

Zoning Bylaw amendment for Parking in the Downtown Park Street

Form-Based Code District – Draft # 2

9.1.2 Off-Street Parking Requirements

Except as provided in Section 9.1.4, the minimum number of off-street parking and loading spaces shall be as set forth below. Where fractional spaces result, the minimum number of spaces shall be the next highest whole number. For certain uses, a maximum number also applies. Off-street parking requirements for a use not specifically listed below shall be as specified by the Building Inspector based on a listed use of similar characteristics of parking demand.

A. Residential Uses

1. Single-family or two-family dwelling: minimum 2 spaces per dwelling unit.
2. Multi-family dwelling: minimum 1 space per studio unit; 1.5 spaces per one-bedroom unit; and 2 spaces per unit with two or more bedrooms; plus five (5) percent additional spaces for visitor parking, or a minimum of one space. **In the T6 Zone (Downtown Transit-Oriented Lifestyle District) of the Downtown / Park Street Form-Based Code District (DPSFBC) District, dwelling units must provide 1 space per unit regardless of the number of bedrooms in the unit.**
3. Assisted living facility: minimum 0.5 spaces per unit, plus 1 space per employee on each shift, rounded up the nearest whole number of spaces.
4. Nursing home: minimum 1 space for each 4 patient beds, plus 1 space for each 2 employees on the largest shift.
5. Accessory apartment: minimum 1 space in addition to spaces required for the principal dwelling.
6. Home occupation: As required for the particular occupation and use, to be determined by the Building Inspector, in addition to required spaces for the dwelling unit.

B. Business Uses. The minimum number of off-street parking spaces listed below shall be in addition to space for storage of trucks or other vehicles used in connection with a business.

1. Clubs, restaurants, taverns, and other eating places: minimum 1 space per four seats, plus 1 space per 300 sq. ft. of gross kitchen floor area.
2. Retail store: minimum 3 spaces per 1,000 sq. ft; maximum 1 space per 200 sq. ft. gross floor area. Where a single parking area contains more than 300 parking spaces intended to serve more than one retail establishment, the total number of off-street parking spaces required in excess of 300 shall be reduced by twenty-five (25) percent.
3. Art gallery: minimum 3 spaces per 1,000 sq. ft.
4. Professional or business office: minimum 1 space per 400 sq. ft. gross floor area.

5. Personal or business service; bank or other financial institution: minimum 1 space per 300 sq. ft. gross floor area.
6. Medical office or medical clinic; minimum 1 space per 200 sq. ft. gross floor area.
7. Hotel or motel: minimum 1 space per sleeping room, and 1 space for every 3 employees on the largest shift. For hotel or motel with conference and/or restaurant space, add 1 per 200 sq. ft. of restaurant and function room floor area combined.
8. Place of assembly with fixed seating, such as a church, stadium, assembly hall: minimum 1 space for every four seats or, when benches are used, 1 space per eight lineal feet of bench.
9. Library, museum: minimum 1 space per 400 sq. ft. of public floor area.
10. All other places of public assembly: minimum 1 space for every five occupants as determined by the State Building Code.
11. Theatre, cinema: minimum 1 space for every three seats for single-screen theatres; for theaters with more than one screen, 1 space for every five seats.
12. Hospital: minimum 1 space for each two beds plus 1 space for each 2 employees on the largest shift.
13. Funeral home: minimum 1 space per 60 sq. ft. of public floor area.
14. Bowling alley: minimum 3 spaces per each alley.
15. Other commercial uses: minimum 1 space per 300 sq. ft. gross floor area.