

**PARKING IN RESIDENTIAL DISTRICTS**

February 21, 2007

**EXISTING ZONING BY-LAWS**

**1.4 Definitions and Abbreviations**

**Open Space** - An open area on a lot, unbuilt on, containing landscape materials, pedestrian walks, patios, recreational facilities, but excluding driveways and parking spaces.

**Parking Space** - An area in a building or on a lot available for parking one automobile, exclusive of passageways and driveways appurtenant thereto, and having free and unimpeded access to a street over unobstructed passageways or driveways.

**Patio** – A paved recreational area, not elevated above adjacent existing grade, separated by plant material or structures from all driveways and not itself to be used for parking.

**3.3 Schedule of Use Regulations**

USES	DISTRICTS	
	SR- A,B,C,D	GR
<b><u>ACCESSORY USES</u></b>		
A garage for more than 3 vehicles or containing more than 660 square feet floor area	SP	SP
Open lot storage or parking of a boat, boat trailer, house trailer, camping trailer, motor home, commercial trailer, or commercial vehicle	SP	SP
Open lot parking for not more than 3 vehicles accessory to a single-family dwelling, and not more than 2 vehicles per dwelling unit or 5 vehicles per structure for other dwellings	Y	Y
Open lot parking in excess of the above accessory to residential use	SP	SP

**4.2.1 Area Requirements**

	<b>MINIMUM LOT AREA</b>	<b>MAXIMUM LOT COVERAGE</b>	<b>MINIMUM OPEN SPACE</b>
<b>DISTRICTS</b>	<b>SQ. FT.</b>	<b>% OF LOT</b>	<b>% OF LOT</b>
SR-A	25,000	20%	50%
SR-B	12,000	25%	50%
SR-C	9,000	25%	50%
SR-D	25,000	20%	50%
GR	7,000	30%	40%

**4.2.2 Linear Requirements**

	<b>MINIMUM SETBACK DIMENSIONS FEET</b>		
<b>DISTRICTS</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
SR-A and SR-D	30	15	40
SR-B and SR-C	25	10	30
GR	20	10	20

**4.3.5 Accessory Buildings**

a. General Requirements

1. Except as provided in subsection c.2 below, a private one-story garage for not more than three automobiles ...
2. An accessory building shall be on the same lot as the principal building to which it is accessory.
3. A garage shall have a vehicular access from the street.

b. Dimensional Regulations

1. Accessory Buildings shall not exceed the following –
  - 150 square feet of floor area (660 square feet for a garage) or
  - a height of 10 feet (15 feet for a garage)

2. Accessory Buildings shall be set back at least five feet from the side line and rear line of the lot and five feet from the principal building to which it is accessory.

c. Rear Yard Restrictions

1. A garage accessory to a dwelling shall cover not more than 40% of the rear yard of the lot. The rear yard for this provision is defined as the area between a line obtained by extending the rear line of the dwelling to each of the sidelines of the lot and the rear line of the lot.
2. If any part of the garage is forward of the rear line of the dwelling, the garage shall conform to the setback, sideline and rear line requirements for a dwelling in the district in which the garage is located.

**5.1.2 Schedule of Requirements**

- a) Dwellings: two parking spaces for each dwelling unit therein, except one parking space for each dwelling unit having fewer than two bedrooms.

**5.1.3 Parking and Loading Area Location and Design**

b) Residential.

- 1) In Single Residence Districts, no parking shall be permitted within a required front yard between the side lines of the dwelling extended to the street, except on a driveway leading to, and no wider than, an attached garage, or on Special Permit from the Board of Appeals, to be granted only upon determination by the Board that:
  - i. Feasible alternatives for providing necessary parking do not exist,
  - ii. Effective use of plantings, grading, and location are employed to minimize visual impacts, and
  - iii. On-site drainage is adequately provided for.
- 2) In General Residence Districts, the following provisions shall apply to attached garages including those constructed below the ground floor and driveways and parking spaces that are created within a required front yard between the side lines of the dwelling extended to the street,
  - A. An attached single car garage opening and associated driveway leading to, and no wider than the garage, is permitted provided that:

1. The paved area (or other driveway surface material) does not exceed 25% of the front yard area as defined above,
  2. Effective use of plantings, grading, and location are employed to minimize visual impacts,
  3. The maximum width of the driveway shall not exceed 12 feet,
  4. The slope of the driveway shall be no greater than 15% (1.8" per 12"), and
  5. On-site drainage is adequately provided for.
- B. Parking spaces and/or two-car garage openings or larger below the ground floor shall not be permitted except on Special Permit from the Board of Appeals, to be granted only on determination by the Board that:
1. Feasible alternatives for providing necessary parking do not exist,
  2. Effective use of plantings, grading, and location are employed to minimize visual impacts of the paved front yard and/or garage,
  3. The garage does not create the appearance of an additional story, which would then give an overall appearance of the structure exceeding the 2-1/2 story limitation,
  4. The slope of the driveway shall be no greater than 15% (1.8" per 12"),
  5. The paved area is only as wide as the garage and tapers where possible,
  6. For buildings with more than one unit, the garages, and associated paved areas necessary to provide access to each garage, shall be separated from each other by at least 12 feet, the area between the driveways to be landscaped with trees and other plantings as provided for in Section 5.3 of these By-Laws, and
  7. On-site drainage is adequately provided for
- c) Configuration. Dimensions of spaces and aisles shall adequately provide for clearance and movement, and designated spaces shall accommodate needs of the handicapped. The Planning Board shall adopt, and may from time to time amend, standards for such dimensions, reflecting current vehicle sizes. Groups of not more than 30 parking spaces shall be separated by a six foot landscaped walk or divider.
- f) Backing. All parking areas having six or more spaces shall be so designed that no vehicle will be required to back on a public way or driveway serving as access to 50 or more parking spaces in order to enter or exit from a parking space.

## **EXISTING GENERAL BY-LAWS**

### **Article 21 – Vehicles and Parking**

- 21.1 The word "vehicle" as used in this Article shall include every device used for motorized transportation or other mechanical means of transportation or travel on land, as allowed or permitted by the laws of The Commonwealth.
- 21.2 No person shall allow any vehicle within his control to be parked or left unattended within the limits of the traveled part of a public or private way furnishing means of access for fire apparatus to any building except as permitted by the following rules and regulations:
- (c) Parking within ten (10) feet of a hydrant or twenty (20) feet of an intersection with another way is prohibited;
  - (d) No vehicle will be parked so that it obstructs any driveway;
  - (e) No vehicle will be parked so that it fails to leave a clear and unobstructed lane at least ten (10) feet wide on the remaining traveled portion of the roadway for passing vehicles;
  - (f) No vehicle will be parked so that it interferes with the removal or plowing of snow or the removal of ice;
  - (g) Parking for over one (1) hour between the hours of 1 a.m. and 7 a.m. is prohibited.
- 21.4 No person shall permit a motor vehicle which is unregistered, disabled, dismantled or inoperative to remain ungaraged on his or her premises for more than thirty days unless such person is duly licensed under Chapter 140, Section 59, of the General Laws for the sale of motor vehicles, or unless the Board of Selectmen has granted a permit therefor.