot on which the use being served is located and the use being served is a dormitory.

6.222 The Board of Zoning Appeal may grant a special permit for off-site accessory parking not allowed in subsection 6.221 provided that convenient and safe access from the parking facility to the use being served is provided in accordance with the following conditions:

- (a) No off-site accessory parking facility may be located on a lot which has a more restrictive zoning classification than the lot on which the use being served is located.
- (b) Off-site accessory parking facilities shall be located within 400 feet of the lot being served for residential uses and within 1500 feet of the lot for other uses.

6.223 However, accessory bicycle parking spaces required under the provisions of this Article 6.000 must be located on the same lot as the use being served.

6.224 Accessory off-street parking spaces required under the provisions of this Article 6.000 need not be in the City of Cambridge.

6.225 Distance Measurements for Parking Facilities. In all cases where distance measurements between a lot and off-site parking facilities, transit station or other specified area are specified in this Article 6.000, such distance shall be measured as a straight line from the nearest point of the lot on which the use is located to the nearest pedestrian access point for the lot on which the off-site accessory parking is located, to the nearest transit station entrance, or to the nearest street line or other boundary of another specified area.

6.23 Control of Off-Site Parking Facilities. Where accessory parking facilities are allowed on land other than the lot on which the

use being served is located said other land shall be in identical ownership or binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings or to the special permit granting authority that the off-site parking will continue to be available for the period during which the use or uses that the parking serves may be expected to be in existence. Such commitments shall be evidenced by negotiated lease agreement, recorded covenant, performance bond or comparable legal instrument. Such instrument shall be duly recorded at the Middlesex County Registry of Deeds and certification of such recording provided to the Superintendent of Buildings or the special permit granting authority. If off-site accessory parking ceases to be available for meeting the requirements of this Article 6.000, replacement parking at one or more other sites which satisfy the criteria of subsections 6.22 and 6.23 may be substituted for it provided such replacement parking is approved by the Superintendent of Buildings.

6.30 PARKING QUANTITY REQUIREMENTS

- 6.31 Required Amount of Parking. Off-street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in subsection 6.36. Said schedule specifies the amount of accessory off-street parking required for each type of land use listed in the Table of Use Regulations in this ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located.
- 6.311 The schedule of parking requirements in subsection 6.36 specifies the unit of measurement requiring the provision of one parking space. Square footage requirements are geared to gross floor area.
- 6.312 In general the schedule in subsection 6.36 specifies a minimum requirement, but in some instances a maximum amount of parking is stipulated. (Example: for a general office use (6.363(d)) in a Business C district, the minimum requirement is one space per 800 square feet of gross floor area and the maximum is one space per 400 square feet of gross floor area.)
- 6.313 The provisions of the gross floor area definition in Article 2.000 notwithstanding, any parking spaces provided in excess of the maximum requirements specified in section 6.36 shall be counted in determining gross floor area. In such cases a proportional share of the entire parking facility (not only the area of the spaces) shall be credited toward gross floor area.
- 6.314 For uses not listed in subsection 6.36, the Board of Zoning Appeal shall determine the required amount of parking if it issues a use variance for such use.

- 6.315 All commercial uses shall also be required to provide a parking space for each commercial vehicle customarily used in conjunction with the operation of such use at such location.
- 6.32 Parking Exemptions
- 6.321 Proximity to Major Public Transportation Lines. Except for uses listed in subsections 6.361, a, b, c, d, g, and h, there shall be no minimum requirement for any development located within 1500 feet of an MBTA transit station. For the purposes of this subsection 6.321, the following are deemed to be MBTA transit stations: Kendall Square, Central Square, Harvard Square, Porter Square, Alewife and Lechmere. The foregoing exemption notwithstanding, handicapped parking customarily required by subsection 6.34 and bicycle parking required by subsection 6.37 shall be required in such areas. The provisions of the gross floor area definition in Article 2.000 notwithstanding, the area of any parking provided in excess of the minimum requirements at such foregoing exempted locations shall be counted in determining the gross floor area of the structure. Such excess parking area shall include the space devoted to parking spaces, driveways and maneuvering space. The area counted as gross floor area shall be determined by multiplying the total area of the parking facility by the percentage that the proposed number of spaces exceeds the minimum required number of spaces.
- 6.322 Small Business. The amount of parking required by this Section 6.30 shall be waived for non-residential uses in office, business and industrial districts if 4 or fewer spaces would be required by the schedule of parking requirements in subsection 6.36
- 6.323 Institutions. Where an institution provides dormitory residence accommodations, the number of parking spaces provided as a result thereof may be deducted from the requirements established to satisfy the needs of classrooms, libraries, lecture halls, laboratories, or similar educational areas normally used by such residential students. In order to qualify for such deduction, the institutional applicant shall submit to the Building Department a current institutional parking plan clearly indicating the location of all existing and proposed institutional parking facilities and the allocation of their spaces to existing and proposed institutional uses.
- 6.33 Computation. Where a building or lot is used by two or more activities that fall into different classes of use in subsection 6.36, the off-street parking required shall be the sum of the requirements for each individual use. Required parking spaces for areas occupied by accessory uses shall be determined in the same manner as for principal use. Where the computation of required parking spaces results in a fractional number, only a fraction of one-half or more shall be counted as one. Where the computation of required parking for a building with more than one class of use results in multiple fractional numbers, such fractions shall be carried to the final sum.

- 6.34 Parking Space Size Allocation. In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provided, however, no more than 50% of the required spaces shall be designed for compact cars (as specified in subsection 6.42). All off-street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts."
- 6.35 Reduction of Required Parking. Any required amount may be reduced upon issuance of a special permit from the Board of Zoning Appeal. A special permit shall be granted only if the Board determines, and cites evidence in its decision, that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood. In making such determination the Board shall consider whether or not less off-street parking is reasonable in light of the following:
- 6.351 The availability of on-street parking in the vicinity of the use being served;
- 6.352 The availability of public or commercial parking facilities in the vicinity of the use being served;
- 6.353 Shared use of parking spaces serving other uses having peak user demands at different times, provided that no more than 75% of the minimum parking requirement shall be satisfied with such shared spaces; or
- 6.354 Age or other occupancy restrictions which are likely to result in a lower level of auto usage.
- 6.36 Schedule of Parking and Loading Requirements. Off-street parking shall be provided as shown in the following table. Where one entry is given in the table, it is the minimum requirement. Where a range is specified, the second entry is the maximum requirement. All square foot measurements refer to gross floor area unless specified otherwise. The abbreviation "d.u." means dwelling unit. The abbreviation n/a means not applicable. In cases where a requirement is expressed in number of seats, 20 square feet of public floor area shall equal one seat if there are no fixed seats. The final column of the table contains the loading requirement standard applicable under Section 6.80 for each use.

Land Use Category

FAR 25-.6
Open Space
Res.A-1,A-2
Res.B

FAR 6-1.25
Res. C-1 Bus. C (res)
O-1 Ind. A-1
Bus. A (Comm)
Bus. A-1 Ind. C

FAR 1.25-2.5
Bus. C (Comm) Res. C-2A
Ind. A Ind. B-2
Off. 2 Bus. A (res)
Res. C-2

FAR 2.5-4.0
Ind. B-1 Bus B
Res. C-3 Ind. A-2
Off. 3-A Ind. B
Off. 3 Bus. B-1, B-2

Leading
Facility
Category

6.361 Residential Uses

a. Detached dwelling occupied by more than one family	1 per d.u.	1 per d.u.	1 per d.u.	1 per d.u.	n/a
b. Two family dwelling	1 per d.u.	1 per d.u.	1 per d.u.	1 per d.u.	n/a
c. Existing one-family detached dwelling converted for two families	1 per d.u. (1)	1 per d.u. (2)	1 per d.u. (2)	1 per d.u. (2)	n/a
d. Townhouse development (3)	1 per d.u. (4)	1 per d.u. (4)	1 per d.u.	1 per d.u.	n/a
e. Elderly oriented housing, elderly oriented congregate housing	1 per 2 d.u.'s (5)	1 per 2 d.u.'s (5)	1 per 2 d.u.'s (5)	1 per 2 d.u.'s (5)	F
f. Existing dwelling converted for elderly oriented congregate housing	1 per 2 d.u.'s (5)	1 per 2 d.u.'s (5)	1 per 2 d.u.'s (5)	1 per 2 d.u.'s (5)	n/a
g. Multi-family dwelling	n/a (6)	1 per d.u. (4)	1 per d.u.	1 per d.u.	F
h. Existing dwelling converted for more than two families	n/a (6)	1 per d.u. (2)	1 per d.u. (2)	1 per d.u. (2)	n/a
i. Transient accommodations					
1) Tourist house in an existing dwelling	n/a (6)	1 per d.u.+1 per 4 gst.rms.	1 per d.u.+1 per 4 gst.rms.	1 per d.u.+1 per 4 gst.rms.	n/a
2) Hotel	n/a (6)	1 per 2 sleeping rooms (7)	1 per 2 sleeping rooms (7)	1 per 2 sleeping rooms (7)	E
3) Motel	n/a (6)	1 per motel unit (7)	1 per motel unit (7)	1 per motel unit (7)	E
j. Non-family accommodations					
1) Dormitory	n/a (6)	1 per 4 beds + one	1 per 8 beds + one	1 per 8 beds + one	E
2) Fraternity or sorority	n/a (6)	1 per 2 beds	1 per 4 beds	1 per 4 beds	E
3) Lodging House	n/a (6)	1 per 4 beds + one	1 per 4 beds + one	1 per 4 beds + one	E
4) Personal care lodging house	n/a (6)	0 (8)	0 (8)	0 (8)	E

Land Use Category	FAR .25-.6	FAR 1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading, Facility Category
	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (Comm) Ind. A Off. 2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	
6.361 Residential Uses (continued)								
k. Community Residence	0 (8)	0 (8)		0 (8)		0 (8)		E
l. Trailer park or mobile home park	n/a	1 per d.u.		1 per d.u.		n/a (6)		n/a
6.362 Transportation, Communication & Utility Uses								
a. Bus or railroad passenger station	n/a (6)	1 per 300 sq.ft.		1 per 500 sq.ft.		1 per 900 sq.ft.		n/a
b. Automobile parking lot or parking garage for private passenger cars	n/a	n/a		n/a		n/a		n/a
c. Railroad freight terminal, railroad yards and shops	n/a	n/a		n/a		1 per 200 sq.ft.		A
d. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks	n/a	n/a		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
e. Radio and television transmission station, including towers	0	1 per 600 sq.ft. of office space		1 per 800 sq.ft. of office space		1 per 1000 sq.ft. of office space		A
f. Radio and television studio	n/a	1 per 600 sq.ft.		1 per 800 sq.ft.		1 per 1000 sq.ft.		D
g. Telephone exchange, transformer station, substation, gas regulator station, or pumping station	0	1 per 600 sq.ft. of office space		1 per 800 sq.ft. of office space		1 per 1000 sq.ft. of office space		A

Land Use Category	FAR .25-.6		FAR 1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
	Open Space	Res. A-1,A-2 Res.B	Res. C-1 O-1	Bus. C (res) Ind. A-1	Bus. C (comm) Ind. A	Fes. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	
6.363 Institutional Uses									
A. Religious Uses									
1. Place of worship (includes church, chapel, synagogue, meeting house, gospel hall, meditation center)	1 per 5 seats or 100 sq.ft.	1 per 5 seats or 100 sq.ft. of public floor area(9)	1 per 8 seats or 100 sq.ft. of public floor area(9)		1 per 15 seats or 300 sq.ft. of public floor area(9)		1 per 20 seats or 400 sq.ft. of public floor area(9)		G
2. Rectory, parsonage	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit		n/a
3. Religious oriented student activity center	1 per 1000 sq.ft.	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		G
4. Convent, monastery	1 per 4 sleeping rooms	1 per 4 sleeping rooms	1 per 4 sleeping rooms		1 per 4 sleeping rooms		1 per 4 sleeping rooms		F
5. Church affiliated recreation center, parish club house	1 per 1000 sq.ft.	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		G
6. Other religious use (includes reading rooms, ancillary church school, religious information center, office of a religious organization not elsewhere classified)	1 per 1000 sq.ft.	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		G
B. Higher Education (post-secondary schools, colleges, universities, and professional schools)									
1. Administrative offices	n/a ⁽⁶⁾		1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft. 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		G
2. Departmental, program and faculty offices	n/a ⁽⁶⁾		1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		G
3. Teaching facilities (classroom buildings, lecture halls)	n/a ⁽⁶⁾		1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 800 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		G

Land Use Category

6.363 Institutional Uses (continued)

B. (continued)

4. Research facilities

a. Laboratories or similar facilities customarily devoted to chemical, biological, electromagnetic, or nuclear research

n/a (6)

1 per 600 sq. ft.-
1 per 300 sq.ft.

1 per 800 sq.ft.-
1 per 400 sq.ft.

1 per 1000 sq.ft.-
1 per 670 sq.ft.

G

b. Other physical science research

n/a (6)

1 per 600 sq.ft.-
1 per 300 sq.ft.

1 per 800 sq.ft.-
1 per 400 sq.ft.

1 per 1000 sq.ft.-
1 per 670 sq.ft.

G

c. Social or applied sciences research

n/a (6)

1 per 600 sq.ft.-
1 per 300 sq.ft.

1 per 800 sq.ft.-
1 per 400 sq.ft.

1 per 1000 sq.ft.-
1 per 670 sq.ft.

G

5. Library

n/a (6)

1 per 800 sq.ft.

1 per 1200 sq.ft.

1 per 2400 sq.ft.

G

6. Group residential and related facilities

a. Dormitories

n/a (6)

1 per 4 beds + one

1 per 8 beds + one

1 per 8 beds + one

E

b. Fraternities and sororities

n/a (6)

1 per 2 beds

1 per 4 beds

1 per 4 beds

E

c. Dining halls, canteens and similar eating facilities

n/a (6)

1 per 20 seats

1 per 40 seats

1 per 60 seats

E

7. Athletic facilities

a. Visitor oriented

n/a (6)

1 per 5 seats or 100 sq.ft. public floor area

1 per 15 seats or 300 sq.ft. public floor area

1 per 20 seats or 400 sq.ft. public floor area

G

b. Non-visitor oriented

n/a (6)

1 per 600 sq.ft.

1 per 1000 sq.ft.

1 per 2000 sq.ft.

G

8. Museum

n/a (6)

1 per 600 sq.ft.

1 per 1000 sq.ft.

1 per 1800 sq.ft.

G

9. Theatre, concert hall, auditorium

n/a (6)

1 per 5 seats or 100 sq.ft. public floor area

1 per 15 seats or 300 sq.ft. public floor area

1 per 20 seats or 400 sq.ft. public floor area

G

FAR .25-.6
Open Space
Res.A-1,A-2
Res.B

FAR 1.25
Res. C-1 Bus. C (res)
O-1 Ind. A-1
Bus. A (Comm)
Bus. A-1 Ind. C

FAR 1.25-2.5
Bus. C (Comm) Res. C-2A
Ind. A Ind. B-2
Off. -2 Bus. A (res)
Res. C-2

FAR 2.5-4.0
Ind. B-1 Bus B
Res. C-3 Ind. A-2
Off. 3-A Ind. B
Off. 3 Bus. B-1, B-2

Loading
Facility
Category

Land Use Category

6.363 Institutional Uses (continued)

	FAR .25-.6	FAR 1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
		Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus. B	
	Open Space	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
	Res. A-1, A-2	Bus. A (Comm)		Off. -2	Bus. A (res)	Off. 3-A	Ind. B	
	Res. B	Bus. A-1	Ind. C	Res. C-2		Off. 3	Bus. B-1, B-2	
C. Primary and Secondary Education								
1. Pre-school, kindergarten, day care center or primary school (includes public and parochial primary schools)		3 per 2 instructional rooms, or 1 per 5 seats in the main auditorium, whichever is greater						G
2. Secondary school (includes public, parochial and private preparatory schools)		5 per instructional room or 1 per 5 seats in the main auditorium, whichever is greater						G
D. Vocational Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		G
E. Other Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		G
F. Independent Non-Commercial Research Facilities (not university affiliated)								
1. Research institute or center including laboratories or similar facilities which customarily perform chemical, biological, electromagnetic, nuclear or other physical science research)	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		G
2. Private Library	n/a	1 per 300 sq.ft.		1 per 600 sq.ft.		1 per 1200 sq.ft.		G
3. Other Non-commercial Research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		G

Land Use Category	FAR .25-.6		FAR .25-1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
	Open Space	Res. A-1, A-2	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus. B	
6.363 Institutional Uses (continued)		Res. B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
			Bus. A (Comm)		Off. -2	Bus. A (res)	Off. 3-A	Ind. B	
			Bus. A-1	Ind. C	Res. C-2		Off. 3	Bus. B-1, B-2	
G. Health Care Facilities									
1. Hospital	n/a		1 per 3 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 4 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 5 beds plus 1 per emergency or outpatient examining table, bed or facility		E
2. Infirmary	n/a		1 per 6 beds		1 per 8 beds		1 per 10 beds		E
3. Nursing home, convalescent home	n/a		1 per 6 beds		1 per 8 beds		1 per 10 beds		E
4. Clinic not affiliated with any other institution	n/a		1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
5. Clinic affiliated with a hospital or accredited university medical school	n/a		1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
6. Clinic affiliated with a community center	1 per 300 sq.ft.		1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
7. Other out-patient care facilities	n/a		1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
H. Social Service Facilities									
1. Social service center (facility primarily providing counseling, information and referral services).	1 per 600 sq.ft.		1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		G
2. Multi-purpose community center (facility providing a broad range of social service, recreational and educational programs)	1 per 600 sq.ft.		1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		G
3. Community Residences	0(8)		0(8)		0(8)		0(8)		E

Land Use Category	FAR .25-.6	FAR 6-1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	

6.363 Institutional Uses (continued)

I. Governmental Uses

1. Federal, State and County government facilities	n/a	n/a		n/a		n/a		n/a
2. Municipal government facilities								
a. Administrative office	n/a (6)	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		G
b. Fire station, police station	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police		2 per engine company for fire; 1 per 800 sq.ft.- 1 per 400 sq.ft. for police		2 per engine company for fire; 1 per 1000 sq.ft.- 1 per 670 sq.ft. for police		n/a
c. Library	1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1000 sq.ft.		G
d. Municipal service facilities (water supply and distribution, waste disposal, road maintenance and other public works)	1 per 2 employ.	1 per 2 employees		1 per 2 employees		1 per 2 employees		A
e. Parks, playgrounds and recreation facilities	0	0		0		0		n/a

J. Other Institutional Uses

1. Club, lodge, or similar facility of a civic, social or fraternal organization	n/a (6)	1 per 6 members based on maximum rated capacity		1 per 8 members based on maximum rated capacity		1 per 10 members based on maximum rated capacity		G
2. Museum, non-commercial gallery	n/a (6)	600 sq. ft.		1000 sq. ft.		1800 sq. ft.		G
3. Cemetery	0	0		0		0		n/a
4. Non-commercial recreation facilities	0	0		0		0		n/a
5. Community oriented cultural and ethnic heritage appreciation facilities	n/a (6)	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		G

Land Use Category	FAR .25-.6	FAR 6-1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	
6. Institutional use not elsewhere classified	0(8)	0(8)		0(8)		0(8)		G
6.364 Office and Laboratory Use								
a. Office of a physician, dentist or other medical practitioner not located in a clinic listed under subsection 4.33(d)	n/a(6)	1 per 300 sq.ft. - 1 per 150 sq.ft.		1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 500 sq.ft. - 1 per 330 sq.ft.		G
b. Office of an accountant, attorney, or other nonmedical professional person	n/a(6)	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		G
c. Real estate, insurance or other agency office	n/a(6)	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		G
d. General office use	n/a(6)	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		G
e. Bank, trust company or similar financial institution								
	(ground floor)	n/a(6)	1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 530 sq.ft.	G
	(upper floor)		1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.	G
f. Technical office for research development, laboratory or research facility subject to the restrictions in section 4.21(n)	n/a(6)	1 per 600 sq.ft. -(10) 1 per 300 sq.ft.		1 per 800 sq.ft. -(10) 1 per 400 sq.ft.		1 per 1000 sq.ft. -(10) 1 per 670 sq.ft.		G

Land Use Category	FAR .25-.6	FAR 6-1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility/Category
	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	
6.365 Retail Business and Consumer Service Establishments								
a. Store for retail sale of merchandise								
1) Establishment providing convenience goods	n/a (6)	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		B
2) Other retail establishments	n/a (6)	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 50 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		B
b. Place for the manufacturing, assembly or packaging of consumer goods	n/a (6)	1 per 800 sq.ft.		1 per 1200 sq.ft.		1 per 1600 sq.ft.		A
c. Barbershop, beauty shop, laundry and dry-cleaning pick-up agency, shoe repair, self-service laundry or other similar establishment	n/a (6)	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		D
d. Hand laundry, dry-cleaning or tailoring shop	n/a (6)	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		D
e. Lunchroom, restaurant, cafeteria	n/a (6)	1 per 5 seats (11) - 1 per 2.5 seats		1 per 10 seats (11) - 1 per 5 seats		1 per 15 seats (11) - 1 per 10 seats		C
f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided.								
1) Lunchroom, restaurant or cafeteria	n/a (6)	1 per 5 seats (11) - 1 per 2.5 seats		1 per 10 seats (11) - 1 per 5 seats		1 per 15 seats (11) - 1 per 10 seats		C
2) Bar saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food	n/a (6)	1 per 5 seats (11) - 1 per 2.5 seats		1 per 10 seats (11) - 1 per 5 seats		1 per 15 seats (11) - 1 per 10 seats		C
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing and entertainment is provided. Dance hall or similar place of entertainment	n/a (6)	1 per 5 seats - 1 per 2.5 seats		1 per 10 seats - 1 per 5 seats		1 per 15 seats - 1 per 10 seats		C

6.365 Retail Business and Consumer Service Establishments (continued)	FAR .25-.6 Open Space Res.A-1,A-2 Res.B	FAR 6-1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility
		Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	
h. Theatre or hall for public gathering	n/a (6)	1 per 5 seats - 1 per 2.5 seats		1 per 10 seats - 1 per 5 seats		1 per 15 seats 1 per 10 seats		G
i. Commercial recreation	n/a (6)	1 per 6 persons based on maximum permitted capacity		1 per 6 persons based on maximum permitted capacity		1 per persons based on maximum permitted capacity		G
j. Mortuary, undertaking or funeral establishment	n/a (6)	4 per chapel, parlor or reposing room		4 per chapel, parlor, or reposing room		4 per chapel, parlor, or reposing room		G
k. Printing shop, photographer's studio	n/a (6)	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		G
l. Animal Services								
1. Veterinary establishment, kennel	n/a (6)	1 per 300 sq.ft. - 1 per 150 sq.ft.		1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 500 sq.ft. - 1 per 330 sq.ft.		G
2. Pet shop or similar estab- lishment	n/a (6)	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		G
m. Sales place for new and used cars, vehicle rental agencies	n/a (6)	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		C
n. Office including display or sales spaces of a wholesale jobbing or similar establishment	n/a (6)	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		C
o. Fast Order Food Establishment	n/a (6)	O (8)		O (8)		O (8)		C

Land Use Category	FAR .25-.6	FAR 1.6-1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
	Open Space Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (Comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus. B Ind. A-2 Ind. B Bus. B-1, B-2	
6.366 Open Air or Drive-In Retail and Service								
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden.	n/a (6)	1 per 330 sq.ft. - 1 per 170 sq.ft.		1 per 450 sq.ft. - 1 per 230 sq.ft.		1 per 600 sq.ft. - 1 per 400 sq.ft.		D
b. Automobile oriented fast order food service establishments	n/a (6)	O (8)		O (8)		O (8)		C
c. Drive-in bank and other retail or consumer service establishment where motorist does not have to leave his car	n/a (6)	O (8, 12)		O (8, 12)		O (8, 12)		D
d. Outdoor amusement park, outdoor sports facility conducted for profit	n/a (6)	O (8)		O (8)		O (8)		n/a
e. Open-air or drive-in theatre or other open-air place of entertainment	n/a (6)	n/a (6)		1/2000 sq.ft. of lot area		1/2000 sq.ft. of lot area		n/a
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors.	n/a (6)	1/1000 sq.ft. of sales area		1/1400 sq.ft. of sales area		1/1800 sq.ft. of sales area		C
g. Automobile service station where no major repairs are made.	n/a (6)	2 spaces per bay but not less than 1 space (12)		2 spaces per bay but not less than 1 space (12)		2 spaces per bay but not less than 1 space (12)		D
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	n/a (6)	O (8, 12)		O (8, 12)		O (8, 12)		D
i. Place for exhibition, lettering or sale of gravestones	n/a (6)	1 per employee + one		1 per employee + one		1 per employee + one		D

Land Use Category	FAR .25-.6	FAR 1.25-2.5		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
	OS Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	
6.367 Light Industry, Wholesale, Business and Storage.								
a. Assembly or packaging of articles	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
b. Manufacture, processing, assembly and packaging the following.								A
1). Clothing, but not the manufacture of the cloth or other material of which the cloth is made.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
2). Food products, including bakery, confectionary and dairy products.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
3). Drugs	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
4). Electrical, electronic and communication instruments.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
5). Engineering, laboratory and scientific instruments, temperature controls.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
6). Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
7). Lamp shades except of glass or metal.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
8). Leather goods, excluding footwear and saddlery.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
9). Medical and dental instruments and supplies, optical instruments and lenses.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
10). Paper and paperboard products								A
11). Pens and mechanical pencils	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
12). Plaster of paris or paper mache products.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
13). Office machines, including cash registers, computing machines and typewriters, scales and balances.	n/a ⁽⁶⁾	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A

Land Use Category	FAR .25-.6	FAR 6-1.25		FAR 1.25-2.5		FAR 2.5-4.0		Loading Facility Category
	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	
14). Umbrellas, parasols and canes.	n/a (6)	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
15). Watches, clocks, watchcases, clockwork mechanisms.	n/a (6)	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
c. Bottling of beverages	n/a (6)	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
d. Distribution center, parcel delivery center, delivery warehouse.	n/a (6)	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
e. Laundry, dry cleaning plant	n/a (6)	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
f. Printing, binding, published and related arts and trades.	n/a (6)	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
g. Auto body or paint shop.	n/a (6)	2 per bay		2 per bay		2 per bay		A
h. Automotive repair garage	n/a (6)	2 per bay		2 per bay		2 per bay		A
i. Food Commissary	n/a (6)	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
j. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquid, gas or explosives.	n/a (6)	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.		A
k. Storage warehouse, cold storage plant, storage building.	n/a (6)	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 3000 sq.ft.		A
l. Open-lot storage of new building materials, machinery and new metals.	n/a (6)	1 per 1600 sq.ft. lot area		1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area		A
m. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers.	n/a (6)	1 per 1600 sq.ft. lot area		1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area		A
68 Heavy Industry								
a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts.	n/a (6)	n/a (6)		n/a (6)		O (8)		A

Land Use Category	FAR .25-.6	FAR 6-1.25	FAR 1.25-2.5	FAR 2.5-4.0	Loading Facility Category	
	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2		Res. C-2A Ind. B-2 Bus. A (res)
b. Rendering or preparing of grease, tallow, fats and oils, manufacturing of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction.	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾	1 per 2000 sq.ft.	A	
c. Stone cutting, shaping, and finishing, in completely enclosed buildings.	n/a ⁽⁶⁾	1 per 1600 sq.ft.	1 per 2000 sq.ft.	1 per 3000 sq.ft.	A	
d. Textile mill, except mill for processing of jute, burlap or sisal.	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾	1 per 2000 sq.ft.	A	
e. Manufacturing, processing, assembly, packaging or other industrial operations, but the following are expressly prohibited (6/12/78). 1). Acid Manufacture 2). Cement, lime, gypsum manufacture 3). Explosives or fireworks manufacture 4). Glue manufacture 5). Incineration or reduction of garbage, offal or deal animals. 6). Petroleum Refining 7). Smelting of zinc, copper, tin or iron ores. 8). Stockyard or abaltoir	n/a ⁽⁶⁾	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A	
f. Open lot storage of second-hand lumber or other used building material.	n/a ⁽⁶⁾	1 per 1600 sq. ft. of lot area	1 per 2000sq. ft. of lot area	1 per 3000 sq.ft. of lot area	n/a	
g. Open lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles.	n/a ⁽⁶⁾	1 per 100 sq.ft. of lot area	1 per 2000 sq.ft. of lot area	1 per 3000 sq.ft. of lot area	n/a	

Parking Table Footnotes

1. In Residence A districts, parking in existence at the time of conversion shall be retained but additional parking spaces need not be provided.
2. Required parking may be reduced if a special permit is granted by the Board of Appeals upon its determination that the criteria of subsection 6.35 will be satisfied.
3. See also Section 11.16.
4. Special permit granting authority may require visitor spaces in excess of the minimum requirement.
5. The requirement for elderly oriented housing may be reduced below the requirement specified in the table but not below one space per four dwelling units.
6. The amount of parking required for such use shall be specified by the Board of Appeals as a condition in granting a use variance. In determining the required parking, the Board shall consider the parking requirements for such use in other districts, the availability of on-street parking and the impact of off-street parking on the environmental quality of abutting properties and of the neighborhood.
7. Additional parking spaces shall be provided for public restaurants in excess of 2000 square feet for a hotel or motel containing up to 100 rooms, in excess of 5000 square feet for one containing between 101 and 250 rooms, and 8000 square feet in one containing more than 250 rooms. The number of such spaces shall equal 50% of the requirement for such uses specified in subsection 6.365. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.
8. The amount of parking required for this use shall be at the discretion of the special permit granting authority. In making its determination of required parking, the Board shall consider the size of the staff customarily occupying the premises, the nature of the client, resident, or customer population and the extent to which additional off-street parking will be detrimental to the physical character of the neighborhood.
9. The required number of spaces shall be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking facility or any other parking facility where an equivalent number of spaces are available without charge during the time of services.
10. The requirement for areas devoted to fabrication shall be based on the parking requirement for the applicable industrial use category listed in subsections 6.367 or 6.368.

11. This requirement shall not apply to accessory employee cafeterias.
12. A queue line for 5 cars shall be provided for each window, bay, or other service providing unit. Such unit shall not block any parking spaces and shall be in addition to other applicable requirements.
13. A queue line for 3 cars or comparable loading or live parking area shall also be provided for dropping off and picking up students.

- 6.37 Bicycle Parking. Off-street parking of bicycles shall be provided as follows:
- 6.371 For multi-family residences there shall be one bicycle space or locker for each two dwelling units or portion thereof.
- 6.372 For all other uses, except those exempted in subsections 6.322 and 6.374, there shall be one bicycle parking space for each ten automobile parking spaces or fraction thereof required in subsection 6.36.
- 6.373 Uses exempted from parking requirements under subsection 6.321 shall nevertheless be required to provide bicycle spaces or lockers in the amount of one for each ten automobile parking spaces or fraction thereof that would otherwise be required for such use in subsection 6.36.
- 6.374 No accessory bicycle parking shall be required to serve the following uses as listed in the Section 6.36, Schedule of Parking and Loading Requirements: 6.361(d), (e), and (f); 6.363 (j) (3); 6.364(j) and (1); 6.366(c), (g), (h) and (i); 6.367(d), (g), and (h).

6.40 DESIGN AND MAINTENANCE OF OFF-STREET PARKING FACILITIES

- 6.41 Purpose. The regulations governing the design and maintenance of off-street parking facilities are intended to protect the health, safety and welfare of the users of the parking facility and of abutting properties, including pedestrians and motorists. Therefore, the regulations herein provide for internal and perimeter landscaping, planting, walls, fences and other improvements to reduce noise, glare or reflection from autos, lights, fumes and the like, and minimum standards for parking space and aisle dimensions to ensure safe traffic circulation within the parking facility and from entrances and exits.
- 6.42 Dimensions for Off-Street Parking Spaces. The minimum dimensions for off-street parking spaces, exclusive of drives and maneuvering spaces, shall be as follows:

<u>Space</u>	<u>Equivalent 90° Width</u>	<u>Equivalent 90° Depth</u>	<u>Vertical Clearance</u>	<u>Minimum Angle of Parking</u>	<u>Width of Aisles</u>
Regular	8½ feet	18 feet	7½ feet	60°	22 feet
Compact car	7½ feet	16 feet	7½ feet	60°	20 feet
Handicapped	12 feet	18 feet	7½ feet	60°	22 feet

- 6.43 Access for Off-Street Parking Facilities. Off-street parking facilities shall have maneuvering areas and appropriate means of vehicular access to a street and shall be so designed as not to constitute a nuisance, hazard, or unreasonable impediment to traffic. Parking spaces shall be accessible with one turn from the street.

- 6.431 The layout of parking spaces shall permit entering and exiting without moving any other vehicles parked in other spaces except that where more than one parking space per dwelling unit is provided on a lot, any parking space provided in addition to the first space per dwelling unit may be located in tandem to the required parking space.
- 6.432 Curb cuts for off-street parking facilities shall comply with the following standards:
- (a) In Residential districts, the maximum width of a curb cut shall be twenty feet at the street line.
 - (b) In Open Space, Business, Office and Industrial districts, the maximum width of a curb cut shall be 30 feet.
 - (c) No more than one curb cut per lot for lots with less than 100 feet of frontage shall be allowed. A maximum of one curb cut for every 100 feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of one hundred feet.
- 6.433 Driveways for off-street parking facilities shall comply with the following standards:
- (a) The minimum width for a one-way driveway shall be ten (10) feet.
 - (b) The minimum width for a two-way driveway shall be twenty (20) feet.
 - (c) No driveway curb cut shall be located closer than 25 feet to a street intersection or within 15 feet of a crosswalk.
 - (d) The grade and design of any driveway providing access to an off-street parking facility shall permit a clear view to the driver of any car exiting from the facility of traffic on the street and of pedestrians on the sidewalk and in no case shall the grade of the driveway within 20 feet of the property line be greater than 10 per cent.
- 6.434 The Board of Zoning Appeal may grant a special permit modifying the provisions of this subsection 6.43 in accordance with the following conditions:
- (a) The provisions for layout of parking spaces in paragraph 6.431 may be modified where there is a valet parking arrangement for an off-street parking facility.
 - (b) The maximum curb cut width specified in paragraphs 6.432(a) and 6.432(b) may be modified if the Board determines that an increased curb cut width would facilitate traffic and safety.

- (c) The maximum of one curb cut for every one hundred (100) feet of street frontage as required in paragraph 6.432(c) may be modified if the Board determines that traffic and safety would be facilitated by exceeding this maximum.
 - (d) The distance of driveways from street corners or crosswalks as required in paragraph 6.433(c) may be modified if the Board determines that an alternate arrangement would better facilitate traffic and safety.
- 6.435 The Board of Zoning Appeal may grant a special permit authorizing owners of adjacent properties to establish common driveways under mutual easements but such special permit shall not become effective until an appropriate easement has been duly recorded at the Middlesex County Registry of Deeds.
- 6.44 Layout of Off-Street Parking Facilities. Any parking facility located within a structure, unless it is completely underground, must conform to the yard requirements for the zoning district in which it is located. On-grade, open parking spaces may be located in required yards only as provided in this subsection 6.44.
- 6.441 Setbacks for on-grade open parking facilities shall be provided as follows:
- (a) Except for one, two, or three family dwellings existing at the time of the effective date of this ordinance or amendment thereto, no on-grade open parking space shall be located within ten (10) feet of a portion of any building with windows of habitable or occupiable rooms at basement, cellar, or first story.
 - (b) Except for one, two, or three family dwellings existing at the time of the effective date of this ordinance or amendment thereto, no on-grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.
 - (c) No on-grade open parking space shall be located within a required front yard setback.
 - (d) The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of subsection 6.48.
 - (e) No on-grade open parking shall be allowed in a Residence C-2A district within 125 feet of a Residence A-1, A-2, B, C-1, or C-2 district.
 - (f) In an Industry C district, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway.

- (g) The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.441(a) or (b) if site specific factors favor such modification.
- 6.441 Setbacks for on-grade open parking facilities shall be provided as follows:
- (a) Except for one, two, or three family dwellings, no on-grade open parking space shall be located within ten (10) feet of a portion of any building with windows of habitable or occupiable rooms at basement, cellar or first story.
 - (b) No on-grade open parking space shall be located within five (5) feet of any property line or street line and no driveway shall be located within five (5) feet of any side or rear lot line. For one, two and three-family dwellings on-grade open parking spaces and driveways may be located within five (5) feet of any side or rear line.
 - (c) The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of subsection 6.48.
 - (d) No on-grade open parking shall be allowed in a Residence C-2A district within 125 feet of a Residence A-1, A-2, B, C-1, or C-2 district.
 - (e) In an Industry C district, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway.
 - (f) The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.441(a) or (b) if site specific factors favor such modification.
- 6.442 No more than 50% of the total area required for minimum rear and side yards and no more than 30% of minimum front yards shall be occupied by parking spaces, driveways, or other surfaces designed for vehicular use.
- 6.443 All roads, streets, alleys, sidewalks and other public rights-of-way and all landscaped areas shall be protected from vehicular overhang by wheel bumpers, curbs or other suitable method.
- 6.444 On-grade open parking facilities with 200 or more spaces shall be divided into sections of not more than 200 cars each, separated by a heavily landscaped buffer at least 10 feet wide.
- 6.445 Off-street parking facilities shall be marked so as to indicate clearly the space to be occupied by each vehicle, in accordance with the dimensions specified in subsection 6.42 and including directional arrows and traffic signs as necessary for traffic control. Such markings shall be maintained so as to be plainly visible.

- 6.45 Drainage, Surfacing and Maintenance. All sections of off-street parking facilities which are not landscaped according to the requirements of subsection 6.48 shall be graded, surfaced (preferably with durable pervious paving materials such as modular paving blocks, bricks or similar materials), and maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow onto any public way or onto another lot.
- 6.451 A parking space for a one, two, or three family dwelling may consist of two parallel paved strips, each at least 18 inches wide by 18 feet long separated by a landscaped area.
- 6.452 Off-street parking areas shall be kept plowed, clean and free from rubbish and debris. All fences, barriers, walls, landscaping and lighting shall be maintained and kept repaired or replaced with facilities satisfying the requirements of this Section 6.40.
- 6.46 Lighting. Off-street parking facilities which are used at night shall be provided with adequate lighting installed and maintained in such manner so as not to reflect or cause glare on abutting or facing residential premises nor to cause reflection or glare which adversely affects safe vision of operators of vehicles moving on nearby streets. Lighting designed so as to maintain a minimum intensity of one (1) foot candle on the entire surface of the parking facility shall be considered adequate lighting.
- 6.47 Screening. Off-street parking facilities containing five or more spaces and not in a structure shall be effectively screened from abutting streets and properties. However, such screening shall not obstruct vehicle sight distances, entrances and exits.
- 6.471 Screening shall consist of one or a combination of the following:
- (a) A strip at least five (5) feet in width of densely planted shrubs or trees which are at least two (2) feet high at the time of planting and are of a type that may be expected to form within a year after time of planting a continuous, unbroken, solid, year-round visual screen.
 - (b) A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than fifty percent (50%) of the face is open. There shall be a landscaped strip with a minimum width of three (3) feet between the base of the wall, barrier, or fence and any street or abutting property. The wall, barrier or fence shall be at least four (4) feet and not more than six (6) feet in height.
- 6.472 In no case shall the screening of parking facilities from abutting streets exceed 4 feet in height.

- 6.473 Every effort shall be made to retain existing trees. Removal of any tree exceeding 6" caliper to accommodate construction of a parking facility shall be allowed only upon issuance of a special permit by the Board of Zoning Appeal.
- 6.474 Perimeter landscaping required for screening may include any landscaped yard area otherwise required.
- 6.475 The screening as required in this subsection 6.47 shall be located so as not to obstruct vehicle sight distances, entrances and exits. However, such screening shall not be higher than two (2) feet within thirty (30) feet of an intersection or ten (10) feet of a driveway.
- 6.476 Screening shall be continuously maintained so as to effectively serve the purpose for which it is intended. No advertising devices of any kind shall be allowed on screening.
- 6.477 Screening shall be continuous except for required access.
- 6.478 In residential districts, any on-grade, open parking area located in a front yard shall provide a visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. Such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.
- 6.479 Screening requirements may be waived in the following cases:
- (a) If said parking facility is already effectively screened by an existing building, wall, fence or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained.
 - (b) If said parking facility is already effectively screened by a natural terrain feature, railroad tracks, or change in grade.
 - (c) If said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least 5 feet in width may be used in lieu of screening along the common property line.
- 6.48 Landscaping. For the purpose of this section 6.40, landscaping shall consist of any of the following or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges or trees; and non-living durable material commonly used in landscaping, such as but not limited to rocks, pebbles or wood chips, but excluding paving. Required screening elements as specified in subsection 6.471(a), (b), and (c) may be allowed in perimeter landscaped areas.

- 6.481 On-grade, open parking facilities which contain 5 or more parking spaces shall be landscaped in accordance with the following requirements:
- (a) At least 5% of the interior area of the parking facility shall be landscaped. This does not include perimeter planting provided for beautification or to satisfy screening requirements.
 - (b) Each planting area shall be at least 20 square feet in area and have no dimension less than five feet.
 - (c) Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every the parking spaces.
 - (d) Trees used to satisfy parking lot landscaping requirements shall be a minimum of 3½"-4" caliper at planting and shall be suitable for location in parking lots. Recommended species are listed in Section 11.164(4)(b).
 - (e) Existing trees shall be preserved wherever possible.
 - (f) Existing and new trees shall be protected by bollards, high curbs or other barriers sufficient to minimize damage.
 - (g) Extensive unbroken paved areas in large on-grade open parking facilities shall not be limited. In parking lots containing 25 or more spaces, a row shall contain no more than 15 contiguous parking spaces without a densely planted landscaped buffer of at least the dimensions of one space.
- 6.482 No regular certificate of occupancy shall be issued unless an inspection by a representative of the Building Department establishes that the landscaping meets the requirements provided herein. Pending issuance of a regular certificate of occupancy, a temporary certificate may be issued for such period as the Superintendent of Buildings may designate but no longer than one year.
- 6.49 Design of Bicycle Parking Spaces. Bicycle parking spaces shall be provided in accordance with the amounts required by Section 6.37 and with the design regulations in this section 6.49.
- 6.491 Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two feet wide, and shall be provided with some form of steel frame permanently anchored to a foundation, to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, or a locker designed to prevent an unauthorized person from removing the bicycle. The separation of the bicycle parking spaces and the amount of corridor space shall be adequate for convenient access to every space when the parking facility is full.

- 6.492 When automobile parking spaces are provided in a structure, all required bicycle spaces shall be located inside that structure or shall be located in other areas protected from the weather. Bicycle parking spaces in parking structures shall be clearly marked as such and shall be separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car.
- 6.493 Bicycle parking spaces shall be located near the entrance of use being served and within view of pedestrian traffic if possible, and shall be sufficiently secure to reasonably reduce the likelihood of bicycle theft.
- 6.494 Changes in the requirements of this section, consistent with the intent of this article, may be approved by the Board of Zoning Appeal for an individual building by special permit.

6.50 PARKING PLAN INFORMATION REQUIREMENTS

- 6.51 Any application for a building permit for construction of a new building or for an alteration of an existing building increasing the gross floor area or intensity of use, or for a certificate of occupancy where no building permit is required, shall be accompanied by one or more plans--drawn to scale and fully dimensioned--showing any parking and/or loading facilities to be provided.
- 6.52 Every such plan for a proposed new, altered, or expanded use which provides five or more parking spaces shall indicate thereon the location of and provision for:
- (1) parking spaces and access routes
 - (2) curbing and wheel stops
 - (3) pavement markings
 - (4) surfacing
 - (5) screening and landscaping
 - (6) lighting
 - (7) drainage
 - (8) bicycle parking
 - (9) loading areas
 - (10) other pertinent data reasonably required by the Superintendent of Buildings or his designee.
- 6.53 The plans required by Section 6.51 shall be prepared with careful regard to the location and design of parking facilities with relation to adjoining and neighboring properties so as to have the least adverse effect on such properties.

- 6.54 The Superintendent of Buildings may forward a copy of the plan indicating off-street parking and loading arrangements to the Community Development Department and the Department of Traffic and Parking for review and comment. The departments must return the plan to the Building Department with written approval or recommended modifications within a period not to exceed 5 business days from the date of receipt.
- 6.55 Any land use involving a fleet of vehicles for operation of the use shall be required to provide information demonstrating provision of space for such fleet before issuance of an occupancy permit for said use.
- 6.56 In the event that the plan for off-street parking and loading arrangements require a special permit or variance an applicant for such approvals shall submit the following information to the permit or special permit granting authority to assist in their determination:
- (1) A written statement describing in detail the parking generating characteristics of the land use.
 - (2) A plan drawn to scale showing the various uses within respective floor areas of the building or structure.
 - (3) The number of employees during largest work shift.
 - (4) The number of customers, patrons or other visitors expected to be served.
 - (5) Any other statements to show the actual extent of off-street parking space required or generated by the particular use.

6.60 PURPOSE AND INTENT OF LOADING REQUIREMENTS

- 6.61 It is the intention of this ordinance that all buildings and uses requiring the delivery of goods as part of their function be provided with necessary space for off-street loading.

6.70 APPLICATION OF LOADING REQUIREMENTS

- 6.71 No application for a permit for the erection of a new building, the substantial alteration of an existing building, or the development of a land use shall be approved, unless it indicates a plan for off-street loading facilities required to comply with the regulations set forth in this Article.
- 6.72 Where a building existing on the effective date of this ordinance is altered or extended in such a way as to increase the gross floor area, only the additional gross floor area shall be counted in computing the off-street loading requirements.

- 6.73 Where a building or lot is used by two activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 of the different categories. Where a building or lot is used by three or more activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be one half the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 for the different categories.
- 6.74 Where the computation of total required loading bays results in a fractional number, only the fraction of one-half or more shall be counted as one.

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

- 6.81 Off-street loading facilities shall be provided based on the category of land use and the area of that use.
- 6.82 The loading facility category shall be as listed in subsection 6.36. The required number of loading bays shall be determined by the schedule in subsection 6.83.

6.83 Minimum Number of Off-Street Loading Bays

Gross Floor Area (in thousands of square feet)

<u>Loading Facility Category</u>	<u>Area at Which First Bay is Required</u>	<u>Area at Which Second Bay is Required</u>	<u>Incremental Area for Which Each Additional Bay is Required Beyond the Second</u>
A	5	40	50
B	10	20	50
C	10	25	40
D	10	40	50
E	10	100	100
F	50	150	300
G	10	100	200

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

- 6.91 Where a building or lot contains uses requiring compliance with loading facility categories C, D, E, F, and G, the first required bay shall be no less than ten feet in width, twenty-five feet in length and fourteen feet in height. Each additional required loading bay shall be no less than ten feet in width, fifty feet in length, and fourteen feet in height, such requirements to be exclusive of drives and maneuvering space.

All loading bays, drives, and maneuvering space shall be located entirely on the lot with immediate and direct ingress to the building intended to be served. A bay need not be enclosed in a structure provided any yard area used as a loading bay shall not infringe on front, side, and rear yard requirements as indicated in Article 5.000. All such facilities shall be designed with appropriate means of vehicular access to a street or alley as well as maneuvering area, and no driveways or curb cuts shall exceed thirty feet.

- 6.92 Off-street loading bays may be enclosed in a structure and must be so enclosed if located within fifty feet of a Residence district where the use involves regular night operation, such as that of a bakery, restaurant, hotel, bottling plant, or similar uses. Any lighting provided shall be installed in a manner that will prevent direct light from shining onto any street or adjacent property.
- 6.93 All accessory driveways and entranceways shall be graded, surfaced, drained and suitably maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to avoid nuisances of dust, erosion, or excessive water flow across public ways.
- 6.94 Loading facilities shall not be reduced in total extent to usability after their installation, except when such reduction is in conformity with the requirements of this Article. Such facilities shall be designed and used in such a manner as at no time to constitute a nuisance or hazard or unreasonable impediment to traffic.

5. Recodify as follows:

- (a) Change the words "Section 6.50" in subsection 11.162(2) and (3) to "Sections 6.20 and 6.40."
- (b) Change the words "Section 6.54" in subsection 13.184 to read "subsection 6.441(e)."
- (c) Change the words "Section 6.50" in subsection 14.525 to read "Sections 6.20 and 6.40."

Passed to be Ordained -

City of Cambridge

MASSACHUSETTS

In City Council May 18 1981

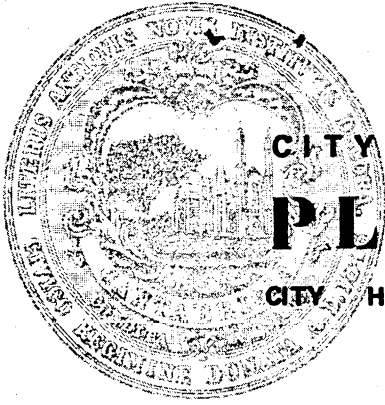
Revised Version

#3 Unfunded Burden

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	2	←	0	
Mr. Thomas W. Danehy			✓	
Ms. Sandra Graham			✓	
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan			✓	
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

5 0 4
6 0 3

MPA
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CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1981

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CAMBRIDGE, MASS.

To the Honorable, the City Council:

Subject: Planning Board recommendation on the petition to amend the zoning ordinance by adoption of a new Article 6.000 concerning off-street parking and loading requirements.

In accordance with Chapter 40-A of the General Laws, the Planning Board held a public hearing on Tuesday, February 17, 1981 on the above petition which was filed by the Planning Board.

The Petition

This petition would replace existing Article 6.000 in its entirety. Existing Article 6.000 has not changed since 1961 and is outdated in terms of quantity, design and landscaping requirements. The new Article 6.000 is both more comprehensive and more flexible than the old one. A primary objective of this amendment is to require off-street parking geared to the low level of likely demand. This meant increased requirements for certain uses and decreases for others. In general the new parking regulations encourage alternative modes of transportation such as public transit and bicycle use, and discourage excessive automobile traffic.

The Hearing

At the February 17th hearing, Community Development staff summarized the intent and major provisions of the petition. Those who spoke in opposition to the proposed amendment included: Robert LaTremouille of 4 Trowbridge Place, Robert Simha and Rene Thompson of MIT's Planning Office, Lewis Armistead of Harvard's Office of Government and Community Affairs, Herbert Jacobs of the Electronics Corporation of America, David Clem of 25 Arlington Street and Steven Gay of the North Cambridge Planning Team. Those who spoke in favor of the regulations were Olive Holmes and Jill Strawbridge of the Harvard Square Defense Fund.

Findings

After careful consideration of this petition, the testimony delivered at the public hearing, staff review, and discussion following the hearing, the Board finds that:

- 1) Existing Article 6.000 is outdated.
- 2) The proposed Article 6.000 provides an updated and comprehensive approach to off-street parking and loading regulations.
- 3) The original petition (1/1/80) requires a number of important changes and minor revisions. (Enclosed is a revised amendment with all new language underlined). The substantive changes are summarized below.

-Elimination of the transit zone. However, the original petition (1/1/81) did allow reduction of required parking by special permit (sub-section 6.35). This recommendation calls for adding new criteria to sub-section 6.35 which would allow the Board of Zoning Appeal to consider the proximity of MBTA stations in determining whether or not reduced parking would be permitted.

-Addition of consideration for historically significant buildings. This change to subsection 6.22 would prohibit a lot from being used for off-site parking if such lot contained a historically significant structure.

-Clarification of the Small Business exemption provided in subsection 6.332. Language has been added to stipulate that the exemption only applies to non-residential uses in a building or row of attached buildings containing 10,000 square feet or less. This will prevent a large group of individual small businesses located in a comparatively large structure from receiving any exemption.

-Revision of minimum parking requirements for Institutional use category 6.363 b. (Higher Education). The minimum parking requirements for classrooms, offices and research facilities of Universities have been revised and now match the requirements in the existing zoning. The original proposal (1/1/81) would have increased parking requirements for these uses to match similar non-institutional uses. The Board finds that Harvard University and MIT strongly opposed the 1/1/81 version with regard to minimum institutional parking requirements. Both institutions submitted data suggesting that the requirements should actually be decreased below what the existing zoning requires. The Board finds that there is no strong evidence for decreasing the requirements for new institutional development below the existing zoning. On the other hand, the Board received no testimony that institutional parking demands are overburdening abutting neighborhoods. Based on the above information,


the Board finds that it is reasonable to return to the minimum requirements of the existing zoning.

-Addition of language to subsection 6.35 concerning reduction of parking. Insurances have been included to guarantee that required off-site parking located in a public, commercial, or shared use facility (6.352 and 6.353 respectively) will continue to be available.

Based on the above findings, the Board recommends that this petition be APPROVED, as amended.

Respectively submitted,

for the Planning Board



Arthur C. Parris
Chairman

ACP:lf

PROPOSED PARKING REGULATIONS: JANUARY 1, 1981 (filed date)
APRIL 21, 1981 (Planning Board
recommendation
date)

1. New definitions
2. Recodification of Zoning Districts
3. New Article 6.000 Off-Street Parking and Loading Requirements

6.10 INTENT AND APPLICABILITY

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6.50 PARKING PLAN INFORMATION REQUIREMENTS

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6.70 APPLICATION OF LOADING REQUIREMENTS

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

4. Other minor codification changes

Cambridge, January 1, 1981

April 21, 1981

(Planning Board Recommendation)

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the zoning Ordinance of the City of Cambridge be amended by incorporating the revisions to parking and loading requirements contained in the following petition. We further pray that, in order for construction activity to continue in Cambridge during consideration of this petition, between the date of the first public hearing notice and the date of final action by the City Council, building or special permit applicants may choose to comply either with all of the parking and loading requirements currently in the Zoning Ordinance or with all of the parking and loading requirements contained in this petition.

1. In Article 2.000, Definitions, add the following new definitions at their appropriate alphabetical location:

"Parking facility. A portion of a building or a lot which is located off-street and contains one or more motor vehicle or bicycle parking spaces and access thereto including driveways. A parking facility may be a garage, an area of a lot or a parking lot. A parking facility may be an accessory use or a principal use or any combination thereof. For the purposes of this definition a parking facility shall include parking required by Section 6.30 and any other off-street parking provided."

"Parking facility, accessory. A parking facility developed to serve the residents, occupants, employees, patrons, or other users of a particular land use or building."

"Parking space. An area in a parking facility available for the storage of one motor vehicle with free and unimpeded access to a street over unobstructed passageways, aisles or driveways. However, the unimpeded access requirement may be waived only as provided in subsection 6.432."

2. In section 3.10, Division of the City into Zoning Districts, replace subsection 3.11 with the following recodified subsection:

"3.11 For the purpose of this ordinance, the City of Cambridge is hereby divided into twenty-seven classes of districts listed below in order of decreasing restrictiveness as follows:

1. Open Space District.....Public parks and recreation facilities and other public facilities
2. Residence A-1 District.....Single-family dwellings
3. Residence A-2 District.....Single-family dwellings
4. Residence B District.....Two-family or semi-detached dwellings
5. Residence C-1 District.....Multi-family dwellings (Apartment house, dormitory)
6. Residence C-2 District.....Multi-family dwellings
7. Residence C-2A District.....Multi-family dwellings
8. Residence C-3A District.....Multi-family dwellings and limited office
9. Residence C-3 District.....Multi-family dwellings
10. Office 1 District.....Business and professional office and multi-family dwellings (Apartment house, hotel, dormitory)
11. Office 2 District.....Business research and professional offices, limited research oriented manufacturing
12. Office 3A District.....Business and professional offices and multi-family dwellings
13. Office 3 District.....Business and professional offices and multi-family dwellings
14. Business A-1 District.....Local business
15. Business A District.....Local and drive-in retail business
16. Business C District.....General business, professional offices and multi-family dwellings
17. Business B-1 District*.....General business, business and professional offices, and multi-family dwellings
18. Business B-2 District*.....General business, business and professional offices, and multi-family dwellings
19. Business B District.....General business
20. Industry C District.....Office, research and light manufacturing, with optional planned unit development
21. Industry A-1 District.....Limited impact business and industry
22. Industry B-2 District.....Office, warehouse and manufacturing
23. Industry B-1 District.....Heavy manufacturing, warehouses, and offices
24. Industry A-2 District.....Limited impact business and industry
25. Industry A District.....Warehouse, storage and light manufacturing

26. Cambridge Center Mixed Use...Various uses as governed
Development (MXD) District by the requirements of
Article 14.000
27. Industry B District.....Heavy industry"

*subject to the requirements of sections 4.26, 11.50 and
other requirements of this ordinance

3. Delete Article 6.000 in its entirety and replace it with the
following new Article 6.000:

Article 6.000, OFF-STREET PARKING AND LOADING REQUIREMENTS

6.10 INTENT AND APPLICABILITY OF PARKING AND LOADING REQUIREMENTS

6.11 Intent. It is the intent of this Article 6.000 to reduce traffic congestion and thereby promote the safety and welfare of the public, by establishing requirements for off-street parking and loading in conjunction with the use of land. The number of parking and loading spaces required herein varies according to type, location and intensity of development in the different zoning districts, and to proximity of public transit facilities. This Article 6.000 requires development of adequate parking facilities to meet the reasonable needs of all building and land users without establishing regulations which unnecessarily encourage automobile useage. The parking standards contained herein are intended to encourage public transit, bicycle useage and walking in lieu of automobiles where a choice of travel mode exists. It is also the purpose of this Article to allow flexibility in providing required parking through shared or off-site arrangements in order to accommodate the automobile in the urban environment in a less disruptive way. Development regulations and design standards have been established to reduce hazard to pedestrians on public sidewalks, to ensure the usefulness of parking and loading facilities, and where appropriate, to avoid potential adverse impacts on adjacent land uses and to enhance the visual quality of the city.

6.12 Applicability. The off-street parking and loading provisions of this Article 6.000 shall apply as follows:

- (a) For structures erected and uses of land established or authorized after the effective date of this Article 6.000 or any amendment thereto, accessory off-street parking and loading facilities shall be provided as required by the regulations for the districts in which such structures or uses are located.

- (b) When the intensity of use of any structure (or lot in the case of 6.367 l. and m. and 6.368 f. and g.) is increased through addition of dwelling units, floor area, seating capacity or other units of measurement specified in section 6.30 or section 6.60, off-street parking and loading facilities shall be provided as required for such increase in intensity of use. However, a non-residential use lawfully established prior to the effective date of this Article 6.000 or any amendment thereto shall not be required to provide off-street parking and loading facilities for such increase unless and until the aggregate increase in units of measurement shall equal 15% or more of the units of measurement existing upon said effective date. If such an increase occurs, additional off-street parking or loading facilities as required herein shall be provided for the total increase in intensity subsequent to the effective date of this Article 6.000 or any amendment thereto.
- (c) When the use of a structure is changed to a new use, off-street parking and loading facilities shall be provided as required in the schedule of parking requirements in subsection 6.36 and the schedule of loading requirements in subsection 6.60. Any maximum requirements specified in subsection 6.36, as well as minimum requirements, shall be applicable to such changes in use. However, if said structure was lawfully erected prior to the effective date of this Article 6.000 or any amendment thereto, additional off-street parking and loading facilities shall be required only to the extent that the required amount for the new use would exceed the amount required for the previous use if said previous use were subject to the schedules of parking and loading requirements. In either case, the first 4 spaces required need not be provided.

6.13 Scope of Off-Street Parking Regulations. All accessory parking facilities shall conform to all regulations set forth in this Article governing the use, design and operation of such facilities. However, the provisions of this Article 6.000, notwithstanding, any special parking requirements for townhouse developments specified in Section 11.10, for planned unit developments specified in Article 13.000 for projects in the Mixed Use Development District specified in Article 14.000 or for special permits specified elsewhere in this Ordinance shall be applicable for those projects.

6.14 Restoration. When an existing structure or use is restored and resumes operation after being destroyed or damaged by fire, explosion, or other catastrophe, off-street parking and loading facilities shall be provided at least equivalent to that in existence at the time of such destruction or damage. If the extent of such damage is such that the cost of restoration is 50% or more of the replacement value of the structure or use, then parking facilities meeting the requirements of this Article 6.000 shall be provided. However, in no case shall it

be necessary to replace or continue any parking or loading facilities which were in excess of those required by the schedules of parking and loading requirements for equivalent amounts of new uses or construction.

- 6.15 Existing Parking Facilities. Accessory off-street parking facilities in existence on the effective date of this Article 6.000 shall not hereafter be reduced below--or if already less than, shall not be further reduced below--the minimum requirements under the provisions of this Article 6.000.
- 6.16 Dedicated Off-Street Parking Facilities. Required off-street parking facilities which after development are later dedicated to and accepted by the City and maintained by the City for off-street parking purposes, shall be deemed to continue to serve the structures or uses to meet the requirements for which they were originally provided.
- 6.17 Compatability with E.P.A. Clean Air Regulations. In addition to the regulations contained in this Article, all off-street parking facilities must comply with restrictions contained in the Transportation Control Plan for the Metropolitan Boston Interstate Air Quality Control Region as promulgated by the United States Environmental Protection Agency to the extent the same are in force and effect.
- 6.18 Compatability with Handicapped Access Rules. In addition to the regulations contained in this Article 6.000, all off-street parking facilities must comply with the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts" to the extent the same are in force and effect.

6.20 OFF-STREET PARKING REGULATIONS

- 6.21 Use. All accessory parking facilities provided in accordance with this article shall be maintained exclusively for the parking of motor vehicles or bicycles so long as the use exists which the facilities were designed to serve. Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling or servicing of any kind, with the exception of emergency service when needed.
- 6.22 Location. All accessory off-street parking facilities shall be located in accordance with the provisions of subsections 6.221, 6.222 and 6.223.
- 6.221 Accessory off-street parking facilities may be located on the same lot as the use being served or on another lot that has the same or less restrictive zoning classification as the lot on

which the use being served is located in accordance with the following conditions:

- (a) (1) said other lot is contiguous to the lot on which the use being served is located; or
 - (2) said other lot is within 300 feet of the lot on which the use being served is located and the use being served is non-residential; or
 - (3) said lot is within three thousand feet of the lot on which the use being served is located, such use is an institutional use listed in subsection 6.363b and said use is located within a 5-acre area containing one or more lots, contiguous except for streets, owned by a single institution; and
- (b) said lot is not now and was not within the past five (5) years the location of a preferably preserved significant building (as defined in the General Ordinances of Cambridge) as determined by the Cambridge Historical Commission.

6.222 The Board of Zoning Appeal may grant a special permit for off-site accessory parking not allowed in subsection 6.221(a) provided that convenient and safe access from the parking facility to the use being served is provided in accordance with the following conditions:

- (a) No off-site accessory parking facility may be located on a lot which has a more restrictive zoning classification than the lot on which the use being served is located.
- (b) Off-site accessory parking facilities shall be located within 400 feet of the lot being served for residential uses and within 1000 feet of the lot for other uses.

6.223 Accessory bicycle parking spaces required under the provisions of this Article 6.000 must be located on the same lot as the use being served or a contiguous lot in the same ownership.

6.224 Accessory off-street parking spaces required under the provisions of this Article 6.000 need not be in the City of Cambridge.

6.225 Distance Measurements for Parking Facilities. In all cases where distance measurements between a lot and off-site parking facilities or other specified area are specified in this Article 6.000, such distance shall be measured as a straight line from the nearest point of the lot on which the use is located to the nearest pedestrian access point for the lot on which the off-site accessory parking is located, to the nearest transit station entrance, or to the nearest street line or other boundary of another specified area.

6.23 Control of Off-Site Parking Facilities. Where accessory parking facilities are allowed on land other than the lot on which the

use being served is located said other land shall be in identical ownership or binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings or to the special permit granting authority that the off-site parking will continue to be available for the period during which the use or uses that the parking serves may be expected to be in existence. Such commitments shall be evidenced by negotiated lease agreement, recorded covenant, performance bond or comparable legal instrument. Such instrument shall be duly recorded at the Middlesex County Registry of Deeds and certification of such recording provided to the Superintendent of Buildings or the special permit granting authority. If off-site accessory parking ceases to be available for meeting the requirements of this Article 6.000, replacement parking at one or more other sites which satisfy the criteria of subsections 6.22 and 6.23 may be substituted for it provided such replacement parking is approved by the Superintendent of Buildings.

6.30 PARKING QUANTITY REQUIREMENTS

- 6.31 Required Amount of Parking. Off-street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in subsection 6.36. Said schedule specifies the amount of accessory off-street parking required for each type of land use listed in the Table of Use Regulations in this ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located.
- 6.311 The schedule of parking requirements in subsection 6.36 specifies the unit of measurement requiring the provision of one parking space. Square footage requirements are geared to gross floor area.
- 6.312 In general the schedule in subsection 6.36 specifies a minimum requirement, but in some instances a maximum amount of parking is stipulated. (Example: for a general office use (6.364 d) in a Business C district, the minimum requirement is one space per 800 square feet of gross floor area and the maximum is one space per 400 square feet of gross floor area.) Where there are two such listings the first is the minimum requirement and the second is the maximum.
- 6.313 The provisions of the gross floor area definition in Article 2.000 notwithstanding, any parking spaces provided in excess of the maximum requirements specified in section 6.36 shall be counted in determining gross floor area. In such cases a proportional share of the entire parking facility (not only the area of the spaces) shall be credited toward gross floor area. The area counted as gross floor area shall be determined by multiplying the total area of the parking facility by the percentage that the proposed number of spaces exceeds the maximum allowed number of spaces.
- 6.314 For uses not listed in subsection 6.36, the Board of Zoning Appeal shall determine the required amount of parking if it issues a use variance for such use

- 6.315 All commercial uses shall also be required to provide a parking space for each commercial vehicle customarily used in conjunction with the operation of such use at such location.
- 6.32 Parking Exemptions
- 6.321 Small Business. The minimum amount of parking required by subsection 6.36 Schedule of Parking and Loading Requirements shall be waived for any non-residential use in an office, business, or industrial district if such use would require four (4) or fewer spaces. However, such non-residential use shall be located in a building or row of attached buildings which contains a total of 10,000 square feet or less of gross floor area devoted to non-residential use.
- 6.322 Institutions. Where an institution provides dormitory, fraternity, faculty, employee or other residence accommodations, the number of parking spaces provided as a result thereof may be deducted from the requirements established to satisfy the needs of classrooms, libraries, lecture halls, laboratories, similar educational areas or dining facilities normally used by such residential occupants. In order to qualify for such deduction, the institutional applicant shall submit to the Building Department the institution's current residential parking plan clearly indicating the location of all existing and proposed residential parking facilities available at the institution.
- 6.33 Computation. Where a building or lot is used by two or more activities that fall into different classes of use in subsection 6.36, the off-street parking required shall be the sum of the requirements for each individual use. Required parking spaces for accessory uses shall be determined in the same manner as for principal use. Where the computation of required parking spaces results in a fractional number, only a fraction of one-half or more shall be counted as one. Where the computation of required parking for a building with more than one class of use results in multiple fractional numbers, such fractions shall be carried to the final sum.
- 6.34 Parking Space Size Allocation. In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provided, however, no more than 50% of the required spaces shall be designed for compact cars (as specified in subsection 6.42). All off-street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts."
- 6.35 Reduction of Required Parking. Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal. However, handicapped parking required by subsection 6.34, bicycle parking required by subsection 6.37, and commercial vehicle parking required by sub-subsection 6.315 shall not be reduced. A special permit shall be granted only if the

Board determines, and cites evidence in its decision, that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood or that such lesser amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood. In making such determination the Board shall consider whether or not less off-street parking is reasonable in light of the following:

- 6.351 The availability of surplus on-street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station;
- 6.352 The availability of public or commercial parking facilities in the vicinity of the use being served provided the requirements of subsection 6.23 are satisfied.
- 6.353 Shared use of off-street parking spaces serving other uses having peak user demands at different times, provided that no more than 75% of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces and that the requirements of subsection 6.23 are satisfied.

Example: Office and Theater uses with peak user demands at different times. Office requires a minimum of 150 spaces and the theater requires a minimum of 100. 75% of the lesser minimum requirement is 75 (75% of 100). Therefore 25 shared spaces are allowed, making the total amount of required parking for both uses (150 + 25) 175.

- 6.354 Age or other occupancy restrictions which are likely to result in a lower level of auto usage; and
- 6.355 Impact of the parking requirement on the physical environment of the affected lot or adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways.
- 6.36 Schedule of Parking and Loading Requirements. Off-street parking shall be provided as shown in the following table. Where one entry is given in the table, it is the minimum requirement. Where a range is specified, the second entry is the maximum requirement. All square foot measurements refer to gross floor area unless specified otherwise. The abbreviation "d.u." means dwelling unit. The abbreviation n/a means not applicable. In cases where a requirement is expressed in number of seats, 20 square feet of public floor area shall equal one seat if there are no fixed seats. The final column of the table contains the loading requirement standard applicable under Section 6.80 for each use.

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

<u>Land Use Category</u>	<u>Open Space</u>	<u>Res. C-1</u>	<u>Bus. C (res)</u>	<u>Bus. C (comm)</u>	<u>Res. C-2A</u>	<u>Ind. B-1</u>	<u>Bus B</u>	<u>Loading Facility Category</u>
	<u>Res.A-1,A-2</u>	<u>O-1</u>	<u>Ind. A-1</u>	<u>Ind. A</u>	<u>Ind. B-2</u>	<u>Res. C-3</u>		
	<u>Res.B</u>	<u>Bus. A (Comm)</u>	<u>Ind. C</u>	<u>Off. 2</u>	<u>Bus. A (res)</u>	<u>Off. 3-A</u>	<u>Ind. B</u>	
		<u>Bus. A-1</u>		<u>Res. C-2</u>		<u>Off. 3</u>	<u>Bus. B-1, B-2</u>	
6.361 Residential Uses								
a. Detached dwelling occupied by not more than one family	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
b. Two family dwelling	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
c. Existing one-family detached dwelling converted for two families	1 per d.u.	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
d. Townhouse development ⁽²⁾	1 per d.u. ⁽³⁾	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
e. Elderly oriented housing, elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
f. Existing dwelling converted for elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
g. Multi-family dwelling	n/a	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
h. Existing dwelling converted for more than two families	n/a	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
i. Transient accommodations								
1) Tourist house in an existing dwelling	n/a	1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		n/a
2) Hotel	n/a	1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		E
3) Motel	n/a	1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		E
j. Non-family accommodations								
1) Dormitory	n/a	1 per 4 beds+ one per dorm		1 per 8 beds+one per dorm		1 per 8 beds+one per dorm		E
2) Fraternity or sorority	n/a	1 per 2 beds		1 per 4 beds		1 per 4 beds		E
3) Lodging House	n/a	1 per 4 beds+one/ldg. hse.		1 per 4 beds+one/ldg. hse.		1 per 4 beds+one/ldg. hse.		E
4) Personal care lodging house	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		E

<u>Land Use Category</u>	<u>Open Space</u> Res. A-1, A-2 <u>Res. B</u>	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. 2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	<u>Loading Facility Category</u>
6.361 Residential Uses (continued)								
k. Community Residence	n/a (6)	n/a (6)	n/a (6)	n/a (6)	n/a (6)	n/a (6)		E
1. Trailer park or mobile home park	n/a	1 per d.u.	1 per d.u.	1 per d.u.	n/a	n/a		n/a
6.362 Transportation, Communication & Utility Uses								
a. Bus or railroad passenger station	n/a	1 per 300 sq.ft.	1 per 300 sq.ft.	1 per 500 sq.ft.	1 per 900 sq.ft.	1 per 900 sq.ft.		n/a
b. Automobile parking lot or parking garage for private passenger cars	n/a	n/a	n/a	n/a	n/a	n/a		n/a
c. Railroad freight terminal, railroad yards and shops	n/a	n/a	n/a	n/a	1 per 2400sq.ft.	1 per 2400sq.ft.		A
d. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks	n/a	n/a	n/a	1 per 2000 sq.ft.	1 per 2400 sq.ft.	1 per 2400 sq.ft.		A
e. Radio and television transmission station, including towers	n/a	1 per 600 sq.ft. of office space	1 per 600 sq.ft. of office space	1 per 800 sq.ft. of office space	1 per 1000 sq.ft. of office space	1 per 1000 sq.ft. of office space		A
f. Radio and television studio	n/a	1 per 600 sq.ft.	1 per 600 sq.ft.	1 per 800 sq.ft.	1 per 1000 sq.ft.	1 per 1000 sq.ft.		D
g. Telephone exchange, transformer station, substation, gas regulator station, or pumping station	n/a (6)	1 per 600 sq.ft. of office space	1 per 600 sq.ft. of office space	1 per 800 sq.ft. of office space	1 per 1000 sq.ft. of office space	1 per 1000 sq.ft. of office space		A

Land Use Category

6.363 Institutional Uses

a. Religious Uses

	Open Space Res. A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. 2 Res. C-2	res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
1. Place of worship (includes church, chapel, synagogue, meeting house, gospel hall, meditation center)	1 per 5 seats or 100 sq.ft. of public floor area(7)	1 per 8 seats or 100 sq.ft. of public floor area(7)		1 per 15 seats or 300 sq.ft. of public floor area(7)		1 per 20 seats or 400 sq.ft. of public floor area(7)		F
2. Rectory, parsonage	1 per dwelling unit	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit		n/a
3. Religious oriented student activity center	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F
4. Convent, monastery	1 per 4 sleeping rooms	1 per 4 sleeping rooms		1 per 4 sleeping rooms		1 per 4 sleeping rooms		n/a
5. Church affiliated recreation center, parish club house	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F
6. Other religious use (includes reading rooms, ancillary church school, religious information center, office of a religious organization not elsewhere classified)	1 per 1000 sq.ft.	1 per 1000 sq.ft.		1 per 1500 sq.ft.		1 per 2000 sq.ft.		F

b. Higher Education (post-secondary schools, colleges, universities, and professional schools)

1. Administrative offices	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.-		1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
2. Departmental, program and faculty offices	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
3. Teaching facilities (classroom buildings, lecture halls)	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft. 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F

Land Use Category

6.363 Institutional Uses (continued)

b. (continued)

4. Research facilities

(a) Laboratories or similar facilities customarily devoted to chemical, biological, electromagnetic, or nuclear research

Open Space Res.A-1,A-2 <u>Res.B</u>	Res. C-1 O-1 Bus. A (Comm) <u>Bus. A-1</u>	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 <u>Res. C-2</u>	Res. C-2A Ind. B-2 Bus. A (res)	Ind. E-1 Res. C-3 Res. C-3A Off. 3-A <u>Off. 3</u>	Bus B Ind. A-2 Ind. B <u>Bus. B-1, B-2</u>	Loading Facility <u>Category</u>
n/a	1 per 600 sq. ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- <u>1 per 500 sq.ft.</u>		1 per 1800 sq.ft.- <u>1 per 1200 sq.ft.</u>		F

(b) Other physical science research

n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- <u>1 per 500 sq.ft.</u>		1 per 1800 sq.ft.- <u>1 per 1200 sq.ft.</u>		F
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(c) Social or applied sciences research

n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- <u>1 per 500 sq.ft.</u>		1 per 1800 sq.ft.- <u>1 per 1200 sq.ft.</u>		F
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5. Library

1 per 800 sq.ft.	1 per 800 sq.ft.		1 per 1200 sq.ft.		1 per 2400 sq.ft.		F
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6. Group residential and related facilities

(a) Dormitories

n/a	1 per 4 beds + one per dorm.		1 per 8 beds + one per dorm.		1 per 8 beds + one per dorm.		E
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(b) Fraternities and sororities

n/a	1 per 2 beds		1 per 4 beds		1 per 4 beds		E
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(c) Dining halls, canteens and similar eating facilities

1 per 20 seats	1 per 20 seats		1 per 40 seats		1 per 60 seats		E
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7. Athletic facilities

(a) Visitor oriented

n/a	1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area		F
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(b) Non-visitor oriented

n/a	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
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8. Museum

1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
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9. Theatre, concert hall, auditorium

n/a	1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area		F
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Land Use Category

6.363 Institutional Uses (continued)

	Open Space Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
c. Primary and Secondary Education								
1. Pre-school, kindergarten, day care center or primary school (includes public and parochial primary schools)								F
								3 per 2 instructional rooms, or 1 per 5 seats in the main auditorium, whichever is greater
2. Secondary school (includes public, parochial and private preparatory schools)								F
								5 per instructional room or 1 per 5 seats in the main auditorium, whichever is greater
d. Vocational Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		F
e. Other Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		F
f. Independent Non-Commercial Research Facilities (not university affiliated)								
1. Research institute or center including laboratories or similar facilities which customarily perform chemical, biological, electromagnetic, nuclear or other physical science research)	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		F
2. Private Library		1 per 300 sq.ft.	1 per 300 sq.ft.	1 per 600 sq.ft.		1 per 1200 sq.ft.		F
3. Other Non-commercial Research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		F

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
6.363 Institutional Uses (continued)		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. A-2
		Bus. A-1		Res. C-2		Off. 3-A	Ind. B
						Off. 3	Bus. B-1, B-2
g. Health Care Facilities							
1. Hospital	n/a	1 per 3 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 4 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 5 beds plus 1 per emergency or outpatient examining table, bed or facility	E
2. Infirmary	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds	E
3. Nursing home, convalescent home	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds	E
4. Clinic not affiliated with any other institution	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
5. Clinic affiliated with a hospital or accredited university medical school	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
6. Clinic affiliated with a community center	1 per 300 sq.ft.	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
7. Other out-patient care facilities	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.	E
h. Social Service Facilities							
1. Social service center (facility primarily providing counseling, information and referral services).	1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.	F
2. Multi-purpose community center (facility providing a broad range of social service, recreational and educational programs)	n/a ⁽⁶⁾ 1 per 600 sq.ft.	n/a ⁽⁶⁾ 1 per 600 sq.ft.		n/a ⁽⁶⁾ 1 per 1000 sq.ft.		n/a ⁽⁶⁾ 1 per 1800 sq.ft.	F
3. Community Residences	n/a ⁽⁶⁾	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾	E

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. A-2
		Bus. A-1		Res. C-2		Off. 3-A	Ind. B
						Off. 3	Bus. B-1, B-2
6.363 Institutional Uses (continued)							
i. Governmental Uses							
1. Federal, State and County government facilities	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2. Municipal government facilities							
(a) Administrative office	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.	1 per 800 sq.ft.- 1 per 400 sq.ft.	1 per 1000 sq.ft.- 1 per 670 sq.ft.			F
(b) Fire station, police station	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police	2 per engine company for fire; 1 per 800 sq.ft.- 1 per 400 sq.ft. for police	2 per engine company for fire; 1 per 1000 sq.ft.- 1 per 670 sq.ft. for police			n/a
(c) Library	1 per 600 sq.ft.	1 per 600 sq.ft.	1 per 1000 sq.ft.	1 per 1000 sq.ft.			F
(d) Municipal service facilities (water supply and distribution, waste disposal, road maintenance and other public works)	1 per 2 employ.	1 per 2 employees	1 per 2 employees	1 per 2 employees			A
(e) Parks, playgrounds and recreation facilities	0	0	0	0			n/a
j. Other Institutional Uses							
1. Club, lodge, or similar facility of a civic, social or fraternal organization	1 per 6 members based on maxi- mum rated capac.	1 per 6 members based on maximum rated capacity	1 per 8 members based on maximum rated capacity	1 per 10 members based n on maximum rated capacity			F
2. Museum, non-commercial gallery	600 sq. ft.	600 sq. ft.	1000 sq. ft.	1800 sq. ft.			F
3. Cemetery	0	0	0	0			n/a
4. Non-commercial recreation facilities	0	0	0	0			n/a
5. Community oriented cultural and ethnic heritage appreciation facilities	1 per 600 sq.ft.	1 per 600 sq.ft.	1 per 1000 sq.ft.	1 per 1800 sq.ft.			F

Land Use Category	Open Space	C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
	Res. A-1, A-2 Res. B	O-1 Bus. A (Comm) Bus. A-1	Ind. A-1 Ind. C	Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Res. C-3 Res. C-3A Off. 3	Ind. A-2 Ind. B Bus. B-1, B-2	
6. Institutional use not elsewhere classified	n/a ⁽⁶⁾	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		F
6.364 Office and Laboratory Use								
a. Office of a physician, dentist or other medical practitioner not located in a clinic listed under subsection 4.33(d)	n/a	1 per 300 sq.ft. - 1 per 150 sq.ft.		1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 500 sq.ft. - 1 per 330 sq.ft.		F
b. Office of an accountant, attorney, or other nonmedical professional person	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		F
c. Real estate, insurance or other agency office	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		F
d. General office use	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F
e. Bank, trust company or similar financial institution	(ground floor) n/a	1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 530 sq.ft.		F
	(upper floor)	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		F
f. Technical office for research development, laboratory or research facility subject to the restrictions in section 4.21(n)	n/a	1 per 600 sq.ft. ⁽⁸⁾ 1 per 300 sq.ft.		1 per 800 sq.ft. ⁽⁸⁾ 1 per 400 sq.ft.		1 per 1000 sq.ft. ⁽⁸⁾ 1 per 670 sq.ft.		F

Land Use Category

6.365 Retail Business and Consumer Service Establishments

Open Space Res. A-1, A-2 <u>Res. B</u>	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-3 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
a. Store for retail sale of merchandise							
1) Establishment providing convenience goods (1,2)	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.	1 per 1400 sq.ft. - 1 per 700 sq.ft.	1 per 1800 sq.ft. - 1 per 1200 sq.ft.			B
2) Other retail establishments	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.	1 per 700 sq.ft. - 1 per 500 sq.ft.	1 per 900 sq.ft. - 1 per 600 sq.ft.			B
b. Place for the manufacturing, assembly or packaging of consumer goods	n/a	1 per 800 sq.ft.	1 per 1200 sq.ft.	1 per 1600 sq.ft.			A
c. Barbershop, beauty shop, laundry and dry-cleaning pick-up agency, shoe repair, self-service laundry or other similar establishment	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.	1 per 1400 sq.ft. - 1 per 700 sq.ft.	1 per 1800 sq.ft. - 1 per 1200 sq.ft.			D
d. Hand laundry, dry-cleaning or tailoring shop	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.	1 per 1400 sq.ft. - 1 per 700 sq.ft.	1 per 1800 sq.ft. - 1 per 1200 sq.ft.			D
e. Lunchroom, restaurant, cafeteria	n/a	1 per 5 seats ⁽⁹⁾ - 1 per 2.5 seats	1 per 10 seats ⁽⁹⁾ - 1 per 5 seats	1 per 15 seats ⁽⁹⁾ - 1 per 10 seats			C
f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided.							
1) Lunchroom, restaurant or cafeteria	n/a	1 per 5 seats ⁽⁹⁾ - 1 per 2.5 seats	1 per 10 seats ⁽⁹⁾ - 1 per 5 seats	1 per 15 seats ⁽⁹⁾ - 1 per 10 seats			C
2) Bar saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food	n/a	1 per 5 seats ⁽⁹⁾ - 1 per 2.5 seats	1 per 10 seats ⁽⁹⁾ - 1 per 5 seats	1 per 15 seats ⁽⁹⁾ - 1 per 10 seats			C
g. Bar or other establishment where alcoholic beverages are sold and consumed and where dancing and entertainment is provided. Dance hall or similar place of entertainment	n/a	1 per 5 seats - 1 per 2.5 seats	1 per 10 seats - 1 per 5 seats	1 per 15 seats - 1 per 10 seats			C

6.365	Retail Business and Consumer Service Establishments (continued)	Open Space Res.A-1,A-2 Res.B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category	
			O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3A	Ind. A-2		
			Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B		
			Bus. A-1	Ind. C	Res. C-2		Off. 3	Bus. B-1, B-2		
	h. Theatre or hall for public gathering	n/a	1 per 5 seats - 1 per 2.5 seats		1 per 10 seats - 1 per 5 seats		1 per 15 seats 1 per 10 seats		F	
	i. Commercial recreation	n/a	1 per 6 persons based on maximum permitted capacity		1 per 6 persons based on maximum permitted capacity		1 per persons based on maximum permitted capaci.		F	
	j. Mortuary, undertaking or funeral establishment	n/a	4 per chapel, parlor or reposing room		4 per chapel, parlor, or reposing room		4 per chapel, parlor, or reposing room		F	
	k. Printing shop, photographer's studio	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		F	
	l. Animal Services									
	1. Veterinary establishment, kennel	n/a	1 per 300 sq.ft. - 1 per 150 sq.ft.		1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 500 sq.ft. - 1 per 330 sq.ft.		F	
	2. Pet shop or similar estab- lishment	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.		F	
	m. Sales place for new and used cars, vehicle rental agencies	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.		C	
	n. Office including display or sales spaces of a wholesale jobbing or similar establishment	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.		C	
	o. Fast Order Food Establishment	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		C	

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
		O-1 Bus. A (Comm) Bus. A-1	Ind. A-1 Ind. C	Ind. A Off. -2 Res. C-2	Ind. B-2 Bus. A (res)	Res. C-3 Ind. C-3A Off. 3-A Off. 3		
6.366 Open Air or Drive-In Retail and Service								
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden.	n/a	1 per 330 sq.ft. - 1 per 170 sq.ft.		1 per 450 sq.ft. - 1 per 230 sq.ft.		1 per 600 sq.ft. - 1 per 400 sq.ft.		D
b. Automobile oriented fast order food service establishments	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		C
c. Drive-in bank and other retail or consumer service establishment where motorist does not have to leave his car	n/a	n/a ^(6,10)		n/a ^(6,10)		n/a ^(6,10)		D
d. Outdoor amusement park, outdoor sports facility conducted for profit	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a
e. Open-air or drive-in theatre or other open-air place of entertainment	n/a	n/a		1/2000 sq.ft. of lot area		1/2000 sq.ft. of lot area		n/a
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors.	n/a	1/1000 sq.ft. of sales area		1/1400 sq.ft. of sales area		1/1800 sq.ft. of sales area		C
g. Automobile service station where no major repairs are made.	n/a	2 spaces per bay but not less than 1 space ⁽¹⁰⁾		2 spaces per bay but not less than 1 space ⁽¹⁰⁾		2 spaces per bay but not less than 1 space ⁽¹⁰⁾		D
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	n/a	n/a ^(6,10)		n/a ^(6,10)		n/a ^(6,10)		D
i. Place for exhibition, lettering or sale of gravestones	n/a	1 per employee + one per estab.		1 per employee + one per estab.		1 per employee + one per estab.		D

Land Use Category

OS	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Res. C-3	Bus B	Loading Facility Category
Res. A-1, A-2	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3A	Ind. A-2	Ind. B	
Res. B	Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B	Ind. B	
	Bus. A-1	Ind. C	Res. C-2		Off. 3	Bus. B-1, B-2		

6.367 Light Industry, Wholesale, Business and Storage.

a. Assembly or packaging of articles	n/a	1 per 1200 sq.ft.	.1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
b. Manufacture, processing, assembly and packaging the following.					A
1). Clothing, but not the manufacture of the cloth or other material of which the cloth is made.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
2). Food products, including bakery, confectionary and dairy products.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
3). Drugs	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
4). Electrical, electronic and communication instruments.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
5). Engineering, laboratory and scientific instruments, temperature controls.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
6). Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
7). Lamp shades except of glass or metal.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
8). Leather goods, excluding footwear and saddlery.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
9). Medical and dental instruments and supplies, optical instruments and lenses.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
10). Paper and paperboard products					A
11). Pens and mechanical pencils	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
12). Plaster of paris or paper mache products.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A
13). Office machines, including cash registers, computing machines and typewriters, scales and balances.	n/a	1 per 1200 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.	A

Land Use Category	Open Space	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
	Res. A-1, A-2 Res. B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	
		Bus. A-1		Res. C-2		Off. 3	
						Bus. B	
						Ind. A-2	
						Ind. B	
						Bus. B-1, B-2	
14). Umbrellas, parasols and canes.	n/a	1 per 1200 sq.ft.	1 per 1200 sq.ft.	1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
15). Watches, clocks, watchcases, clockwork mechanisms.	n/a	1 per 1200 sq.ft.	1 per 1200 sq.ft.	1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
c. Bottling of beverages	n/a	1 per 1600 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.		1 per 2400 sq.ft.	A
d. Distribution center, parcel delivery center, delivery warehouse.	n/a	1 per 1600 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.		1 per 2400 sq.ft.	A
e. Laundry, dry cleaning plant	n/a	1 per 1200 sq.ft.	1 per 1200 sq.ft.	1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
f. Printing, binding, published and related arts and trades.	n/a	1 per 1200 sq.ft.	1 per 1200 sq.ft.	1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
g. Auto body or paint shop.	n/a	2 per bay	2 per bay	2 per bay		2 per bay	A
h. Automotive repair garage	n/a	2 per bay	2 per bay	2 per bay		2 per bay	A
i. Food Commissary	n/a	1 per 1200 sq.ft.	1 per 1200 sq.ft.	1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
j. Wholesale business and storage in roofed structure, but not including wholesale storage of flameable liquid, gas or explosives.	n/a	1 per 1600 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.		1 per 2400 sq.ft.	A
k. Storage warehouse, cold storage plant, storage building.	n/a	1 per 1600 sq.ft.	1 per 1600 sq.ft.	1 per 2000 sq.ft.		1 per 3000 sq.ft.	A
l. Open-lot storage of new building materials, machinery and new metals.	n/a	1 per 1600 sq.ft. lot area	1 per 1600 sq.ft. lot area	1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area	A
m. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers.	n/a	1 per 1600 sq.ft. lot area	1 per 1600 sq.ft. lot area	1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area	A
6.368 Heavy Industry							
a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts.	n/a	n/a	n/a	n/a		n/a ⁽⁶⁾	A

Land Use Category	Open Space Res.A-1,A-2 Res.B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
b. Rendering or preparing of grease, tallow, fats and oils, manufacturing of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction.	n/a	n/a		n/a		1 per 2000 sq.ft.		A
c. Stone cutting, shaping, and finishing, in completely enclosed buildings.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 3000 sq.ft.		A
d. Textile mill, except mill for processing of jute, burlap or sisal.	n/a	n/a		n/a		1 per 2000 sq.ft.		A
e. Manufacturing, processing, assembly, packaging or other industrial operations, but the following are expressly prohibited (6/12/78). 1). Acid Manufacture 2). Cement, lime, gypsum manufacture 3). Explosives or fireworks manufacture 4). Glue manufacture 5). Incineration or reduction of garbage, offal or deal animals. 6). Petroleum Refining 7). Smelting of zinc, copper, tin or iron ores. 8). Stockyard or abattoir	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
f. Open lot storage of second-hand lumber or other used building material.	n/a		1 per 1600 sq. ft. of lot area	1 per 2000sq. ft. of lot area		1 per 3000 sq.ft. of lot area		n/a
g. Open lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles.	n/a		1 per 100 sq.ft. of lot area	1 per 2000 sq.ft. of lot area		1 per 3000 sq.ft. of lot area		n/a

Parking Table Footnotes

1. Required parking may be reduced if a special permit is granted by the Board of Appeals upon its determination that the criteria of subsection 6.35 will be satisfied.
2. See also Section 11.16.
3. Special permit granting authority may require visitor spaces in excess of the minimum requirement.
4. The requirement for elderly oriented housing may be reduced below the requirement specified in the table but not below one space per four dwelling units.
5. Additional parking spaces shall be provided for public restaurants in excess of 2000 square feet for a hotel or motel containing up to 100 rooms, in excess of 5000 square feet for one containing between 101 and 250 rooms, and 8000 square feet in one containing more than 250 rooms. The number of such spaces shall equal 50% of the requirement for such uses specified in subsection 6.365. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.
6. The amount of parking required for this use shall be at the discretion of the special permit granting authority. In making its determination of required parking, the Board shall consider the size of the staff customarily occupying the premises, the nature of the client, resident, or customer population and the extent to which additional off-street parking will be detrimental to the physical character of the neighborhood.
7. The required number of spaces shall be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking facility or any other parking facility where an equivalent number of spaces are available without charge during the time of services.
8. The requirement for areas devoted to fabrication shall be based on the parking requirement for the applicable industrial use category listed in subsections 6.367 or 6.368.

9. This requirement shall not apply to accessory employee cafeterias.
10. A queue line for 5 cars shall be provided for each window, bay, or other service providing unit. Such unit shall not block any parking spaces and shall be in addition to other applicable requirements.
11. A queue line for 3 cars or comparable loading or live parking area shall also be provided for dropping off and picking up students.
12. Providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2,500 square feet of gross floor area.

6.37 Bicycle Parking. Off-street parking of bicycles shall be provided as follows:

6.371 For multi-family residences there shall be one bicycle space or locker for each two dwelling units or portion thereof.

6.372 For all other uses, except those exempted in subsection 6.374, there shall be one bicycle parking space for each ten automobile parking spaces or fraction thereof required in subsection 6.36.

6.373 Uses allowed to have reduced parking by special permit under subsection 6.35 shall nevertheless be required to provide bicycle spaces or lockers in the amount of one for each ten automobile parking spaces or fraction thereof that would otherwise be required for such use in subsection 6.36.

6.374 No accessory bicycle parking shall be required to serve the following uses as listed in the Section 6.36, Schedule of Parking and Loading Requirements: 6.361(d), (e), and (f); 6.363 (j) (3); 6.365(j) and (l) (1); 6.366 (g), (h) and (i); 6.367(d), (g), and (h).

6.40 DESIGN AND MAINTENANCE OF OFF-STREET PARKING FACILITIES

6.41 Purpose. The regulations governing the design and maintenance of off-street parking facilities are intended to protect the health, safety and welfare of the users of the parking facility, and of abutting properties, including pedestrians and motorists. Therefore, the regulations herein provide for internal and perimeter landscaping, planting, walls, fences and other improvements to reduce noise, glare or reflection from autos, lights, fumes and the like, and minimum standards for parking space and aisle dimensions to ensure safe traffic circulation within the parking facility and from entrances and exits.

6.42 Dimensions for Off-Street Parking Spaces. The minimum dimensions for off-street parking spaces, exclusive of drives and maneuvering spaces, shall be as follows:

<u>Space</u>	<u>Equivalent 90° Width</u>	<u>Equivalent 90° Depth</u>	<u>Vertical Clearance</u>	<u>Minimum Angle of Parking</u>	<u>Width of Aisles</u>
Regular	8½ feet	18 feet	7½ feet	60°	22 feet
Compact car	7½ feet	16 feet	7½ feet	60°	20 feet
Handicapped	12 feet	18 feet	7½ feet	60°	22 feet

6.43 Access for Off-Street Parking Facilities. Off-street parking facilities shall have maneuvering areas and appropriate means of vehicular access to a street and shall be so designed as not to constitute a nuisance, hazard, or unreasonable impediment to traffic.

- 6.431 All parking spaces within the Business B-1 and Business B-2 districts shall be both covered and enclosed. All vehicular access for office and retail uses in those districts shall be from Massachusetts Avenue or from side street perpendicular to it that allow traffic flow toward Massachusetts Avenue. The open area of any lot in the Business B-1 and Business B-2 districts devoted to vehicular movements such as driveways shall be no more than the minimum necessary for vehicular access to covered and enclosed parking.
- 6.432 The layout of parking spaces shall permit entering and exiting without moving any other vehicles parked in other spaces except where more than one space is provided for any one dwelling unit, such spaces may be located in tandem to the required parking space for that dwelling unit.
- 6.433 Curb cuts for off-street parking facilities shall comply with the following standards:
- (a) In Residential districts, the maximum width of a curb cut shall be twenty feet at the street line.
 - (b) In Open Space, Business, Office and Industrial districts, the maximum width of a curb cut shall be 30 feet.
 - (c) No more than one curb cut per lot for lots with less than 100 feet of frontage shall be allowed. A maximum of one curb cut for every 100 feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of one hundred feet.
- 6.434 Driveways for off-street parking facilities shall comply with the following standards:
- (a) The minimum width for a one-way driveway shall be ten (10) feet.
 - (b) The minimum width for a two-way driveway shall be twenty (20) feet.
 - (c) No driveway curb cut shall be located closer than 25 feet to a street intersection or within 15 feet of a crosswalk.
 - (d) The grade and design of any driveway providing access to an off-street parking facility shall permit a clear view to the driver of any car exiting from the facility of traffic on the street and of pedestrians on the sidewalk and in no case shall the grade of the driveway within 20 feet of the property line be greater than 10 per cent.
- 6.435 The Board of Zoning Appeal may grant a special permit modifying the provisions of this subsection 6.43 in accordance with the following conditions:

- (a) The provisions for layout of parking spaces in paragraph 6.432 may be modified where there is a valet parking arrangement for an off-street parking facility.
- (b) The maximum curb cut width specified in paragraphs 6.433 (a) and 6.433 (b) may be modified if the Board determines that an increased curb cut width would facilitate traffic and safety.
- (c) The maximum of one curb cut for every one hundred (100) feet of street frontage as required in paragraph 6.433 (c) may be modified if the Board determines that traffic and safety would be facilitated by exceeding this maximum.
- (d) The distance of driveways from street corners or crosswalks as required in paragraph 6.434 (c) may be modified if the Board determines that an alternate arrangement would better facilitate traffic and safety.

6.436 The Board of Zoning Appeal may grant a special permit authorizing owners of adjacent properties to establish common driveways under mutual easements but such special permit shall not become effective until an appropriate easement has been duly recorded at the Middlesex County Registry of Deeds.

6.44 Layout of Off-Street Parking Facilities. Any parking facility located within a structure, unless it is completely underground, must conform to the yard requirements for the zoning district in which it is located. On-grade, open parking spaces may be located in required yards only as provided in this subsection 6.44.

6.441 Setbacks for on-grade open parking facilities shall be provided as follows:

- (a) No on-grade open parking space shall be located within ten (10) feet of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story. However, on-grade open parking spaces serving 1, 2, or 3 family dwellings may be located within five (5) feet of that portion of such building wall.
- (b) Except for one, ~~two~~, or three family dwellings existing at the time of the effective date of this ordinance or amendment thereto, no on-grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.
- (c) No on-grade open parking space shall be located within a required front yard setback.

- (d) The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of subsection 6.48.
- (e) No on-grade open parking shall be allowed in a Residence C-2A district within 125 feet of a Residence A-1, A-2, B, C-1, or C-2 district.
- (f) In an Industry C district, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway.
- (g) The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.441(a) or (b) if site specific factors favor such modification.

- 6.442 All roads, streets, alleys, sidewalks and other public rights-of-way and all landscaped areas shall be protected from vehicular overhang by wheel bumpers, curbs or other suitable method except those off-street parking facilities provided for one, two or three family dwellings.
- 6.443 Off-street parking facilities shall be marked so as to indicate clearly the space to be occupied by each vehicle, in accordance with the dimensions specified in subsection 6.42 and including directional arrows and traffic signs as necessary for traffic control. Such markings shall be maintained so as to be plainly visible.
- 6.45 Drainage, Surfacing and Maintenance. All sections of off-street parking facilities which are not landscaped according to the requirements of subsection 6.48 shall be graded, surfaced (preferably with durable pervious paving materials such as modular paving blocks, bricks or similar materials), and maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow onto any public way or onto another lot.
- 6.451 A parking space for a one, two, or three family dwelling may consist of two parallel paved strips, each at least 18 inches wide by 18 feet long separated by a landscaped area.
- 6.452 Off-street parking areas shall be kept plowed, clean and free from rubbish and debris. All fences, barriers, walls, landscaping and lighting shall be maintained and kept repaired or replaced with facilities satisfying the requirements of this Section 6.40.
- 6.46 Lighting. Off-street parking facilities which are used at night shall be provided with adequate lighting installed and maintained in such manner so as not to reflect or cause glare on abutting or facing residential premises nor to cause reflection or glare which adversely affects safe vision of operators of vehicles moving on nearby streets. A recommended standard for lighting is a minimum intensity of one (1) foot candle on the entire surface of the parking facility.

- 6.47 Screening. Off-street parking facilities containing five or more spaces and not in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct vehicle sight distances, entrances and exits.
- 6.471 Screening shall consist of one or a combination of the following:
- (a) A strip at least five (5) feet in width of densely planted shrubs or trees which are at least two (2) feet high at the time of planting and are of a type that may be expected to form within three years after time of planting a continuous, unbroken, year-round visual screen.
 - (b) A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than fifty percent (50%) of the face is open. The wall, barrier or fence shall be at least four (4) feet and not more than six (6) feet in height.
- 6.472 The screening as required in this subsection 6.47 shall be located so as not to obstruct vehicle sight distances, entrances and exits. Such screening shall not be higher than two (2) feet within thirty (30) feet of an intersection or ten (10) feet of a driveway. In no case shall the screening of parking facilities from abutting streets exceed four (4) feet in height.
- 6.473 Every effort shall be made to retain existing trees. Removal of any tree exceeding six (6) inch caliper to accommodate construction of a parking facility is discouraged.
- 6.474 Perimeter landscaping required for screening may include any landscaped yard area otherwise required.
- 6.475 Screening shall be continuously maintained so as to effectively serve the purpose for which it is intended. No advertising devices of any kind shall be allowed on screening.
- 6.476 Screening shall be continuous except for required access.
- 6.477 In residential districts, any on-grade, open parking area located in a front yard shall provide a visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. Such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.
- 6.478 Screening requirements may be waived in the following cases:

- (a) If said parking facility is already effectively screened by an existing building, wall, fence or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained.
- (b) If said parking facility is already effectively screened by a natural terrain feature, railroad tracks, or change in grade.
- (c) If said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least 5 feet in width may be used in lieu of screening along the common property line.

6.48 Landscaping. For the purpose of this section 6.40, landscaping shall consist of any of the following or combination thereof: grass, ground covers, shrubs, vines, hedges or trees; and non-living durable material commonly used in landscaping, such as but not limited to rocks, pebbles or wood chips, but excluding asphalt or concrete. Required screening elements as specified in subsection 6.471(a) and (b) may be allowed in perimeter landscaped areas.

6.481 On-grade, open parking facilities which contain 5 or more parking spaces shall be landscaped in accordance with the following requirements:

- (a) At least 5% of the interior area of the parking facility shall be landscaped. This does not include perimeter planting provided for beautification or to satisfy screening requirements.
- (b) Each planting area shall be at least 25 square feet in area and have no dimension less than five feet.
- (c) Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every ten parking spaces.
- (d) Trees used to satisfy parking lot landscaping requirements shall be a minimum of three (3) inch caliper at planting and shall be suitable for location in parking lots. Recommended species are listed in Section 11.164(4)(b).
- (e) Existing trees shall be preserved wherever possible.
- (f) Existing and new trees shall be protected by bollards, high curbs or other barriers sufficient to minimize damage.
- (g) Extensive unbroken paved areas in large on-grade open parking facilities shall not be permitted. In parking lots containing 25 or more spaces, a row shall contain no more than 15 contiguous parking spaces without a densely planted landscaped buffer of at least the dimensions of one space.

- 6.482 No regular certificate of occupancy shall be issued unless an inspection by a representative of the Building Department establishes that the landscaping meets the requirements provided herein. Pending issuance of a regular certificate of occupancy, a temporary certificate may be issued for such period as the Superintendent of Buildings may designate but no longer than one year.
- 6.49 Design Of Bicycle Parking Spaces. Bicycle parking spaces shall be provided in accordance with the amounts required by Section 6.37 and with the design regulations in this section 6.49.
- 6.491 Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two feet wide, and shall be provided with some form of stable frame permanently anchored to a foundation, to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker, or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism. The separation of the bicycle parking spaces and the amount of corridor space shall be adequate for convenient access to every space when the parking facility is full.
- 6.492 When automobile parking spaces are provided in a structure, all required bicycle spaces shall be located inside that structure or shall be located in other areas protected from the weather. Bicycle parking spaces in parking structures shall be clearly marked as such and shall be separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car.
- 6.493 Bicycle parking spaces shall be located near the entrance of the use being served and within view of pedestrian traffic if possible, and shall be sufficiently secure to reasonably reduce the likelihood of bicycle theft.
- 6.494 Changes in the requirements of this section, consistent with the intent of this article, may be approved by the Board of Zoning Appeal by special permit.

6.50 PARKING PLAN INFORMATION REQUIREMENTS

- 6.51 Any application for a building permit for construction of a new building or for an alteration of an existing building increasing the gross floor area or intensity of use, (as specified in subsection 6.12b), or for a certificate of occupancy where no building permit is required, shall be accompanied by one or more plans--drawn to scale and fully dimensioned--showing any parking and/or loading facilities to be provided.

- 6.52 Every such plan for a proposed new, altered, or expanded use which provides five or more parking spaces shall indicate thereon the location of and provision for:
- (1) parking spaces and access routes (6.34 and 6.40)
 - (2) curbing and wheel stops (6.442)
 - (3) pavement markings (6.443)
 - (4) surfacing (6.45)
 - (5) screening and landscaping (6.47 and 6.48)
 - (6) lighting (6.46)
 - (7) drainage (6.45)
 - (8) bicycle parking (6.49)
 - (9) loading areas (6.60)
 - (10) other pertinent data reasonably required by the Superintendent of Buildings or his designee.
- 6.53 The Superintendent of Buildings may forward a copy of the plan indicating off-street parking and loading arrangements to the Community Development Department and the Department of Traffic and Parking for review and comment. The departments must return the plan to the Building Department with written approval or recommended modifications within a period not to exceed 5 business days from the date of receipt.
- 6.54 Any land use involving a fleet of vehicles for operation of the use shall be required to provide information demonstrating provision of space for such fleet before issuance of an occupancy permit for said use.
- 6.55 In the event that the plan for off-street parking and loading arrangements require a special permit or variance an applicant for such approvals shall submit the following information to the permit or special permit granting authority to assist in their determination:
- (1) A written statement describing in detail the parking generating characteristics of the land use.
 - (2) A plan drawn to scale showing the various uses within respective floor areas of the building or structure.
 - (3) The number of employees during largest work shift.
 - (4) The number of customers, patrons or other visitors expected to be served.
 - (5) Any other statements to show the actual extent of off-street parking space required or generated by the particular use.

6.60 PURPOSE AND INTENT OF LOADING REQUIREMENTS

- 6.61 It is the intention of this ordinance that all buildings and uses requiring the delivery of goods as part of their function be provided with necessary space for off-street loading.

6.70 APPLICATION OF LOADING REQUIREMENTS

- 6.71 No application for a permit for the erection of a new building, for the activities described in subsection 6.12(b) and (c), or for the development of a land use, shall be approved, unless it indicates a plan for off-street loading facilities required to comply with the regulations set forth in this Article.
- 6.72 Where a building existing on the effective date of this ordinance is altered or extended in such a way as to increase the gross floor area, only the additional gross floor area shall be counted in computing the off-street loading requirements.
- 6.73 Where a building or lot is used by two activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 of the different categories. Where a building or lot is used by three or more activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be one half the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 for the different categories.
- 6.74 The required amount of loading facilities required to serve an institutional use listed in subsection 6.363b may be calculated in aggregate for a use or uses on a lot and any lot contiguous thereto. However, such institutional use shall be located within a five (5) acre area containing one or more lots, contiguous, except for streets, owned by a single institution.
- 6.75 Where the computation of total required loading bays results in a fractional number, only the fraction of one-half or more shall be counted as one.

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

- 6.81 Off-street loading facilities shall be provided based on the category of land use and the area of that use.
- 6.82 The loading facility category shall be as listed in subsection 6.36. The required number of loading bays shall be determined by the schedule in subsection 6.83.

6.83 Minimum Number of Off-Street Loading Bays

Gross Floor Area (in thousands of square feet)

Loading Facility Category	Area at Which First Bay is Required	Area at Which Second Bay is Required	Incremental Area for Which Each Additional Bay is Required Beyond the Second
A	5	40	50
B	10	20	50
C	10	25	40
D	10	40	50
E	10	100	100
F	<u>10</u>	<u>100</u>	<u>200</u>

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

- 6.91 Where a building or lot contains uses requiring compliance with loading facility categories C, D, E, and F, the first required bay shall be no less than ten feet in width, thirty feet in length and fourteen feet in height. Each additional required loading bay for categories C, D, E, and F and any loading bay required by categories A and B shall be no less than ten feet in width, fifty feet in length, and fourteen feet in height, such requirements to be exclusive of drives and maneuvering space.
- 6.92 All loading bays, drives, and maneuvering space shall be located entirely on the lot with immediate and direct ingress to the building intended to be served. A bay need not be enclosed in a structure provided any yard area used as a loading bay shall not infringe on front, side, and rear yard requirements as indicated in Article 5.000. All such facilities shall be designed with appropriate means of vehicular access to a street or alley as well as maneuvering area, and no driveways or curb cuts shall exceed thirty feet.
- 6.93 Off-street loading bays may be enclosed in a structure and must be so enclosed if located within fifty feet of a Residence district where the use involves regular night operation, such as that of a bakery, restaurant, hotel, bottling plant, or similar uses. Any lighting provided shall be installed in a manner that will prevent direct light from shining onto any street or adjacent property.
- 6.94 All accessory driveways and entranceways shall be graded, surfaced, drained and suitably maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to avoid nuisances of dust, erosion, or excessive water flow across public ways.

6.95 Loading facilities shall not be reduced in total extent to usability after their installation, except when such reduction is in conformity with the requirements of this Article. Such facilities shall be designed and used in such a manner as at no time to constitute a nuisance or hazard or unreasonable impediment to traffic.

4. Recodify as follows:

- (a) Change the words "Section 6.50" in subsection 11.162(2) and (3) to "Sections 6.20 and 6.40."
- (b) Change the words "Section 6.54" in subsection 13.184 to read "subsection 6.441(f)."
- (c) Change the words "Section 6.50" in subsection 14.525 to read "Article 6.000."
- (d) Change the words "Sections 6.60, 6.70, 6.80, and 6.90" in subsection 14.53 to read "Article 6.000."

City of Cambridge

Comm. from the Planning Board transmitting
the report of the Planning Board on the
petition for off-street parking and loading
requirements.

In City Council,

April 27, 1981

4/27/81

*Referred to the
Petition-*

See Amendment

Passed to 2nd

Pending

4/27/81

unihab

May 11, 1981

Paul Healy
Clerk of Cambridge City Council
Cambridge City Hall
795 Mass. Ave.
Cambridge, MA 02139

Dear Mr. Healy:

It has been brought to our attention that the new parking regulation is being brought to vote this evening in the council.

Although there are many improvements suggested in the ordinance, there is one which must have escaped the planning board's attention.

Section 6.434 would require 20' wide driveways for any off street parking. This regulation would preclude virtually all of our restorations and renovations completed to date. It would erode much of the possible landscaped area, and for all practical purposes be of no benefit to the occupants of a single or multifamily dwelling.

We strongly recommend deleting section 6.434 from the ordinance.

Thank you for your attention to this matter.

Sincerely,



Gwendolen N. Røng
Treasurer, Unihab/Cambridge, Inc.

GNR/dw

SHELTER INNOVATION / RENOVATE, INC.



134 MOUNT AUBURN ST.

CAMBRIDGE, MA. 02138

617-354-7217

May 11, 1981

Mr. Paul Healey
City Clerk
City of Cambridge

Dear Mr. Healey:

We have very recently been made aware of the new parking ordinance that is scheduled for its adoption tonight. We have read it very closely and while we strongly support many of the new ideas it contains and the intent of providing more realistic parking requirements, we find that in its present form it jeopardizes most existing projects for residential housing which comply with the old law and are on the verge of construction. We do not believe this to be the intent of the proposed law and we request that if possible an extension of time be granted so that we can discuss with the Planning Board the hopefully unintentional effects of some of the requirements (especially the 20' driveway width).

We feel that many items badly need clarification, and would in their present form lead to the cessation of almost all residential housing projects in which new parking is required. Also we would hope that, at the least, a short delay could save those projects which have in good faith been prepared under the present law over many months.

Sincerely,

JOHN A. KERNOCHAN

DONALD LANG, REG. ARCH.

May 11, 1981

Mr. Paul Healey
City Clerk
City of Cambridge

Dear Mr. Healey:

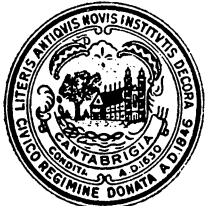
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Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas Okun".

Douglas Okun



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended with a proposed new Article 6.000 in the Zoning Ordinance concerning OFF STREET PARKING AND LOADING REQUIREMENTS. The proposed new Article 6.000 would replace the existing Article 6.000 in its entirety.

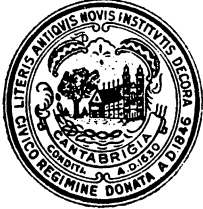
In City Council May 18, 1981.

Passed to be ordained as amended by a yea and nay vote:- Yeas 6;
Nays 0; Absent 3.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or second publication.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended with a proposed new Article 6.000 in the Zoning Ordinance concerning Off Street Parking and Loading Requirements. The proposed new Article 6.000 would replace the existing Article 6.000 in its entirety.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

Passed to a second reading at the City Council meeting held on April 27, 1981 and on or after May 11, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or second publication.

ATTEST:- Paul E. Healy, City Clerk.

M E M O R A N D U M

TO: David Wylie
FROM: John H. Henn
RE: Zoning Ordinance -- Parking Revisions

1. §2.000 -- Definitions: the word "off street" should be inserted as appropriate in each definition to tie in with the new §6.000.

2. §6.22 -- Location: this § and sub-§§ are similar to the old, but more detailed. In re §6.222, it would be nice to prevent using for off-site parking any lot on which an historically "desireable" building is located. Maybe this could be done, with adequately precise definitions, by a tie-in to the recent ordinance regarding demolition of historical buildings.

3. §6.23 -- Control of Off-Site Facilities: what standard does Superintendent use to determine "the period during which the use ... may be expected to be in existence"? For many uses (e.g., office and residential), that period is far longer than the IRS depreciation period, and the latter figure shouldn't be permitted. Generally, this clause needs tightening.

4. ~~§~~6.322 -- Small Business: Office condominiums seem to be exempt, so it should be clear that a new office building must comply even if it is later to be sold off as multi-condominiums, each of small size.

5. §6.36 -- Table In General: It is worth inquiring as to the uses where the parking requirements are being relaxed.

6. §6.361(c) -- One-family converted to two-family: Footnote No. 1 makes the listed requirement of "1 per d.u." a hoax. In fact, the footnote cuts this requirement in half. Who supports this? Everyone who criticised the old accessory apartment ordinance complained of diluting the parking requirement. This change seems to be just a "back door" effort by the same few Planning people who seem keen on permitting two-family uses in Residence A zones. See also §6.431 (tandem parking), which is a variant on the same ploy.

7. §6.374 -- Bicycle Exemption: Why exempt §6.361(d), townhouses? And there are no uses listed at "§6.364(j) and (l)".

8. §6.431 -- ~~tand~~ tandem parking: See comment re §6.361(c) above. Tandem parking is common for the dwelling unit with 2 cars for that unit. But this section would allow one driveway of 4-cars length to service a 4-unit building. That would be a total undermining of the parking requirements for residential uses. All those extra cars would be out on the street. Parking is a key control, albeit indirect, on residential density, and this section eviscerates it.

9. §6.441 -- Setbacks: This section is garbled; it appears on p.28, and then again on p.29. Make clear that front yard parking is out. The Doug Bell townhouse front yard parking lots (as on Oxford Street) shouldn't be permitted. Also, there surely should be a requirement as to the minimum distance between a parking space and a 1-3 family dwelling. See §6.441(a).

Car fumes under the bedroom window are no better in a 3-decker than in a 4-decker.

10. Miscellaneous -- Many of the on-grade, open parking lots have limited term special permits (5 years I believe). It should be clear -- I think it is -- that they must comply with the new ordinance when they come up for renewal.

2/22/81

John - Here are my reactions after a quick run-through. Please let me have these notes back on Wed at Hearing. Thanks for your interest. Dave

6.22 et seq - Should we add an exception ~~prohibition~~ to this ~~section~~ liberalization of the location requirement, with respect to parking that might be created by demolishing desirable buildings (including all housing units & all bldgs of historical or aesthetic merit)

6.23 pg 7 at top - "continue to be available" - too loose.

6.321 We should get a map showing the 1500' radius.
Exception for movie theaters.

6.322 could office condos get a free hand under this exemption?

6.323 The institutional plan should be not merely submitted. The deduction shld depend upon approval of the plan.

6.365 h - should be much higher parking requirement to discourage porno movie houses which are proliferating. Big problem in

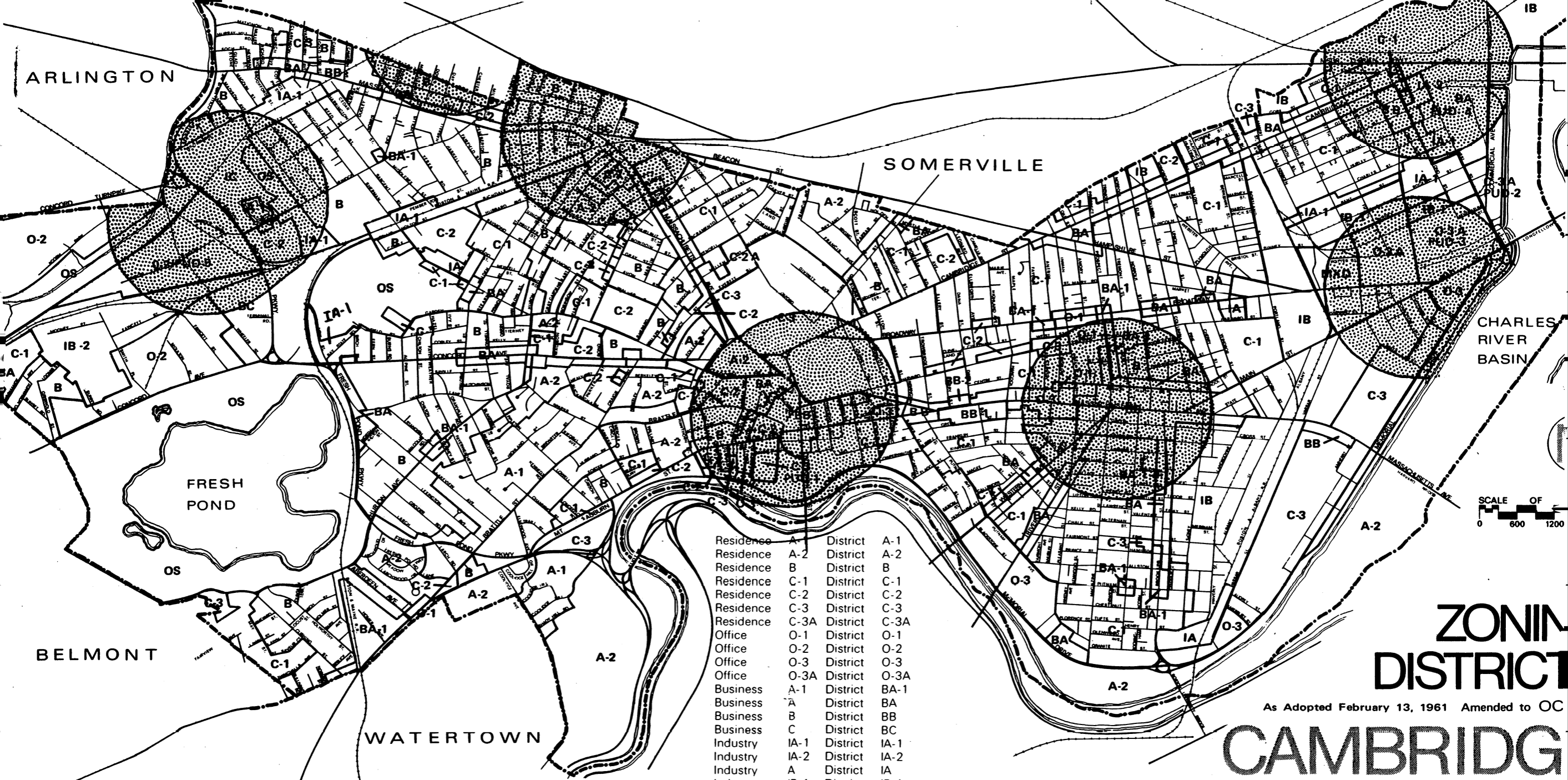
Chelsea, & recent article in NY Times on
profitability of such.

Table in general -

Wherever we are unhappy with permitted
existing density - FAR - there
should be no relaxation of parking
requirements.

6.476, 48, 481 -

Should require submission of a
maintenance plan & budget incl.
watering & fertilizing & replacement -
and a means to enforce compliance.



Residence	A-1	District	A-1
Residence	A-2	District	A-2
Residence	B	District	B
Residence	C-1	District	C-1
Residence	C-2	District	C-2
Residence	C-3	District	C-3
Residence	C-3A	District	C-3A
Office	O-1	District	O-1
Office	O-2	District	O-2
Office	O-3	District	O-3
Office	O-3A	District	O-3A
Business	A-1	District	BA-1
Business	A	District	BA
Business	B	District	BB
Business	C	District	BC
Industry	IA-1	District	IA-1
Industry	IA-2	District	IA-2
Industry	A	District	IA
Industry	IB-1	District	IB-1
Industry	B	District	IB
Industry	C	District	IC
Mixed Use Devel.		District	MXD
Open Space		District	OS
PUD Overlay		District	PUD

*Note: This map does not include the Parkway Overlay District or the Harvard Square Overlay District.

ZONING DISTRICT

As Adopted February 13, 1961 Amended to OC

CAMBRIDGE

Community Development Department

PARKING EXEMPTION ZONES

PARKING REGULATIONS: JANUARY 1, 1981 (filed date)
MAY 18, 1981 (ordination)

1. New definitions
2. Recodification of Zoning Districts
3. New Article 6.000 Off-Street Parking and Loading Requirements
 - 6.10 INTENT AND APPLICABILITY
 - 6.11 Intent
 - 6.12 Applicability
 - 6.13 Scope of Off-Street Parking Regulations
 - 6.14 Restoration
 - 6.15 Existing Parking Facilities
 - 6.16 Dedicated Off-Street Parking Facilities
 - 6.17 Compatability with EPA Clean Air Regulations
 - 6.18 Compatability with Handicapped Access Rules
 - 6.20 OFF-STREET PARKING REGULATIONS
 - 6.21 Use
 - 6.22 Location
 - 6.23 Control of Off-Street Parking Facilities
 - 6.30 PARKING QUANTITY REQUIREMENTS
 - 6.31 Required Amount of Parking
 - 6.32 Parking Exemptions
 - 6.33 Computation
 - 6.34 Parking Space Size Allocation
 - 6.35 Reduction of Required Parking
 - 6.36 Schedule of Parking Requirements
 - 6.37 Bicycle Parking
 - 6.40 DESIGN AND MAINTENANCE OF OFF-STREET PARKING FACILITIES
 - 6.41 Purpose
 - 6.42 Dimensions for Off-Street Parking Spaces
 - 6.43 Access for Off-Street Parking Facilities
 - 6.44 Layout of Off-Street Parking Facilities
 - 6.45 Drainage, Surfacing and Maintenance
 - 6.46 Lighting
 - 6.47 Screening
 - 6.48 Landscaping
 - 6.49 Design of Bicycle Parking Spaces
 - 6.50 PARKING PLAN INFORMATION REQUIREMENTS
 - 6.60 PURPOSE AND INTENT OF LOADING REQUIREMENTS
 - 6.70 APPLICATION OF LOADING REQUIREMENTS

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

4. Other minor codification changes

Cambridge, January 1, 1981

May 18, 1981 (ordination)

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the zoning Ordinance of the City of Cambridge be amended by incorporating the revisions to parking and loading requirements contained in the following petition. We further pray that, in order for construction activity to continue in Cambridge during consideration of this petition, between the date of the first public hearing notice and the date of final action by the City Council, building or special permit applicants may choose to comply either with all of the parking and loading requirements currently in the Zoning Ordinance or with all of the parking and loading requirements contained in this petition.

1. In Article 2.000, Definitions, add the following new definitions at their appropriate alphabetical location:

"Parking facility. A portion of a building or a lot which is located off-street and contains one or more motor vehicle or bicycle parking spaces and access thereto including driveways. A parking facility may be a garage, an area of a lot or a parking lot. A parking facility may be an accessory use or a principal use or any combination thereof. For the purposes of this definition a parking facility shall include parking required by Section 6.30 and any other off-street parking provided."

"Parking facility, accessory. A parking facility developed to serve the residents, occupants, employees, patrons or other users of a particular land use or building. An accessory parking facility shall be subordinate and customarily incidental to the principal use.

"Parking space. An area in a parking facility available for the storage of one motor vehicle with free and unimpeded access to a street over unobstructed passageways, aisles or driveways. However, the unimpeded access requirement may be waived only as provided in subsection 6.432."

2. In section 3.10, Division of the City into Zoning Districts, replace subsection 3.11 with the following recodified subsection:

"3.11 For the purpose of this ordinance, the City of Cambridge is hereby divided into twenty-seven classes of districts listed below in order of decreasing restrictiveness as follows:

1. Open Space District.....Public parks and recreation facilities and other public facilities
2. Residence A-1 District.....Single-family dwellings
3. Residence A-2 District.....Single-family dwellings
4. Residence B District.....Two-family or semi-detached dwellings
5. Residence C-1 District.....Multi-family dwellings (Apartment house, dormitory)
6. Residence C-2 District.....Multi-family dwellings
7. Residence C-2A District.....Multi-family dwellings
8. Residence C-3A District.....Multi-family dwellings and limited office
9. Residence C-3 District.....Multi-family dwellings
10. Office 1 District.....Business and professional office and multi-family dwellings (Apartment house, hotel, dormitory)
11. Office 2 District.....Business research and professional offices, limited research oriented manufacturing
12. Office 3A District.....Business and professional offices and multi-family dwellings
13. Office 3 District.....Business and professional offices and multi-family dwellings
14. Business A-1 District.....Local business
15. Business A District.....Local and drive-in retail business
16. Business C District.....General business, professional offices and multi-family dwellings
17. Business B-1 District*.....General business, business and professional offices, and multi-family dwellings
18. Business B-2 District*.....General business, business and professional offices, and multi-family dwellings
19. Business B District.....General business
20. Industry C District.....Office, research and light manufacturing, with optional planned unit development
21. Industry A-1 District.....Limited impact business and industry
22. Industry B-2 District.....Office, warehouse and manufacturing
23. Industry B-1 District.....Heavy manufacturing, warehouses, and offices
24. Industry A-2 District.....Limited impact business and industry
25. Industry A District.....Warehouse, storage and light manufacturing

26. Cambridge Center Mixed Use...Various uses as governed
Development (MXD) District by the requirements of
Article 14.000

27. Industry B District.....Heavy industry"

*subject to the requirements of sections 4.26, 11.50 and
other requirements of this ordinance

3. Delete Article 6.000 in its entirety and replace it with the
following new Article 6.000:

Article 6.000, OFF-STREET PARKING AND LOADING REQUIREMENTS

6.10 INTENT AND APPLICABILITY OF PARKING AND LOADING REQUIREMENTS

6.11 Intent. It is the intent of this Article 6.000 to reduce traffic congestion and thereby promote the safety and welfare of the public, by establishing requirements for off-street parking and loading in conjunction with the use of land. The number of parking and loading spaces required herein varies according to type, location and intensity of development in the different zoning districts, and to proximity of public transit facilities. This Article 6.000 requires development of adequate parking facilities to meet the reasonable needs of all building and land users without establishing regulations which unnecessarily encourage automobile useage. The parking standards contained herein are intended to encourage public transit, bicycle useage and walking in lieu of automobiles where a choice of travel mode exists. It is also the purpose of this Article to allow flexibility in providing required parking through shared or off-site arrangements in order to accommodate the automobile in the urban environment in a less disruptive way. Development regulations and design standards have been established to reduce hazard to pedestrians on public sidewalks, to ensure the usefulness of parking and loading facilities, and where appropriate, to avoid potential adverse impacts on adjacent land uses and to enhance the visual quality of the city.

6.12 Applicability. The off-street parking and loading provisions of this Article 6.000 shall apply as follows:

(a) For structures erected and uses of land established or authorized after the effective date of this Article 6.000 or any amendment thereto, accessory off-street parking and loading facilities shall be provided as required by the regulations for the districts in which such structures or uses are located.

- (b) When the intensity of use of any structure (or lot in the case of 6.367 l. and m. and 6.368 f. and g.) is increased through addition of dwelling units, floor area, seating capacity or other units of measurement specified in section 6.30 or section 6.60, off-street parking and loading facilities shall be provided as required for such increase in intensity of use. However, a non-residential use lawfully established prior to the effective date of this Article 6.000 or any amendment thereto shall not be required to provide off-street parking and loading facilities for such increase unless and until the aggregate increase in units of measurement shall equal 15% or more of the units of measurement existing upon said effective date. If such an increase occurs, additional off-street parking or loading facilities as required herein shall be provided for the total increase in intensity subsequent to the effective date of this Article 6.000 or any amendment thereto.
- (c) When the use of a structure is changed to a new use, off-street parking and loading facilities shall be provided as required in the schedule of parking requirements in subsection 6.36 and the schedule of loading requirements in subsection 6.60. Any maximum requirements specified in subsection 6.36, as well as minimum requirements, shall be applicable to such changes in use. However, if said structure was lawfully erected prior to the effective date of this Article 6.000 or any amendment thereto, additional off-street parking and loading facilities shall be required only to the extent that the required amount for the new use would exceed the amount required for the previous use if said previous use were subject to the schedules of parking and loading requirements. In either case, the first 4 spaces required need not be provided.

6.13 Scope of Off-Street Parking Regulations. All accessory parking facilities shall conform to all regulations set forth in this Article governing the use, design and operation of such facilities. However, the provisions of this Article 6.000, notwithstanding, any special parking requirements for town-house developments specified in Section 11.10, for planned unit developments specified in Article 13.000 for projects in the Mixed Use Development District specified in Article 14.000 or for special permits specified elsewhere in this Ordinance shall be applicable for those projects.

6.14 Restoration. When an existing structure or use is restored and resumes operation after being destroyed or damaged by fire, explosion, or other catastrophe, off-street parking and loading facilities shall be provided at least equivalent to that in existence at the time of such destruction or damage. If the extent of such damage is such that the cost of restoration is 50% or more of the replacement value of the structure or use, then parking facilities meeting the requirements of this Article 6.000 shall be provided. However, in no case shall it

be necessary to replace or continue any parking or loading facilities which were in excess of those required by the schedules of parking and loading requirements for equivalent amounts of new uses or construction.

- 6.15 Existing Parking Facilities. Accessory off-street parking facilities established after March 15, 1961, shall not hereafter be reduced below--or if already less than, shall not be further reduced below--the minimum requirements under the provisions of this Article 6.000. Accessory off-street parking facilities in existence as of March 15, 1961 shall only be required if such facilities have been used to satisfy parking requirements after March 15, 1961."
- 6.16 Dedicated Off-Street Parking Facilities. Required off-street parking facilities which after development are later dedicated to and accepted by the City and maintained by the City for off-street parking purposes, shall be deemed to continue to serve the structures or uses to meet the requirements for which they were originally provided.
- 6.17 Compatability with E.P.A. Clean Air Regulations. In addition to the regulations contained in this Article, all off-street parking facilities must comply with restrictions contained in the Transportation Control Plan for the Metropolitan Boston Interstate Air Quality Control Region as promulgated by the United States Environmental Protection Agency to the extent the same are in force and effect.
- 6.18 Compatability with Handicapped Access Rules. In addition to the regulations contained in this Article 6.000, all off-street parking facilities must comply with the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts" to the extent the same are in force and effect.
- 6.20 OFF-STREET PARKING REGULATIONS
- 6.21 Use. All accessory parking facilities provided in accordance with this article shall be maintained exclusively for the parking of motor vehicles or bicycles so long as the use exists which the facilities were designed to serve. Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling or servicing of any kind, with the exception of emergency service when needed.
- 6.22 Location. All accessory off-street parking facilities shall be located in accordance with the provisions of subsections 6.221, 6.222 and 6.223.
- 6.221 Accessory off-street parking facilities may be located on the same lot as the use being served or on another lot that has the same or less restrictive zoning classification as the lot on

which the use being served is located in accordance with the following conditions:

- (a) (1) said other lot is contiguous to the lot on which the use being served is located; or
 - (2) said other lot is within 300 feet of the lot on which the use being served is located and the use being served is non-residential; or
 - (3) said lot is within three thousand feet of the lot on which the use being served is located, such use is an institutional use listed in subsection 6.363b and said use is located within a 5-acre area containing one or more lots, contiguous except for streets, owned by a single institution; and
 - (b) said lot is not now and was not within the past five (5) years the location of a preferably preserved significant building (as defined in the General Ordinances of Cambridge) as determined by the Cambridge Historical Commission;
 - (c) however, no off-site accessory parking facilities shall be allowed to meet the requirements for subsection 6.365h "Theatre or hall for public gatherings."
- 6.222 The Board of Zoning Appeal may grant a special permit for off-site accessory parking not allowed in subsection 6.221(a) provided that convenient and safe access from the parking facility to the use being served is provided in accordance with the following conditions:
- (a) No off-site accessory parking facility may be located on a lot which has a more restrictive zoning classification than the lot on which the use being served is located.
 - (b) Off-site accessory parking facilities shall be located within 400 feet of the lot being served for residential uses and within 1000 feet of the lot for other uses.
- 6.223 Accessory bicycle parking spaces required under the provisions of this Article 6.000 must be located on the same lot as the use being served or a contiguous lot in the same ownership.
- 6.224 Accessory off-street parking spaces required under the provisions of this Article 6.000 need not be in the City of Cambridge.
- 6.225 Distance Measurements for Parking Facilities. In all cases where distance measurements between a lot and off-site parking facilities or other specified area are specified in this Article 6.000, such distance shall be measured as a straight line from the nearest point of the lot on which the use is located to the nearest pedestrian access point for the lot on which the off-site accessory parking is located, to the nearest transit station entrance, or to the nearest street line or other boundary of another specified area.

- 6.23 Control of Off-Site Parking Facilities. Where accessory parking facilities are allowed on land other than the lot on which the use being served is located said other land shall be in identical ownership or binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings or to the special permit granting authority that the off-site parking will continue to be available for the period during which the use or uses that the parking serves may be expected to be in existence. Such commitments shall be evidenced by negotiated lease agreement, recorded covenant or comparable legal instrument. Such instrument shall be duly recorded at the Middlesex County Registry of Deeds and certification of such recording provided to the Superintendent of Buildings or the special permit granting authority.

6.30 PARKING QUANTITY REQUIREMENTS

- 6.31 Required Amount of Parking. Off-street parking facilities shall be provided for each use of a lot or structure in the amount specified in the schedule of parking requirements contained in subsection 6.36. Said schedule specifies the amount of accessory off-street parking required for each type of land use listed in the Table of Use Regulations in this ordinance. The amount of required parking is also based on the intensity of development permitted in the district in which the use is located.
- 6.311 The schedule of parking requirements in subsection 6.36 specifies the unit of measurement requiring the provision of one parking space. Square footage requirements are geared to gross floor area.
- 6.312 In general the schedule in subsection 6.36 specifies a minimum requirement, but in some instances a maximum amount of parking is stipulated. (Example: for a general office use (6.364 d) in a Business C district, the minimum requirement is one space per 800 square feet of gross floor area and the maximum is one space per 400 square feet of gross floor area.) Where there are two such listings the first is the minimum requirement and the second is the maximum.
- 6.313 The provisions of the gross floor area definition in Article 2.000 notwithstanding, any parking spaces provided in excess of the maximum requirements specified in section 6.36 shall be counted in determining gross floor area. In such cases a proportional share of the entire parking facility (not only the area of the spaces) shall be credited toward gross floor area. The area counted as gross floor area shall be determined by multiplying the total area of the parking facility by the percentage that the proposed number of spaces exceeds the maximum allowed number of spaces.
- 6.314 For uses not listed in subsection 6.36, the Board of Zoning Appeal shall determine the required amount of parking if it issues a use variance for such use.

6.315 All commercial uses shall also be required to provide a parking space for each commercial vehicle customarily used in conjunction with the operation of such use at such location.

6.32 Parking Exemptions

6.321 Small Business. The minimum amount of parking required by subsection 6.36 Schedule of Parking and Loading Requirements shall be waived for any non-residential use in an office, business, or industrial district if such use would require four (4) or fewer spaces. However, such non-residential use shall be located in a building or row of attached buildings which contains a total of 10,000 square feet or less of gross floor area devoted to non-residential use.

6.322 Institutions. Where an institution provides dormitory, fraternity, faculty, employee or other residence accommodations, the number of parking spaces provided as a result thereof may be deducted from the requirements established to satisfy the needs of classrooms, libraries, lecture halls, laboratories, similar educational areas or dining facilities normally used by such residential occupants. In order to qualify for such deduction, the institutional applicant shall submit to the Building Department the institution's current residential parking plan clearly indicating the location of all existing and proposed residential parking facilities available at the institution.

6.33 Computation. Where a building or lot is used by two or more activities that fall into different classes of use in subsection 6.36, the off-street parking required shall be the sum of the requirements for each individual use. Required parking spaces for accessory uses shall be determined in the same manner as for principal use. Where the computation of required parking spaces results in a fractional number, only a fraction of one-half or more shall be counted as one. Where the computation of required parking for a building with more than one class of use results in multiple fractional numbers, such fractions shall be carried to the final sum.

6.34 Parking Space Size Allocation. In all parking facilities required to have five or more spaces, a combination of regular and compact spaces may be provided, however, no more than 50% of the required spaces shall be designed for compact cars (as specified in subsection 6.42). All off-street parking facilities shall contain spaces designed for handicapped access. The number of such spaces shall be determined by the requirements of the currently applicable "Rules and Regulations of the Architectural Barriers Board of the Commonwealth of Massachusetts."

6.35 Reduction of Required Parking. Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning Appeal. However, handicapped parking required by subsection 6.34, bicycle parking required by subsection 6.37, and commercial vehicle parking required by sub-subsection 6.315 shall not be reduced. A special permit shall be granted only if the

Board determines, and cites evidence in its decision, that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood or that such lesser amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood. In making such determination the Board shall consider whether or not less off-street parking is reasonable in light of the following:

- 6.351 The availability of surplus on-street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station;
- 6.352 The availability of public or commercial parking facilities in the vicinity of the use being served provided the requirements of subsection 6.23 are satisfied.
- 6.353 Shared use of off-street parking spaces serving other uses having peak user demands at different times, provided that no more than 75% of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces and that the requirements of subsection 6.23 are satisfied.

Example: Office and Theater uses with peak user demands at different times. Office requires a minimum of 150 spaces and the theater requires a minimum of 100. 75% of the lesser minimum requirement is 75 (75% of 100). Therefore 25 shared spaces are allowed, making the total amount of required parking for both uses (150 + 25) 175.

- 6.354 Age or other occupancy restrictions which are likely to result in a lower level of auto usage; and
- 6.355 Impact of the parking requirement on the physical environment of the affected lot or adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways.
- 6.36 Schedule of Parking and Loading Requirements. Off-street parking shall be provided as shown in the following table. Where one entry is given in the table, it is the minimum requirement. Where a range is specified, the second entry is the maximum requirement. All square foot measurements refer to gross floor area unless specified otherwise. The abbreviation "d.u." means dwelling unit. The abbreviation n/a means not applicable. In cases where a requirement is expressed in number of seats, 20 square feet of public floor area shall equal one seat if there are no fixed seats. The final column of the table contains the loading requirement standard applicable under Section 6.80 for each use.

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

Land Use Category	Open Space	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
	Res. A-1, A-2 Res. B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
		Bus. A (Comm)	Ind. C	Off. 2	Bus. A (res)	Off. 3-A	Ind. B	
		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2	
6.361 Residential Uses								
a. Detached dwelling occupied by not more than one family	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
b. Two family dwelling	1 per d.u.	1 per d.u.		1 per d.u.		1 per d.u.		n/a
c. Existing one-family detached dwelling converted for two families	1 per d.u.	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
d. Townhouse development ⁽²⁾	1 per d.u. ⁽³⁾	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
e. Elderly oriented housing, elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
f. Existing dwelling converted for elderly oriented congregate housing	1 per 2 d.u.'s ⁽⁴⁾	1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		1 per 2 d.u.'s ⁽⁴⁾		n/a
g. Multi-family dwelling	n/a	1 per d.u. ⁽³⁾		1 per d.u.		1 per d.u.		n/a
h. Existing dwelling converted for more than two families	n/a	1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		1 per d.u. ⁽¹⁾		n/a
i. Transient accommodations								
1) Tourist house in an existing dwelling	n/a	1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		1 per d.u.+1 per 4 gst.rms.		n/a
2) Hotel	n/a	1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		1 per 2 sleeping rooms ⁽⁵⁾		E
3) Motel	n/a	1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		1 per motel unit ⁽⁵⁾		E
j. Non-family accommodations								
1) Dormitory	n/a	1 per 4 beds+ one per dorm		1 per 8 beds+one per dorm		1 per 8 beds+one per dorm		E
2) Fraternity or sorority	n/a	1 per 2 beds		1 per 4 beds		1 per 4 beds		E
3) Lodging House	n/a	1 per 4 beds+one/ldg. hse.		1 per 4 beds+one/ldg. hse.		1 per 4 beds+one/ldg. hse.		E
4) Personal care lodging house	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		E

Land Use Category	Open Space Res.A-1,A-2 <u>Res.B</u>	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
		Bus. A (Comm)	Ind. C	Off. 2	Bus. A (res)	Res. C-3A	Ind. A-2
		Bus. A-1		Res. C-2		Off. 3-A	Ind. B
						Off. 3	Bus. B-1, B-2
6.361 Residential Uses (continued)							
k. Community Residence	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾	n/a ⁽⁶⁾	E
1. Trailer park or mobile home park	n/a	1 per d.u.	1 per d.u.	1 per d.u.	n/a	n/a	n/a
6.362 Transportation, Communication & Utility Uses							
a. Bus or railroad passenger station	n/a	1 per 300 sq.ft.	1 per 500 sq.ft.	1 per 900 sq.ft.	n/a	n/a	n/a
b. Automobile parking lot or parking garage for private passenger cars	n/a	n/a	n/a	n/a	n/a	n/a	n/a
c. Railroad freight terminal, railroad yards and shops	n/a	n/a	n/a	n/a	1 per 2400sq.ft.	A	-1-
d. Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks	n/a	n/a	1 per 2000 sq.ft.	1 per 2400 sq.ft.	A	A	
e. Radio and television transmission station, including towers	n/a	1 per 600 sq.ft. of office space	1 per 800 sq.ft. of office space	1 per 1000 sq.ft. of office space	A	A	
f. Radio and television studio	n/a	1 per 600 sq.ft.	1 per 800 sq.ft.	1 per 1000 sq.ft.	D	D	
g. Telephone exchange, transformer station, substation, gas regulator station, or pumping station	n/a ⁽⁶⁾	1 per 600 sq.ft. of office space	1 per 800 sq.ft. of office space	1 per 1000 sq.ft. of office space	A	A	

Land Use Category	Res. C-1		Bus. C (res)		Bus. C (comm)		res. C-2A		Ind. B-1		Bus B		Loading Facility Category
	Open Space	Res. A-1, A-2	O-1	Ind. A-1	Ind. A	Off. 2	Ind. B-2	Bus. A (res)	Res. C-3	Ind. A-2	Res. C-3A	Ind. B	
6.363 Institutional Uses	Res. B		Bus. A (Comm)	Ind. C	Res. C-2				Off. 3		Bus. B-1, B-2		
a. Religious Uses													
1. Place of worship (includes church, chapel, synagogue, meeting house, gospel hall, meditation center)	1 per 5 seats or 100 sq.ft. of public floor area(7)	1 per 8 seats or 100 sq.ft. of public floor area(7)			1 per 15 seats or 300 sq.ft. of public floor area(7)				1 per 20 seats or 400 sq.ft. of public floor area(7)				F
2. Rectory, parsonage	1 per dwelling unit	1 per dwelling unit			1 per dwelling unit				1 per dwelling unit				n/a
3. Religious oriented student activity center	1 per 1000 sq.ft.	1 per 1000 sq.ft.			1 per 1500 sq.ft.				1 per 2000 sq.ft.				F
4. Convent, monastery	1 per 4 sleeping rooms	1 per 4 sleeping rooms			1 per 4 sleeping rooms				1 per 4 sleeping rooms				n/a
5. Church affiliated recreation center, parish club house	1 per 1000 sq.ft.	1 per 1000 sq.ft.			1 per 1500 sq.ft.				1 per 2000 sq.ft.				F
6. Other religious use (includes reading rooms, ancillary church school, religious information center, office of a religious organization not elsewhere classified)	1 per 1000 sq.ft.	1 per 1000 sq.ft.			1 per 1500 sq.ft.				1 per 2000 sq.ft.				F
b. Higher Education (post-secondary schools, colleges, universities, and professional schools)													
1. Administrative offices	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.-			1 per 1000 sq.ft. 1 per 500 sq.ft.				1 per 1800 sq.ft.- 1 per 1200 sq.ft.				F
2. Departmental, program and faculty offices	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.			1 per 1000 sq.ft. 1 per 500 sq.ft.				1 per 1800 sq.ft.- 1 per 1200 sq.ft.				F
3. Teaching facilities (classroom buildings, lecture halls)	1 per 600 sq.ft. 1 per 300 sq.ft.	1 per 600 sq.ft.- 1 per 300 sq.ft.			1 per 1000 sq.ft. 1 per 500 sq.ft.				1 per 1800 sq.ft.- 1 per 1200 sq.ft.				F

Land Use Category	Open Space	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. E-1	Bus B	Loading Facility Category
	Res. A-1, A-2	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
	Res. B	Bus. A (Comm)	Ind. C	Res. C-2	Bus. A (res)	Off. 3-A	Ind. B	
6.363 Institutional Uses (continued)						Off. 3	Bus. B-1, B-2	
b. (continued)								
4. Research facilities								
(a) Laboratories or similar facilities customarily devoted to chemical, biological, electromagnetic, or nuclear research	n/a	1 per 600 sq. ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
(b) Other physical science research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
(c) Social or applied sciences research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 1000 sq.ft.- 1 per 500 sq.ft.		1 per 1800 sq.ft.- 1 per 1200 sq.ft.		F
5. Library		1 per 800 sq.ft.	1 per 800 sq.ft.		1 per 1200 sq.ft.		1 per 2400 sq.ft.	F
6. Group residential and related facilities								
(a) Dormitories	n/a		1 per 4 beds + one per dorm.		1 per 8 beds + one per dorm.		1 per 8 beds + one per dorm.	E
(b) Fraternities and sororities	n/a		1 per 2 beds		1 per 4 beds		1 per 4 beds	E
(c) Dining halls, canteens and similar eating facilities		1 per 20 seats	1 per 20 seats		1 per 40 seats		1 per 60 seats	E
7. Athletic facilities								
(a) Visitor oriented	n/a		1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area	F
(b) Non-visitor oriented	n/a		1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.	F
8. Museum		1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.	F
9. Theatre, concert hall, auditorium	n/a		1 per 5 seats or 100 sq.ft. public floor area		1 per 15 seats or 300 sq.ft. public floor area		1 per 20 seats or 400 sq.ft. public floor area	F

Land Use Category

6.363 Institutional Uses (continued)

	Open Space Res. A-1, A-2 Res. B	Res. C-1 O-1 Bus. A (Comm) Bus. A-1	Bus. C (res) Ind. A-1 Ind. C	Bus. C (comm) Ind. A Off. -2 Res. C-2	Res. C-2A Ind. B-2 Bus. A (res)	Ind. B-1 Res. C-3 Res. C-3A Off. 3-A Off. 3	Bus B Ind. A-2 Ind. B Bus. B-1, B-2	Loading Facility Category
c. Primary and Secondary Education								
1. Pre-school, kindergarten, day care center or primary school (includes public and parochial primary schools)								F
3 per 2 instructional rooms, or 1 per 5 seats in the main auditorium, whichever is greater								
2. Secondary school (includes public, parochial and private preparatory schools)								F
5 per instructional room or 1 per 5 seats in the main auditorium, whichever is greater								
d. Vocational Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		F
e. Other Schools	n/a	6 per instructional room		6 per instructional room		6 per instructional room		F
f. Independent Non-Commercial Research Facilities (not university affiliated)								
1. Research institute or center including laboratories or similar facilities which customarily perform chemical, biological, electromagnetic, nuclear or other physical science research)	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		F
2. Private Library	1 per 300 sq.ft.	1 per 300 sq.ft.		1 per 600 sq.ft.		1 per 1200 sq.ft.		F
3. Other Non-commercial Research	n/a	1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.		F

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Ind. A-2	
6.363 Institutional Uses (continued)		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B	
		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2	
g. Health Care Facilities								
1. Hospital	n/a	1 per 3 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 4 beds plus 1 per emergency or outpatient examining table, bed or facility		1 per 5 beds plus 1 per emergency or outpatient examining table, bed or facility		E
2. Infirmary	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds		E
3. Nursing home, convalescent home	n/a	1 per 6 beds		1 per 8 beds		1 per 10 beds		E
4. Clinic not affiliated with any other institution	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
5. Clinic affiliated with a hospital or accredited university medical school	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
6. Clinic affiliated with a community center	1 per 300 sq.ft.	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
7. Other out-patient care facilities	n/a	1 per 300 sq.ft.		1 per 400 sq.ft.		1 per 500 sq.ft.		E
h. Social Service Facilities								
1. Social service center (facility primarily providing counseling, information and referral services).	1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
2. Multi-purpose community center (facility providing a broad range of social service, recreational and educational programs)	1 per 600 sq.ft.	1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.		F
3. Community Residences	n/a ⁽⁶⁾	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		E

Land Use Category	Open Space		Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
	Res. A-1, A-2	Res. B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
6.363 Institutional Uses (continued)			Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. A-2
			Bus. A-1		Res. C-2		Off. 3-A	Ind. B
							Off. 3	Bus. B-1, B-2
1. Governmental Uses								
1. Federal, State and County government facilities	n/a		n/a		n/a		n/a	n/a
2. Municipal government facilities								
(a) Administrative office	n/a		1 per 600 sq.ft.- 1 per 300 sq.ft.		1 per 800 sq.ft.- 1 per 400 sq.ft.		1 per 1000 sq.ft.- 1 per 670 sq.ft.	F
(b) Fire station, police station	2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police		2 per engine company for fire; 1 per 600 sq.ft.- 1 per 300 sq.ft. for police		2 per engine company for fire; 1 per 800 sq.ft.- 1 per 400 sq.ft. for police		2 per engine company for fire; 1 per 1000 sq.ft.- 1 per 670 sq.ft. for police	n/a
(c) Library	1 per 600 sq.ft.		1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1000 sq.ft.	F
(d) Municipal service facilities (water supply and distribution, waste disposal, road maintenance and other public works)	1 per 2 employ.		1 per 2 employees		1 per 2 employees		1 per 2 employees	A
(e) Parks, playgrounds and recreation facilities	0		0		0		0	n/a
j. Other Institutional Uses								
1. Club, lodge, or similar facility of a civic, social or fraternal organization	1 per 6 members based on maximum rated capacity.		1 per 6 members based on maximum rated capacity		1 per 8 members based on maximum rated capacity		1 per 10 members based on maximum rated capacity	F
2. Museum, non-commercial gallery	600 sq. ft.		600 sq. ft.		1000 sq. ft.		1800 sq. ft.	F
3. Cemetery	0		0		0		0	n/a
4. Non-commercial recreation facilities	0		0		0		0	n/a
5. Community oriented cultural and ethnic heritage appreciation facilities	1 per 600 sq.ft.		1 per 600 sq.ft.		1 per 1000 sq.ft.		1 per 1800 sq.ft.	F

Land Use Category	Open Space	C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
	Res. A-1, A-2 Res. B	O-1 Bus. A (Comm) Bus. A-1	Ind. A-1 Ind. C	Ind. A Off. -2 Res. C-2	Ind. B-2 Bus. A (res)	Res. C-3 Res. C-3A Off. 3-A Off. 3	Ind. A-2 Ind. B Bus. B-1, B-2	
6. Institutional use not elsewhere classified	n/a ⁽⁶⁾	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾		F
6.364 Office and Laboratory Use								
a. Office of a physician, dentist or other medical practitioner not located in a clinic listed under subsection 4.33(d)	n/a	1 per 300 sq.ft. 1 per 150 sq.ft.		1 per 400 sq.ft. 1 per 200 sq.ft.		1 per 500 sq.ft. 1 per 330 sq.ft.		F
b. Office of an accountant, attorney, or other nonmedical professional person	n/a	1 per 500 sq.ft. 1 per 250 sq.ft.		1 per 700 sq.ft. 1 per 350 sq.ft.		1 per 900 sq.ft. 1 per 600 sq.ft.		F
c. Real estate, insurance or other agency office	n/a	1 per 500 sq.ft. 1 per 250 sq.ft.		1 per 700 sq.ft. 1 per 350 sq.ft.		1 per 900 sq.ft. 1 per 600 sq.ft.		F
d. General office use	n/a	1 per 600 sq.ft. 1 per 300 sq.ft.		1 per 800 sq.ft. 1 per 400 sq.ft.		1 per 1000 sq.ft. 1 per 670 sq.ft.		F -17
e. Bank, trust company or similar financial institution	(ground floor) n/a	1 per 400 sq.ft. 1 per 200 sq.ft.		1 per 600 sq.ft. 1 per 300 sq.ft.		1 per 800 sq.ft. 1 per 530 sq.ft.		F
	(upper floor)	1 per 600 sq.ft. 1 per 300 sq.ft.		1 per 800 sq.ft. 1 per 400 sq.ft.		1 per 1000 sq.ft. 1 per 670 sq.ft.		F
f. Technical office for research development, laboratory or research facility subject to the restrictions in section 4.21(n)	n/a	1 per 600 sq.ft. ⁽⁸⁾ 1 per 300 sq.ft.		1 per 800 sq.ft. ⁽⁸⁾ 1 per 400 sq.ft.		1 per 1000 sq.ft. ⁽⁸⁾ 1 per 670 sq.ft.		F

Land Use Category

Land Use Category	Open Space Res.A-1,A-2 Res.B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-3	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
6.365 Retail Business and Consumer Service Establishments		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	Ind. A-2
		Bus. A-1		Res. C-2		Off. 3-A	Ind. B
						Off. 3	Bus. B-1, B-2
a. Store for retail sale of merchandise							
1) Establishment providing convenience goods (2)	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.	B
2) Other retail establishments	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 500sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.	B
b. Place for the manufacturing, assembly or packaging of consumer goods	n/a	1 per 800 sq.ft.		1 per 1200 sq.ft.		1 per 1600 sq.ft.	A
c. Barbershop, beauty shop, laundry and dry-cleaning pick-up agency, shoe repair, self-service laundry or other similar establishment	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.	D
d. Hand laundry, dry-cleaning or tailoring shop	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.	D
e. Lunchroom, restaurant, cafeteria	n/a	1 per 5 seats ⁽⁹⁾ - 1 per 2.5 seats		1 per 10 seats ⁽⁹⁾ - 1 per 5 seats		1 per 15 seats ⁽⁹⁾ - 1 per 10 seats	C
f. Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided.							
1) Lunchroom, restaurant or cafeteria	n/a	1 per 5 seats ⁽⁹⁾ - 1 per 2.5 seats		1 per 10 seats ⁽⁹⁾ - 1 per 5 seats		1 per 15 seats ⁽⁹⁾ - 1 per 10 seats	C
2) Bar saloon, or other establishment serving alcoholic beverages but which is not licensed to prepare or serve food	n/a	1 per 5 seats ⁽⁹⁾ - 1 per 2.5 seats		1 per 10 seats ⁽⁹⁾ - 1 per 5 seats		1 per 15 seats ⁽⁹⁾ - 1 per 10 seats	C
g. Bar or other establishment where a alcoholic beverages are sold and consumed and where dancing and entertainment is provided. Dance hall or similar place of entertainment	n/a	1 per 5 seats - 1 per 2.5 seats		1 per 10 seats - 1 per 5 seats		1 per 15 seats - 1 per 10 seats	C

6.365	Retail Business and Consumer Service Establishments (continued)	Open Space Res.A-1,A-2 Res.B	Res. C-1	Bus. C (res)	Bus. C (Comm)	Res. C-2A	Ind. B-1	Loading Facility Category
			O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
			Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B
			Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2
	h. Theatre or hall for public gathering	n/a	1 per 5 seats - 1 per 2.5 seats		1 per 10 seats - 1 per 5 seats		1 per 15 seats 1 per 10 seats	F
	i. Commercial recreation	n/a	1 per 6 persons based on maximum permitted capacity		1 per 6 persons based on maximum permitted capacity		1 per persons based on maximum permitted capacity	F
	j. Mortuary, undertaking or funeral establishment	n/a	4 per chapel, parlor or reposing room		4 per chapel, parlor, or reposing room		4 per chapel, parlor, or reposing room	F
	k. Printing shop, photographer's studio	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.	F
	l. Animal Services							
	1. Veterinary establishment, kennel	n/a	1 per 300 sq.ft. - 1 per 150 sq.ft.		1 per 400 sq.ft. - 1 per 200 sq.ft.		1 per 500 sq.ft. - 1 per 330 sq.ft.	F
	2. Pet shop or similar estab- lishment	n/a	1 per 500 sq.ft. - 1 per 250 sq.ft.		1 per 700 sq.ft. - 1 per 350 sq.ft.		1 per 900 sq.ft. - 1 per 600 sq.ft.	F
	m. Sales place for new and used cars, vehicle rental agencies	n/a	1 per 1000 sq.ft. - 1 per 500 sq.ft.		1 per 1400 sq.ft. - 1 per 700 sq.ft.		1 per 1800 sq.ft. - 1 per 1200 sq.ft.	C
	n. Office including display or sales spaces of a wholesale jobbing or similar establishment	n/a	1 per 600 sq.ft. - 1 per 300 sq.ft.		1 per 800 sq.ft. - 1 per 400 sq.ft.		1 per 1000 sq.ft. - 1 per 670 sq.ft.	C
	o. Fast Order Food Establishment	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾	C

Land Use Category	Open Space Res. A-1, A-2 Res. B	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Res. C-3	Bus B	Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3A	Ind. A-2		
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3-A	Ind. B		
6.366 Open Air or Drive-In Retail and Service		Bus. A-1		Res. C-2		Off. 3	Bus. B-1, B-2		
a. Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors, commercial greenhouse or garden.	n/a	1 per 330 sq.ft. - 1 per 170 sq.ft.		1 per 450 sq.ft. - 1 per 230 sq.ft.		1 per 600 sq.ft. - 1 per 400 sq.ft.			D
b. Automobile oriented fast order food service establishments	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾			C
c. Drive-in bank and other retail or consumer service establishment where motorist does not have to leave his car	n/a	n/a ^(6,10)		n/a ^(6,10)		n/a ^(6,10)			D
d. Outdoor amusement park, outdoor sports facility conducted for profit	n/a	n/a ⁽⁶⁾		n/a ⁽⁶⁾		n/a ⁽⁶⁾			n/a
e. Open-air or drive-in theatre or other open-air place of entertainment	n/a	n/a		1/2000 sq.ft. of lot area		1/2000 sq.ft. of lot area			n/a
f. Sale of new or used cars conducted partly or wholly on open lots, or rental agency for automobiles, trailers, motorcycles, conducted partly or wholly outdoors.	n/a	1/1000 sq.ft. of sales area		1/1400 sq.ft. of sales area		1/1800 sq.ft. of sales area			C
g. Automobile service station where no major repairs are made.	n/a	2 spaces per bay but not less than 1 space ⁽¹⁰⁾		2 spaces per bay but not less than 1 space ⁽¹⁰⁾		2 spaces per bay but not less than 1 space ⁽¹⁰⁾			D
h. Car washing establishment using mechanical equipment for the purpose of cleaning automobiles and other vehicles	n/a	n/a ^(6,10)		n/a ^(6,10)		n/a ^(6,10)			D
i. Place for exhibition, lettering or sale of gravestones	n/a	1 per employee + one per estab.		1 per employee + one per estab.		1 per employee + one per estab.			D

Land Use Category	OS Res. A-1, A-2 Res. B	Res. C-1		Bus. C (res)		Bus. C (comm)		Res. C-2A		Ind. B-1		Loading Facility Category
		O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	Bus B	Res. C-3A	Ind. A-2	Off. 3-A	Ind. B	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Off. 3	Bus. B-1, B-2					
6.367 Light Industry, Wholesale, Business and Storage.												
a. Assembly or packaging of articles	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
b. Manufacture, processing, assembly and packaging the following.												A
1). Clothing, but not the manufacture of the cloth or other material of which the cloth is made.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
2). Food products, including bakery, confectionary and dairy products.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
3). Drugs	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
4). Electrical, electronic and communication instruments.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
5). Engineering, laboratory and scientific instruments, temperature controls.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
6). Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
7). Lamp shades except of glass or metal.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
8). Leather goods, excluding footwear and saddlery.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
9). Medical and dental instruments and supplies, optical instruments and lenses.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
10). Paper and paperboard products												A
11). Pens and mechanical pencils	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
12). Plaster of paris or paper mache products.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A
13). Office machines, including cash registers, computing machines and typewriters, scales and balances.	n/a		1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.					A

Land Use Category	Open Space	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Loading Facility Category
	Res. A-1, A-2 Res. B	O-1	Ind. A-1	Ind. A	Ind. B-2	Res. C-3	
		Bus. A (Comm)	Ind. C	Off. -2	Bus. A (res)	Res. C-3A	
		Bus. A-1		Res. C-2		Off. 3-A	
						Off. 3	Bus. B-1, B-2
14). Umbrellas, parasols and canes.	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
15). Watches, clocks, watchcases, clockwork mechanisms.	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
c. Bottling of beverages	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.	A
d. Distribution center, parcel delivery center, delivery warehouse.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.	A
e. Laundry, dry cleaning plant	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
f. Printing, binding, published and related arts and trades.	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
g. Auto body or paint shop.	n/a	2 per bay		2 per bay		2 per bay	A
h. Automotive repair garage	n/a	2 per bay		2 per bay		2 per bay	A
i. Food Commissary	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.	A
j. Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquid, gas or explosives.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 2400 sq.ft.	A
k. Storage warehouse, cold storage plant, storage building.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 3000 sq.ft.	A
l. Open-lot storage of new building materials, machinery and new metals.	n/a	1 per 1600 sq.ft. lot area		1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area	A
m. Open-lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers.	n/a	1 per 1600 sq.ft. lot area		1 per 2000 sq.ft. lot area		1 per 3000 sq.ft. lot area	A
6.368 Heavy Industry							
a. Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts.	n/a	n/a		n/a		n/a ⁽⁶⁾	A

Land Use Category	Open Space	Res. C-1	Bus. C (res)	Bus. C (comm)	Res. C-2A	Ind. B-1	Bus B	Loading Facility Category
	Res.A-1,A-2 Res.B	O-1 Bus. A (Comm) Bus. A-1	Ind. A-1 Ind. C	Ind. A Off. -2 Res. C-2	Ind. B-2 Bus. A (res)	Res. C-3 Res. C-3A Off. 3-A Off. 3	Ind. A-2 Ind. B Bus. B-1, B-2	
b. Rendering or preparing of grease, tallow, fats and oils, manufacturing of shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction.	n/a	n/a		n/a		1 per 2000 sq.ft.		A
c. Stone cutting, shaping, and finishing, in completely enclosed buildings.	n/a	1 per 1600 sq.ft.		1 per 2000 sq.ft.		1 per 3000 sq.ft.		A
d. Textile mill, except mill for processing of jute, burlap or sisal.	n/a	n/a		n/a		1 per 2000 sq.ft.		A
e. Manufacturing, processing, assembly, packaging or other industrial operations, but the following are expressly prohibited (6/12/78). 1). Acid Manufacture 2). Cement, lime, gypsum manufacture 3). Explosives or fireworks manufacture 4). Glue manufacture 5). Incineration or reduction of garbage, offal or deal animals. 6). Petroleum Refining 7). Smelting of zinc, copper, tin or iron ores. 8). Stockyard or abattoir	n/a	1 per 1200 sq.ft.		1 per 1600 sq.ft.		1 per 2000 sq.ft.		A
f. Open lot storage of second-hand lumber or other used building material.	n/a		1 per 1600 sq. ft. of lot area	1 per 2000sq. ft. of lot area		1 per 3000 sq.ft. of lot area		n/a
g. Open lot storage of junk, scrap, paper, rags, unrepared or unclean containers or other salvage articles.	n/a		1 per 100 sq.ft. of lot area	1 per 2000 sq.ft. of lot area		1 per 3000 sq.ft. of lot area		n/a

Parking Table Footnotes

1. Required parking may be reduced if a special permit is granted by the Board of Appeals upon its determination that the criteria of subsection 6.35 will be satisfied.
2. See also Section 11.16.
3. Special permit granting authority may require visitor spaces in excess of the minimum requirement.
4. The requirement for elderly oriented housing may be reduced below the requirement specified in the table but not below one space per four dwelling units.
5. Additional parking spaces shall be provided for public restaurants in excess of 2000 square feet for a hotel or motel containing up to 100 rooms, in excess of 5000 square feet for one containing between 101 and 250 rooms, and 8000 square feet in one containing more than 250 rooms. The number of such spaces shall equal 50% of the requirement for such uses specified in subsection 6.365. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.
6. The amount of parking required for this use shall be at the discretion of the special permit granting authority. In making its determination of required parking, the Board shall consider the size of the staff customarily occupying the premises, the nature of the client, resident, or customer population and the extent to which additional off-street parking will be detrimental to the physical character of the neighborhood.
7. The required number of spaces shall be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking facility or any other parking facility where an equivalent number of spaces are available without charge during the time of services.
8. The requirement for areas devoted to fabrication shall be based on the parking requirement for the applicable industrial use category listed in subsections 6.367 or 6.368.

9. This requirement shall not apply to accessory employee cafeterias.
10. A queue line for 5 cars shall be provided for each window, bay, or other service providing unit. Such unit shall not block any parking spaces and shall be in addition to other applicable requirements.
11. A queue line for 3 cars or comparable loading or live parking area shall also be provided for dropping off and picking up students.
12. Providing that the establishment is located in a structure also containing non-retail uses, and that no establishment shall exceed 2,500 square feet of gross floor area.

- 6.37 Bicycle Parking. Off-street parking of bicycles shall be provided as follows:
- 6.371 For multi-family residences there shall be one bicycle space or locker for each two dwelling units or portion thereof.
- 6.372 For all other uses, except those exempted in subsection 6.374, there shall be one bicycle parking space for each ten automobile parking spaces or fraction thereof required in subsection 6.36.
- 6.373 Uses allowed to have reduced parking by special permit under subsection 6.35 shall nevertheless be required to provide bicycle spaces or lockers in the amount of one for each ten automobile parking spaces or fraction thereof that would otherwise be required for such use in subsection 6.36.
- 6.374 No accessory bicycle parking shall be required to serve the following uses as listed in the Section 6.36, Schedule of Parking and Loading Requirements: 6.361(d), (e), and (f); 6.363 (j)(3); 6.365(j) and (l)(1); 6.366 (g), (h) and (i); 6.367(d), (g), and (h).

6.40 DESIGN AND MAINTENANCE OF OFF-STREET PARKING FACILITIES

- 6.41 Purpose. The regulations governing the design and maintenance of off-street parking facilities are intended to protect the health, safety and welfare of the users of the parking facility and of abutting properties, including pedestrians and motorists. Therefore, the regulations herein provide for internal and perimeter landscaping, planting, walls, fences and other improvements to reduce noise, glare or reflection from autos, lights, fumes and the like, and minimum standards for parking space and aisle dimensions to ensure safe traffic circulation within the parking facility and from entrances and exits.
- 6.42 Dimensions for Off-Street Parking Spaces. The minimum dimensions for off-street parking spaces, exclusive of drives and maneuvering spaces, shall be as follows:

<u>Space</u>	<u>Equivalent 90° Width</u>	<u>Equivalent 90° Depth</u>	<u>Vertical Clearance</u>	<u>Minimum Angle of Parking</u>	<u>Width of Aisles</u>
Regular	8½ feet	18 feet	7½ feet	60°	22 feet
Compact car	7½ feet	16 feet	7½ feet	60°	20 feet
Handicapped	12 feet	18 feet	7½ feet	60°	22 feet

- 6.43 Access for Off-Street Parking Facilities. Off-street parking facilities shall have maneuvering areas and appropriate means of vehicular access to a street and shall be so designed as not to constitute a nuisance, hazard, or unreasonable impediment to traffic.

- 6.431 All parking spaces within the Business B-1 and Business B-2 districts shall be both covered and enclosed. All vehicular access for office and retail uses in those districts shall be from Massachusetts Avenue or from side street perpendicular to it that allow traffic flow toward Massachusetts Avenue. The open area of any lot in the Business B-1 and Business B-2 districts devoted to vehicular movements such as driveways shall be no more than the minimum necessary for vehicular access to covered and enclosed parking.
- 6.432 The layout of parking spaces shall permit entering and exiting without moving any other vehicles parked in other spaces except where more than one space is provided for any one dwelling unit, such spaces may be located in tandem to the required parking space for that dwelling unit.
- 6.433 Curb cuts for off-street parking facilities shall comply with the following standards:
- (a) In Residential districts, the maximum width of a curb cut shall be twenty feet at the street line.
 - (b) In Open Space, Business, Office and Industrial districts, the maximum width of a curb cut shall be 30 feet.
 - (c) No more than one curb cut per lot for lots with less than 100 feet of frontage shall be allowed. A maximum of one curb cut for every 100 feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of one hundred feet.
- 6.434 Driveways for off-street parking facilities shall comply with the following standards:
- (a) The minimum width for a one-way driveway shall be ten (10) feet.
 - (b) No driveway curb cut shall be located closer than 25 feet to a street intersection or within 15 feet of a crosswalk.
 - (c) The grade and design of any driveway providing access to an off-street parking facility shall permit a clear view to the driver of any car exiting from the facility of traffic on the street and of pedestrians on the sidewalk.
- 6.435 The Board of Zoning Appeal may grant a special permit modifying the provisions of this subsection 6.43 in accordance with the following conditions:

- (a) The provisions for layout of parking spaces in paragraph 6.432 may be modified where there is a valet parking arrangement for an off-street parking facility.
 - (b) The maximum curb cut width specified in paragraphs 6.433 (a) and 6.433 (b) may be modified if the Board determines that an increased curb cut width would facilitate traffic and safety.
 - (c) The maximum of one curb cut for every one hundred (100) feet of street frontage as required in paragraph 6.433 (c) may be modified if the Board determines that traffic and safety would be facilitated by exceeding this maximum.
 - (d) The distance of driveways from street corners or crosswalks as required in paragraph 6.434 (c) may be modified if the Board determines that an alternate arrangement would better facilitate traffic and safety.
- 6.436 The Board of Zoning Appeal may grant a special permit authorizing owners of adjacent properties to establish common driveways under mutual easements but such special permit shall not become effective until an appropriate easement has been duly recorded at the Middlesex County Registry of Deeds.
- 6.44 Layout of Off-Street Parking Facilities. Any parking facility located within a structure, unless it is completely underground, must conform to the yard requirements for the zoning district in which it is located. On-grade, open parking spaces may be located in required yards only as provided in this subsection 6.44.
- 6.441 Setbacks for on-grade open parking facilities shall be provided as follows:
- (a) No on-grade open parking space shall be located within ten (10) feet of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story. However, on-grade open parking spaces serving 1, 2, or 3 family dwellings may be located within five (5) feet of that portion of such building wall.
 - (b) Except for one, two, or three family dwellings existing at the time of the effective date of this ordinance or amendment thereto, no on-grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.
 - (c) No on-grade open parking space shall be located within a required front yard setback.

- (d) The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of subsection 6.48.
 - (e) No on-grade open parking shall be allowed in a Residence C-2A district within 125 feet of a Residence A-1, A-2, B, C-1, or C-2 district.
 - (f) In an Industry C district, no parking lot shall be located within 50 feet of a residential district or within 25 feet of an open space district, a park or public recreation area or the right-of-way of a designated parkway.
 - (g) The Board of Zoning Appeal may grant a special permit to allow for modification of the requirements in 6.441(a) or (b) if site specific factors favor such modification.
- 6.442 All roads, streets, alleys, sidewalks and other public rights-of-way and all landscaped areas shall be protected from vehicular overhang by wheel bumpers, curbs or other suitable method except those off-street parking facilities provided for one, two or three family dwellings.
- 6.443 Off-street parking facilities shall be marked so as to indicate clearly the space to be occupied by each vehicle, in accordance with the dimensions specified in subsection 6.42 and including directional arrows and traffic signs as necessary for traffic control. Such markings shall be maintained so as to be plainly visible.
- 6.45 Drainage, Surfacing and Maintenance. All sections of off-street parking facilities which are not landscaped according to the requirements of subsection 6.48 shall be graded, surfaced (preferably with durable pervious paving materials such as modular paving blocks, bricks or similar materials), and maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow onto any public way or onto another lot.
- 6.451 A parking space for a one, two, or three family dwelling may consist of two parallel paved strips, each at least 18 inches wide by 18 feet long separated by a landscaped area.
- 6.452 Off-street parking areas shall be kept plowed, clean and free from rubbish and debris. All fences, barriers, walls, landscaping and lighting shall be maintained and kept repaired or replaced with facilities satisfying the requirements of this Section 6.40.
- 6.46 Lighting. Off-street parking facilities which are used at night shall be provided with adequate lighting installed and maintained in such manner so as not to reflect or cause glare on abutting or facing residential premises nor to cause reflection or glare which adversely affects safe vision of operators of vehicles moving on nearby streets. A recommended standard for lighting is a minimum intensity of one (1) foot candle on the entire surface of the parking facility.

- 6.47 Screening. Off-street parking facilities containing five or more spaces and not in a structure shall be effectively screened from abutting streets and lots. However, such screening shall not obstruct vehicle sight distances, entrances and exits.
- 6.471 Screening shall consist of one or a combination of the following:
- (a) A strip at least five (5) feet in width of densely planted shrubs or trees which are at least two (2) feet high at the time of planting and are of a type that may be expected to form within three years after time of planting a continuous, unbroken, year-round visual screen.
 - (b) A wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than fifty percent (50%) of the face is open. The wall, barrier or fence shall be at least four (4) feet and not more than six (6) feet in height.
- 6.472 The screening as required in this subsection 6.47 shall be located so as not to obstruct vehicle sight distances, entrances and exits. Such screening shall not be higher than two (2) feet within thirty (30) feet of an intersection or ten (10) feet of a driveway. In no case shall the screening of parking facilities from abutting streets exceed four (4) feet in height.
- 6.473 Every effort shall be made to retain existing trees. Removal of any tree exceeding six (6) inch caliper to accommodate construction of a parking facility is discouraged.
- 6.474 Perimeter landscaping required for screening may include any landscaped yard area otherwise required.
- 6.475 Screening shall be continuously maintained so as to effectively serve the purpose for which it is intended. No advertising devices of any kind shall be allowed on screening.
- 6.476 Screening shall be continuous except for required access.
- 6.477 In residential districts, any on-grade, open parking area located in a front yard shall provide a visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. Such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.
- 6.478 Screening requirements may be waived in the following cases:

- (a) If said parking facility is already effectively screened by an existing building, wall, fence or hedge on an adjoining lot and within five feet of the common property line, screening shall not be required so long as such adjoining screening is maintained.
- (b) If said parking facility is already effectively screened by a natural terrain feature, railroad tracks, or change in grade.
- (c) If said parking facility abuts another parking facility under different use or ownership, a landscaped planting strip at least 5 feet in width may be used in lieu of screening along the common property line.

6.48 Landscaping. For the purpose of this section 6.40, landscaping shall consist of any of the following or combination thereof: grass, ground covers, shrubs, vines, hedges or trees; and non-living durable material commonly used in landscaping, such as but not limited to rocks, pebbles or wood chips, but excluding asphalt or concrete. Required screening elements as specified in subsection 6.471(a) and (b) may be allowed in perimeter landscaped areas.

6.481 On-grade, open parking facilities which contain 5 or more parking spaces shall be landscaped in accordance with the following requirements:

- (a) At least 5% of the interior area of the parking facility shall be landscaped. This does not include perimeter planting provided for beautification or to satisfy screening requirements.
- (b) Each planting area shall be at least 25 square feet in area and have no dimension less than five feet.
- (c) Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every ten parking spaces.
- (d) Trees used to satisfy parking lot landscaping requirements shall be a minimum of three (3) inch caliper at planting and shall be suitable for location in parking lots. Recommended species are listed in Section 11.164(4)(b).
- (e) Existing trees shall be preserved wherever possible.
- (f) Existing and new trees shall be protected by bollards, high curbs or other barriers sufficient to minimize damage.
- (g) Extensive unbroken paved areas in large on-grade open parking facilities shall not be permitted. In parking lots containing 25 or more spaces, a row shall contain no more than 15 contiguous parking spaces without a densely planted landscaped buffer of at least the dimensions of one space.

- 6.482 No regular certificate of occupancy shall be issued unless an inspection by a representative of the Building Department establishes that the landscaping meets the requirements provided herein. Pending issuance of a regular certificate of occupancy, a temporary certificate may be issued for such period as the Superintendent of Buildings may designate but no longer than one year.
- 6.49 Design of Bicycle Parking Spaces. Bicycle parking spaces shall be provided in accordance with the amounts required by Section 6.37 and with the design regulations in this section 6.49.
- 6.491 Each bicycle parking space shall be sufficient to accommodate a bicycle at least six (6) feet in length and two feet wide, and shall be provided with some form of stable frame permanently anchored to a foundation, to which a bicycle frame and both wheels may be conveniently secured using a chain and padlock, locker, or other storage facilities which are convenient for storage and are reasonably secure from theft and vandalism. The separation of the bicycle parking spaces and the amount of corridor space shall be adequate for convenient access to every space when the parking facility is full.
- 6.492 When automobile parking spaces are provided in a structure, all required bicycle spaces shall be located inside that structure or shall be located in other areas protected from the weather. Bicycle parking spaces in parking structures shall be clearly marked as such and shall be separated from auto parking by some form of barrier to minimize the possibility of a parked bicycle being hit by a car.
- 6.493 Bicycle parking spaces shall be located near the entrance of use being served and within view of pedestrian traffic if possible, and shall be sufficiently secure to reasonably reduce the likelihood of bicycle theft.
- 6.494 Changes in the requirements of this section, consistent with the intent of this article, may be approved by the Board of Zoning Appeal for an individual building by special permit.

6.50 PARKING PLAN INFORMATION REQUIREMENTS

- 6.51 Any application for a building permit for construction of a new building or for an alteration of an existing building increasing the gross floor area or intensity of use, (as specified in subsection 6.12b), or for a certificate of occupancy where no building permit is required, shall be accompanied by one or more plans--drawn to scale and fully dimensioned--showing any parking and/or loading facilities to be provided.

- 6.52 Every such plan for a proposed new, altered, or expanded use which provides five or more parking spaces shall indicate thereon the location of and provision for:
- (1) parking spaces and access routes (6.34 and 6.40)
 - (2) curbing and wheel stops (6.442)
 - (3) pavement markings (6.443)
 - (4) surfacing (6.45)
 - (5) screening and landscaping (6.47 and 6.48)
 - (6) lighting (6.46)
 - (7) drainage (6.45)
 - (8) bicycle parking (6.49)
 - (9) loading areas (6.60)
 - (10) other pertinent data reasonably required by the Superintendent of Buildings or his designee.
- 6.53 The Superintendent of Buildings may forward a copy of the plan indicating off-street parking and loading arrangements to the Community Development Department and the Department of Traffic and Parking for review and comment. The departments must return the plan to the Building Department with written approval or recommended modifications within a period not to exceed 5 business days from the date of receipt.
- 6.54 Any land use involving a fleet of vehicles for operation of the use shall be required to provide information demonstrating provision of space for such fleet before issuance of an occupancy permit for said use.
- 6.55 In the event that the plan for off-street parking and loading arrangements require a special permit or variance an applicant for such approvals shall submit the following information to the permit or special permit granting authority to assist in their determination:
- (1) A written statement describing in detail the parking generating characteristics of the land use.
 - (2) A plan drawn to scale showing the various uses within respective floor areas of the building or structure.
 - (3) The number of employees during largest work shift.
 - (4) The number of customers, patrons or other visitors expected to be served.
 - (5) Any other statements to show the actual extent of off-street parking space required or generated by the particular use.

6.60 PURPOSE AND INTENT OF LOADING REQUIREMENTS

- 6.61 It is the intention of this ordinance that all buildings and uses requiring the delivery of goods as part of their function be provided with necessary space for off-street loading.

6.70 APPLICATION OF LOADING REQUIREMENTS

- 6.71 No application for a permit for the erection of a new building, for the activities described in subsection 6.12(b) and (c), or for the development of a land use, shall be approved, unless it indicates a plan for off-street loading facilities required to comply with the regulations set forth in this Article.
- 6.72 Where a building existing on the effective date of this ordinance is altered or extended in such a way as to increase the gross floor area, only the additional gross floor area shall be counted in computing the off-street loading requirements.
- 6.73 Where a building or lot is used by two activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 of the different categories. Where a building or lot is used by three or more activities that fall into different loading facility categories under subsection 6.36, the facilities required shall be one half the sum of the requirements for the individual loading facility categories, including fractional requirements as specified in subsection 6.74 for the different categories.
- 6.74 The required amount of loading facilities required to serve an institutional use listed in subsection 6.36b may be calculated in aggregate for a use or uses on a lot and any lot contiguous thereto. However, such institutional use shall be located within a five (5) acre area containing one or more lots, contiguous, except for streets, owned by a single institution.
- 6.75 Where the computation of total required loading bays results in a fractional number, only the fraction of one-half or more shall be counted as one.

6.80 REQUIRED AMOUNT OF LOADING FACILITIES

- 6.81 Off-street loading facilities shall be provided based on the category of land use and the area of that use.
- 6.82 The loading facility category shall be as listed in subsection 6.36. The required number of loading bays shall be determined by the schedule in subsection 6.83.

6.83 Minimum Number of Off-Street Loading Bays

Gross Floor Area (in thousands of square feet)

Loading Facility Category	Area at Which First Bay is Required	Area at Which Second Bay is Required	Incremental Area for Which Each Additional Bay is Required Beyond the Second
A	5	40	50
B	10	20	50
C	10	25	40
D	10	40	50
E	10	100	100
F	10	100	200

6.90 LOCATION AND LAYOUT OF LOADING FACILITIES

- 6.91 Where a building or lot contains uses requiring compliance with loading facility categories C, D, E, and F, the first required bay shall be no less than ten feet in width, thirty feet in length and fourteen feet in height. Each additional required loading bay for categories C, D, E, and F and any loading bay required by categories A and B shall be no less than ten feet in width, fifty feet in length, and fourteen feet in height, such requirements to be exclusive of drives and maneuvering space.
- 6.92 All loading bays, drives, and maneuvering space shall be located entirely on the lot with immediate and direct ingress to the building intended to be served. A bay need not be enclosed in a structure provided any yard area used as a loading bay shall not infringe on front, side, and rear yard requirements as indicated in Article 5.000. All such facilities shall be designed with appropriate means of vehicular access to a street or alley as well as maneuvering area, and no driveways or curb cuts shall exceed thirty feet.
- 6.93 Off-street loading bays may be enclosed in a structure and must be so enclosed if located within fifty feet of a Residence district where the use involves regular night operation, such as that of a bakery, restaurant, hotel, bottling plant, or similar uses. Any lighting provided shall be installed in a manner that will prevent direct light from shining onto any street or adjacent property.
- 6.94 All accessory driveways and entranceways shall be graded, surfaced, drained and suitably maintained to the satisfaction of the Superintendent of Buildings to the extent necessary to avoid nuisances of dust, erosion, or excessive water flow across public ways.

6.95 Loading facilities shall not be reduced in total extent to usability after their installation, except when such reduction is in conformity with the requirements of this Article. Such facilities shall be designed and used in such a manner as at no time to constitute a nuisance or hazard or unreasonable impediment to traffic.

4. Recodify as follows:

- (a) Change the words "Section 6.50" in subsection 11.162(2) and (3) to "Sections 6.20 and 6.40."
- (b) Change the words "Section 6.54" in subsection 13.184 to read "subsection 6.441(f)."
- (c) Change the words "Section 6.50" in subsection 14.525 to read "Article 6.000."
- (d) Change the words "Sections 6.60, 6.70, 6.80, and 6.90" in subsection 14.53 to read "Article 6.000."

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, February 25, 1981 at 5:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of the Planning Board to amend the text of the Zoning Ordinances with a proposed new Article 6.000 in the Zoning Ordinance concerning Off Street Parking and Loading Requirements. The proposed new Article 6.000 would replace the existing Article 6.000 in its entirety.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor David A. Wylie,
Chairman.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

W. J. ...

RECEIVED BY
OFFICE OF CITY CLERK
JUN 29 12 04 PM '81
CAMBRIDGE, MASS.

Mr. Healy,

2/27/81

Enclosed, please find
10 copies each of letters
sent to the Planning Board
by Harvard and M. J. T.
regarding the parking
amendment. The Council
requested them at their
hearing the other night
(2/25/81).

Thank you.

Man A. Lerye

HARVARD UNIVERSITY

OFFICE OF GOVERNMENT AND
COMMUNITY AFFAIRS

RECEIVED BY
OFFICE OF CITY CLERK
2 GARDEN STREET
CAMBRIDGE, MASSACHUSETTS 02138
FEB 27 4 46 PM '81
617-495-4955
CAMBRIDGE, MASS.

February 17, 1981

Planning Board
City of Cambridge
City Hall
57 Inman Street
Cambridge, Massachusetts

Attention: Mr. Arthur C. Parris, Chairman

Re: Proposed Revisions to Cambridge Zoning
Ordinance Concerning Off-Street Parking

Dear Members:

In anticipation of tonight's public hearing, we met last week with the staff of the Community Development Department and raised with them our preliminary comments with respect to the proposed revisions to the off-street parking requirements of the Zoning Ordinance as set forth in the enclosed memorandum. We had what we think is a very productive session, but it was clear that the staff itself had not decided how to react to certain of the concerns we raised. We support the objective of refining the off-street parking requirements of the Zoning Ordinance, especially to the extent that to do so will obviate the construction of unnecessary parking. What follows is a brief summary of our more important concerns.

First, and perhaps most importantly, we were surprised to find upon analysis that the proposal would increase by approximately 80% (to one space per 1,000 square feet of development from one space per 1,800 square feet currently), the requirements for off-street parking to be provided with any new construction we might undertake. In discussions with the staff, and from the preamble to the proposal we had assumed that the objective of the revisions would be to reduce the requirements so as to address only the "reasonable needs" which can be anticipated from any new development. As a result, the increased requirements are difficult to understand. From consultations with our Parking Office, we have estimated that additional development, at least at Harvard, is not likely to result in increased demand for parking beyond an average of one space for each 3,000 square feet of new construction.

At present, we have a surplus of parking spaces beyond both the current demand and the current requirements of the Zoning Ordinance. This results in part from the fact that current off-street parking requirements do not apply to structures and uses which antedate the 1961 addition of off-street parking requirements to the Zoning Ordinance. Despite the stated objective of the new proposals to fulfill only the reasonable requirements for off-street parking, it would appear from Section 6.15 that spaces currently surplus to actual demand and to zoning requirements would in effect become required and would need to be maintained. This would mean they could not be closed or applied to fulfill the requirements occasioned by new developments or changed uses. In some instances, e.g., Section 6.31, it is not made clear that the revised requirements are applicable to new, and not to existing, structures and uses. We think it important that the proposals be made clearly prospective only and not retroactive.

Another problem for large institutions such as ours is that the actual use of parking spaces will often bear no relationship to the buildings or uses which occasioned their construction; i.e., rarely will the actual users of parking spaces live or work in the building for which zoning requires the spaces. Accordingly, the allocation of spaces to particular buildings which would be required by Section 6.323 (and which is implied in Section 6.21) would undercut the flexibility which that Section is intended to provide. A key element to this flexibility is our request that we be permitted to provide parking in remote lots up to 3,000 feet from the structure or use served.

Complicating all of this is the fact that these proposed revisions are based upon more refined distinctions among various "institutional" uses than are used throughout the balance of the Zoning Ordinance, with the result that a simple change of use of a particular building (which might not require any other zoning approval) could occasion increased zoning requirements for off-street parking, requirements which in some cases might be difficult to fulfill. Under Section 6.17, the failure to provide additional parking might have the unintentional effect of automatically invalidating a certificate of occupancy, a result we think unnecessary in view of the existing zoning enforcement powers of the City. The combined effect of these sorts of provisions would be to make it impossible for us or the City to determine whether or not the parking requirements are being met at any particular point in time.

February 17, 1981

Under Section 6.18, we are reminded that Cambridge is subject to an EPA "freeze" upon the establishment of new commercial parking. The objective of the EPA freeze is to limit parking supply so as to reduce single passenger vehicle use. To the extent this proposal for zoning amendments would increase off-street parking requirements, it is possible that the City would be requiring Harvard to build parking it does not need and, since the freeze is applicable to any new parking for which a fee is charged, cannot pay for by making it available to the public.

Since there are maximum as well as minimum off-street parking requirements in the proposed amendments we would strongly urge that the provisions of Section 6.35 for special permits be made available based upon appropriate findings to increase the parking permitted in any particular development beyond the maximum as well as to decrease it below the minimum.

Lastly, we feel that the detail and specificity of the design and location requirements for automobile and bicycle parking will remove the flexibility necessary to fulfill the objectives of the proposals. It can only create problems, for instance, to require a special permit to remove a single six-inch tree to build the required parking when no such permit would be required for the basic project or to require that each parking space be within one turn of a driveway.

We would welcome the opportunity to continue to work with the staff as it refines the proposal in anticipation of the hearings before the City Council.

Sincerely yours,



Lewis A. Armistead

LAA:bcs



RECEIVED BY
CITY CLERK
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
PLANNING OFFICE
CAMBRIDGE, MASSACHUSETTS 02139

FEB 17 4 45 PM '81

CAMBRIDGE, MASS.

February 17, 1981

Mr. Arthur C. Parris
Chairman, The Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Dear Mr. Parris:

Attached is an annotated copy of the Proposed Zoning Revisions for Parking and Loading Requirements which together with our written comments outline the concern we have with the proposed revisions in the present form.

We have suggested changes to clarify the apparent anomalies between stated intent and actual requirements of the proposed revisions and to preserve those qualities of present zoning which enable large institutions to function in concert with long standing city objectives for circulation and parking.

Clearly the requirements being proposed go contrary to the stated intent of "requiring adequate parking without unnecessarily encouraging automobile useage." If enacted as written and applied to present M.I.T. zoning obligations for parking, we would be forced to acquire an additional 8 to 16 acres of land for open lot parking or buy land and build structured parking at a cost in the \$8,000,000 - \$16,000,000 range.

The proposed revisions represent a set of unwieldy, very complicated requirements which are not reflective of the reality of operational characteristics inherent in large institutions.

The specificity of higher education uses with respect to parking requirements goes contrary to the concept of treating our parking needs on a campus wide basis. Present zoning recognizes the fact that parking requirements are consistent within institutional uses. Therefore we can provide parking on a campus wide basis with pooled resources and be responsive to city traffic and circulation objectives for our region of Cambridge by locating parking accordingly.

Furthermore, we submit that the design requirements being proposed are burdensome and again inapplicable to large institutions which maintain parking within a comprehensive plan and, therefore, do not treat parking as an isolated building, by building event. Many sections appear to go well beyond requirements normally found in zoning ordinances and we would question whether they are in excess of that allowed by the Zoning Enabling Act, M.G.L., Chapter 40A.

In an effort to be responsive during this period of review on these proposed revisions and with the hope that we can retain our ability under present zoning to meet reasonable requirements, we have been meeting with the Planning Staff of the Community Development Department and have shared our initial reactions. We would hope to be able to continue to work with them to ensure institutions such as ours the ability to meet the objectives of the proposed parking and loading requirements.

Sincerely yours,



O.R. Simha
Director of Planning

ORS:ns
Attachments

Four Trowbridge Place
Cambridge, MA. 02138
March 14, 1981

Cambridge City Council,

Following is a summary analysis of the city's proposed new parking requirements.

The planning board proposal attempts to make the less restrictive of the proposal or existing law applicable on building permits during consideration of the changes. Normal conservative policy is to apply the more restrictive. This is bad policy since it gives the planning board power which it has no right to claim. The provision should be deleted promptly to avoid ambiguity during what could be a long period of analysis.

Distance to off-site accessory parking should be measured by distance on public roads, not "as the crow flies". The latter has been abused and lacks real meaning.

Accessory parking is permitted to be satisfied by long-term leases. This would create a gaping hole in FAR regulations, permitting major structures to be built on part of a lot while, in theory, retaining common ownership of the whole lot. 99 year leases for parking would effectively subdivide the lot, creating effective FAR's as high as 8.0 on the remaining property. This is exacerbated by a provision of the "technical" amendments permitting non-contiguous lots to be treated as one in determining allowability of FAR.

Provisions that would count parking 100% against FAR above certain amounts beg the question: excessive traffic is generated by excessive floor space, not parking. Since parking structures contribute to building bulk, it would make more sense to apply all parking 50% against FAR. That would serve the same purpose as a maximum while being less arbitrary. (Even if the "maximum" concept were adequate, it is destroyed by a provision of the "technical" amendments which could exempt all underground parking from FAR calculations.)

The general exemption to parking requirements within 7 blocks of transit stations has so many problems that it is meaningless as a general exemption. It would make more sense to permit the BZA to reduce parking requirements taking transit proximity as one of the factors to be considered. The only housing included in this parking exemption is elderly housing. The elderly should not be required to lose their cars simply because they live within 7 blocks of rapid transit.

The parking schedule is generally quite good. The biggest problems tend to be in reductions of existing requirements for facilities in zones exceeding 2.5 FAR, and in an attempt to fine-tune requirements beyond a degree of accuracy possible in a zoning ordinance.

Grounds provided to permit reduction of parking requirements need to be tightened. The benefit to developers of smaller buildings of an exemption from parking requirements may not exceed the harm to the city from the cumulative loss of parking in new structures. The exemption to bicycle parking requirements may be too broad.

Robert J. Trémouille
Robert J. Trémouille

*Detailed planning board
letter attached*

Telephone 491-7181 (Bus:657-3604)

Four Trowbridge Place

Cambridge, MA. 02138

March 6, 1981

Planning Board
City of Cambridge

SUBJECT: Proposed new parking regulations, Cambridge Zoning Ordinance

I see many commendable aspects to the proposed new parking regulations. Unfortunately, I am attempting to write a document which might be read. Because of the bulk of the proposal, there are a lot of things which must be said. In order to reduce length, this letter will be negative. In my opinion, it will do less harm to omit deserved kudos than it will do to omit needed objections. I shall also assume that obvious, non-substantive errors will be corrected by the drafters.

Introductory paragraph. Recommend you delete the second sentence in its entirety. This sentence attempts to remove zoning protection without permission of the city council, except retroactively. The existence of this sentence will give developers strong argument to take advantage of liberalizations which may never pass. Proper zoning practice is to presume in favor of the more restrictive of existing or proposed zoning because less harm can be done to the city through a conservative approach. Granting the planning board the power to create blanket exemptions simply by filing a proposed zoning change is unprecedented and unreasonable. THIS SENTENCE SHOULD BE STRUCK AS EARLY AS POSSIBLE.

6.12, applicability, constantly refers to "the effective date of this article 6.000." That date is established. To avoid ambiguity, it should be stated.

6.222, special permit, appears to be unwarranted. Should building users be expected to walk two blocks as the crow flies to get to parking which is supposed to be accessory to their homes, or seven blocks from other uses? Such "accessory" parking is meaningless.

6.225, distance measurements for parking facilities. Measurement of distances is to be straightest line, "as the crow flies". North Cambridge residents recently pointed out to the city council that "as the crow flies" can create a farce. A restaurant in Porter Square claimed to be providing such parking on the far side of a railroad track when the parking was a significant distance by on-street measurement. Any and all distances should be measured along public streets from the nearest entrance of the parking lot to the nearest entrance of the facility for which parking is allegedly being provided, unless the lots are contiguous, with direct access, to that facility.

6.23, control of off-site parking facilities, contains provisions permitting parking requirements to be satisfied by longterm leases. What this permits is evasion of FAR requirements. A developer can construct extremely large buildings on half a lot, i.e., an FAR of 8.0 on half of a lot in a 4.0 zone. He must retain ownership of the entire property, to keep occupancy of the massive building. He, however, under this paragraph, is permitted to lease out the half lot he does not want on a 99 year lease for parking to satisfy his neighbor's parking requirements. A pending "technical" amendment to the zoning ordinance even permits separate lots under common ownership to be treated as one, and thus to transfer the FAR permitted on the less desirable lot to the more desirable lot, followed by a 99 year lease to satisfy a second parties parking requirements. This combination of changes will cause massive buildings to be constructed in certain areas while other areas, because the zoning encourages it, will resemble Simplex. Is this desirable planning?

6.312, "maximum" permitted parking.' This section claims to set a maximum on parking by establishing figures above which all parking would count against the FAR.' The language used is inadequate for its purposes.' It is intended to explain the meaning of the schedule of parking requirements when the table lists two figures for any given use.' The larger figure is the "maximum" figure; the smaller is the minimum figure required.' The paragraph does not say that.' It should be reworded to so state.*

In any case, this requirement is threatened by a provision of the "technical" amendments which exempts floor area located in basements from FAR requirements.'

These "maximum" figures really avoid the real issue.' There are significant parts of the city where construction is permitted at a density much too large to be justifiable, or to be absorbed by the city.' The proposal claims to solve the traffic created by these massive buildings by charging parking above a given amount against FAR. That is silly.' Cars above the maximum will park on neighborhood streets.' There are enough Cambridge residents driving to Cambridge destinations to make these "maximum" figures a burden on neighborhoods already victimized by the construction of buildings which are too big.' The city council should not place this type of restriction; it should attack the real problem; FAR limits must be decreased to a level which will permit our city to remain liveable.'

I propose an alternative which would be more effective, while attacking the real problem: charge all parking, whether required or otherwise, against FAR, in the amount of 50% of the space occupied by the parking, including maneuvering and access areas.' This would recognize on-site parking as necessary and serving a community good, while also recognizing that it increases building bulk, and that it is inappropriate to disregard completely that much larger buildings are being built with this significant FAR exemption than were previously.' This would also create an automatic restraint on excessively large parking structures being provided for accessory purposes.' Similarly, it should be clarified that non-accessory garages count 100% against FAR.'

6.321, parking exemptions based on proximity to major public transportation.' If such exemptions are to be provided from the parking regulations, they would make more sense under 6.35, reduction of required parking, than as a blanket exemption applicable to circles 1/4 blocks in diameter around every transit station.'

This exemption would destroy the business C district which was recently created at Porter Square with parking required for all uses.' Residents in North Cambridge have frequently complained to the city council that existing parking requirements are not strong enough. It would be silly to destroy what little parking requirements presently exist there.'

Alewife, Kendall and Lechmere have PUD and MXD districts near the stations which require parking regardless of the terms of section 6.' In these areas, the so-called transit exemption would have the absurd effect of requiring parking near the stations under PUD and MXD requirements, but exempting more distant locations up to 7 blocks away from the station.' At Alewife and Lechmere, like Porter, considerable traffic will come from suburbs which lack transit access.' Exemption seems inappropriate.'

Harvard Square is questionable for an exemption. The Harvard Square Policy Plan, the Harvard Square Defense Fund, and the Harvard Square merchants have recognized the need for adequate parking for retail needs. The only alternative to developer provided parking would be city funded facilities, clearly a luxury in times when the tax dollar is increasingly precious. A blanket exemption for Harvard Square seems inappropriate.

Central Square appears to be the one transit location for which an exemption could be appropriate, but even here, does an area 14 blocks in diameter make sense? This exemption would extend northerly almost to Harvard Street. Southerly, it would extend nearly a quarter of the distance to the Charles River.

Access to transit would appear to be a reasonable ground to be considered in authorizing reduction to parking requirements. It is unjustifiable on a blanket basis.

Additionally, please note that, under this provision, the only residential uses in the city which are exempt from parking requirement are elderly units within seven blocks of a transit station. That is a long walk for old folk. This exemption would clearly apply to the Manning Apartments and probably to the John F. Kennedy facility as well. People from Manning were provided city council assistance when the developers denied them off-street parking. Without council assistance Manning residents would have been forced to sell their cars because they had no place to put them. Should such a situation be made normal by the zoning law?

6.322, exemptions for non-residential uses if less than five spaces are required. The purpose of the ordinance is to get parking off the street. Provision of four parking spaces is not that much to ask of a developer of a project containing as much as 12,000 square feet. Cumulatively, this off-street parking is of considerable benefit to the city. In the alternative, should the city create a situation where parking will be needed and the city expected to pay for it?

6.35, reduction of required parking. There must be situations in which reductions of parking requirements are appropriate. Without better defined parameters than are stated here, however, we have a problem. 6.351 should be modified. Available on-street parking should not reduce parking requirements for new construction. This would make city policy that of jamming every street with cars until no other place existed for parking except in new construction. That is a silly policy. 6.352 exempts on the basis of public or commercial lots without any requirement of partial ownership on the part of the developer seeking the reduction. Such facilities can be destroyed. Conversion of the Garage in Harvard Square and pending development of parking lots throughout the Harvard Square area is excellent proof of the short-sightedness of permitting such lots to be the basis for reduced parking requirements. 6.353 permits reduction on the basis of varying peaks in needs between users of a shared facility. This assumes that existing uses will continue for the indefinite future. That, if true, must be proven. No countervailing considerations are listed. Burden on the city taxpayer to provide parking if reductions are permitted is a major factor for consideration which, among others, should be included in the ordinance. Reduction based on shared use facilities must include deeded ownership rights preventing destruction of accessory parking without full replacement.

6.36, schedule of parking and loading requirements.' In many cases this table significantly decreases parking requirements for uses in areas with FAR's exceeding 2.5.' There seems to be no reasonable justification for most reductions.'

Certain distinctions being attempted in the parking table imply a fine-tuning with regard to parking requirements beyond the capability of zoning.' The fine distinctions under office and retail are particularly hard to justify.' Floor area is interchangeable for most of the listed uses, as long as the uses are permitted under the zoning.' A developer will call a facility's use that which is most convenient for him and go for a reduction when he finds out who is moving in.' The reductions of parking requirements will be granted as a matter of course.'

There are significant numbers of zeros in the table, footnotes or otherwise.' If a given use is illegal, the entry should be n/a.' If it is legal, there must be people driving to the use.' They should have parking.' A number, but not all n/a's are marked by footnote number 6 concerning use variances.' This implies that use variances are considered more acceptable in these areas. This footnote would make more sense as a separate paragraph requiring the board to include parking provisions when giving a use variance.' Footnote 8 should not be affixed to zeros, it should stand in place of the zeros to which it is affixed. Footnoting zero with 8 implies that it is considered normal to provide no parking.' That is not what the footnote says.' Zero would be an appropriate requirement for neighborhood parks and playgrounds.'

6.366.e. Does one parking space for every 2000 square feet of lot area in a drive-in movie make any sense as a parking requirement? That is the same as a factory.'

6.367.' Many of the requirements in the FAR greater than 2.5 are particularly lenient. Does it make sense to require less parking for a bottling plant, a warehouse, a wholesaler, or for storage, than for a truck terminal or a railroad yard (6.362.c and d)?

6.363.' The application of requirements to institutional uses is welcome. These uses should have requirements comparable to requirements placed on more humble members of the community, subject to the recognition of the greater feasibility of centralized facilities while recognizing the great financial resources of the largest institutions.'

6.374, bicycle parking exemption. Why are townhouse projects treated specially? (6.361(d)) These are as much multi-family residences as are condominium developments with equal floor areas.' They, because of their organized development, have just as much capability to set aside the necessary facilities.' The other exempted uses appear to be created because of the nature of the customers, but these exemptions tend to ignore worker needs.' 6.372 exempts uses listed under 6.36 (business requiring less than five spaces). Just as auto parking spaces will add up if required, so will bicycle spaces. A space here and a space there; eventually our lampposts can start being used for lampposts again.'

6.434(a) changes parking if valet service is provided.' Valet parking has proven to be a farce in Porter Square.' Rearrangement should only be permitted in facilities which always have an attendant on the lot, and the driver drives to the lot.' Such a facility would be inappropriate to satisfy accessory parking requirements unless it satisfies those requirements under normal parking arrangements.'

Robert J. Latremouille
ROBERT J. LATREMOUILLE

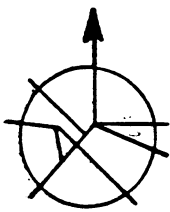
Comm. from Robert J. LaTremouille, 4
Trowbridge Place re: new parking
requirements.

In City Council,

April 6, 1981

4/6/81

*Referred to the
- PETITION -*



March 4, 1981

COMMENTS RE: NEW PARKING AND LOADING ORDINANCES FOR THE CITY
OR CAMBRIDGE, MASSACHUSETTS

Dear Cambridge Planning Board Members and Honorable City Councillors,

The Harvard Square Defense Fund wishes to commend the Cambridge Planning Board for their efforts to comprehensively revise the parking and loading requirements of the City's Zoning Ordinance.

We wholeheartedly support the intent of the revisions to require the development of adequate parking facilities to meet the reasonable needs of all building and land users without unnecessarily encouraging automobile use. Alternative transportation modes such as public transit, bicycling, and walking should be actively encouraged. We would also strongly recommend that the existing on-street parking regulations i.e., resident parking stickers, parking permits, parking ticket and towing provisions be strictly enforced in order to discourage unnecessary automobile use. This enforcement would also have the corollary benefit of providing Cambridge with much-needed revenue.

While the Defense Fund endorses the intent behind the Off-Street Parking and Loading Requirements, we feel that further refinement of the regulations is necessary, particularly as they relate to developments located in proximity to major public transportation lines. The term "any Development" in subsection 6.321 should be further defined to reflect an understanding of the nature of public transit. Recognition must be made of the fact that public transit does not serve the entire metropolitan area or even adequately serve Cambridge's neighboring communities, whose residents may desire to use Cambridge's commercial centers. It must be recognized that large scale developments, be they office or commercial, are destined to attract people who do not have access to public transit and thereby encourage automobile use.

Public transit also does not operate during all hours of the day, and people are particularly reluctant to use transit in the evening. Entertainment oriented developments, therefore, should not be exempt from providing off street parking because they are close to a transit station. These types of development, however, can make good use of the provisions to provide required parking through shared or off site arrangements will serve to maximize the use of existing parking facilities.

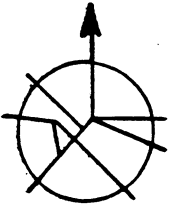
The term "any development" can be further refined in one of two ways. The first way requires modification of other parts of the Zoning Ordinance to allow only developments of a scale and use that can be adequately served by public transit to locate within 1500 feet of a transit station. This may conflict with other development policies and be too restrictive.

The Harvard Square Defense Fund

THE BOARD OF TRUSTEES

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3/4/81
Cont'd

page 2

The Harvard Square Defense Fund

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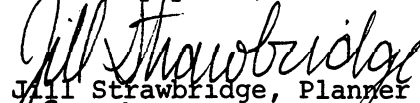
The second way to reword subsection 6.321 is to define "any development" by the size of the development and the use so that any development that is large enough to be considered regional in nature and/or that will attract people in the evening will have to provide some off-street parking. The amount of parking that will be needed will depend upon the nature of the development. We would recommend at a minimum that business or commercial developments over thirty thousand (30,000) square feet be required to provide one-half of the minimum parking required for developments of that size that are located near a transit station.


For certain very large developments that would be allowed by right within 1500 feet of a transit station, it might be appropriate to require some type of special permit so that parking and street system impacts can be analyzed in detail prior to construction. This type of analysis will allow the City to avoid expensive modifications to the municipal service infrastructure made necessary because a development(s) has over-taxed existing services. The cost of such unanticipated modifications can overshadow the tax revenue benefits gained from the development.

Our final recommendation concerns Section 6.50, Parking Plan Information Requirements. We feel that the parking plan requirement is excellent. We would recommend that subsection 6.54 be changed to require the Superintendent of Buildings to submit all parking plans for five or more spaces to the Community Development Department and the Department of Traffic and Parking for review and comment. The review period should be extended to ten (10) business days to encourage thoughtful rather than pro forma review and to encourage the solicitation of comments from community groups.

We appreciate this opportunity to comment on these regulations. If we can be of any further assistance in this matter, we would be more than happy to work with you.

Sincerely yours,


Jill Strawbridge, Planner


Olive W. Holmes, President

Comm. from the Harvard Square Defense Fund
in favor of the comprehensively revised
parking and loading requirements of the
Zoning Ordinances.

In City Council,

March 16, 1981

3/16/1981

*Returned to the
Proposed Zoning
Amendment*

0-19

Comm. from Arthur C. Parris, Chairman, Planning Board, transmitting a petition to amend the Zoning Ordinances of the City of Cambridge to adopt comprehensive revisions to the parking and loading requirements.

5/18/81

Passed to be
ordained as
amended

6-0-3

In City Council,

January 12, 1981

Referred to the Planning Board & the Ordinance Committee for hearing & report.

copy sent to Planning Board & Committee on Ord. 1/13/81 (dl)