

PROPOSED ZONING BYLAW REGARDING USE OF INSTITUTIONAL PARKING LOTS

March 19, 2009

- A. In Section 1.4, ‘Definitions and Abbreviations’, under the definition for ‘Accessory Use’ insert the phrase ‘except for institutional parking lots used by others not conducting business within such institution’ as follows -

Accessory Use - An activity incidental to and located on the same premises as a principal use conducted by the same person or his agent. No use (other than parking) shall be considered “accessory” unless functionally dependent on and occupying less land area than the principal use to which it is related and occupying less than one-half as much habitable floor area as that principal use, **except for institutional parking lots used by others, with owner’s consent, not conducting business within such institution.**

- B. In Section 3.3, ‘Schedule of Use Regulations’, under ‘ACCESSORY USES’ after ‘Open lot parking ...’ and before ‘Satellite Antenna...’ insert a new use category ‘Shared Institutional Parking’ as follows –

USES	DISTRICTS							
	SR-A,B,C,D	GR	AH	LB I	LB II	LB III	GB	PL
<u>ACCESSORY USES</u>								
Shared Institutional Parking:								
a. Short-Term (<30 days)	Y	Y	Y	Y	Y	Y	Y	N
b. Long-Term (>30 days)								
➤ By Town departments	Y	Y	Y	Y	Y	Y	Y	N
➤ Residential overnight parking	Y	Y	Y	Y	Y	Y	Y	N
➤ Pick-up/drop-off of less than 30 minutes	Y	Y	Y	Y	Y	Y	Y	N
➤ Day time use by employees and/or customers using less than 30 spaces or 50% of the spaces in the lot, whichever is greater.	Y	Y	Y	Y	Y	Y	Y	N
➤ Day time use of more than 30 spaces or more than 50% of spaces in the lot, whichever is greater	SP	SP	SP	Y	Y	Y	Y	N
➤ Evening use by customers and/or employees	SP	SP	SP	Y	Y	Y	Y	N
➤ Use by commercial vehicles	SP	SP	SP	Y	Y	Y	Y	N