



TOWN OF ANDOVER

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Austin Simko
Deputy Town Manager/Town Clerk

May 10, 2024

TO WHOM IT MAY CONCERN:

This is to certify that at the second session of the Annual Town Meeting of the Inhabitants of the Town of Andover held on April 30, 2024, the following Article and VOTE was taken thereon, to wit:

ARTICLE 28. Zoning Bylaw Amendment Off-Street Parking Requirements.

To see if the Town will vote to amend Section 5.1; Section 4.1.4; Section 5.3; Section 7.3.3; Section 7.8.5; Section 8.1; Section 8.2; Section 8.5; Section 8.7; and Appendix A Table 3 of the Andover Zoning Bylaw Article VIII to update the design standards, parking district information, and parking special permits to incorporate to the best extent possible off street parking information and requirements into Section 5.1 and Appendix A Table 3 Off-Street Parking; or take any other action related thereto.

Proposed changes as set forth in draft amended sections of the above listed bylaws (or as later amended by the Planning Board), as well as illustrative examples are on file in the Office of the Town Clerk, and the Department of Planning and Community Development, located at 36 Barlet Street, Andover, MA ; and on the Town's website at <https://andoverma.gov/149/Community-Development-Planning>.

On request of the Planning Board

Upon motion made and duly seconded it was VOTED to approve Article 28 as printed in the warrant, and recommended by the Planning Board on February 27, 2024.

VOTE: A two-thirds vote required for passage, the Motion Passed in an electronic vote of 255 in favor, 14 opposed, and 10 abstaining.

A true record
A T T E S T

Austin Simko
Deputy Town Manager / Town Clerk

FORM 2 – ARTICLE 28

May 10, 2024

**ZONING BYLAW ARTICLE VIII SECTIONS 5.1, 4.1.4, 5.3, 7.3.3, 7.8.5, 8.1, 8.2,
8.5, 8.7, Appendix A Table 3**

*Amend Zoning Bylaw Article VIII Section 5.1; Section 4.1.4; Section 5.3; Section 7.3.3;
Section 7.8.5; Section 8.1; Section 8.2; Section 8.5; Section 8.7; and Appendix A Table 3
as follows:*

Proposed new language is underlined.
Proposed language to be deleted is shown in Strikeout.

5.1. OFF-STREET PARKING AND LOADING.

5.1.1. Purpose.

The objectives of this section are as follows:

1. Promote traffic safety by assuring adequate places for storing of motor vehicles ~~off the street~~ and for their orderly access and egress to and from the streets;
2. Increase the traffic-carrying capacity of streets and highways ~~in the town~~ and obtain a more efficient utilization of ~~on-street curbside~~ parking;
3. Reduce hazards to pedestrians ~~upon public sidewalks~~ and bicyclists; ~~and~~
4. Promote clean air, and sustainability, and reduce reliance on fossil fuels; and

~~4.5.~~ Protect adjoining lots and the ~~general~~ public from nuisances and hazards such as:

- a. Noise, glare of headlights, dust, and fumes resulting from the operation of motor vehicles;
- b. Glare and heat from parking lots;
- c. A lack of visual relief from expanses of paving; and
- d. Accelerated runoff of surface water from land covered by impervious materials.

5.1.2. Applicability.

No building permit or certificate of occupancy shall be issued for the construction of a new building, the enlargement of an existing building, the development of a use not located in a building, the redevelopment of an existing building, or the change from one type of use to another, unless off-street parking is provided in accordance with this Section 5.1.

5.1.3. Interpretation of this Section.

The following rules for interpretation of this section shall apply:

1. *Fractional Numbers.* In the computation of required parking spaces, only the fraction of 1/2 or more shall be counted as one space.
2. *Number of Employees.* Where the parking requirement is based on the number of employees, the number shall be based on the number of employees on the largest shift.
3. *Change of Use.* For the purposes of this section 5.1, a change of use shall be a change in part or all of an existing building or lot from one use category to another as permitted in the Table of Use Regulations.

4. *Maximum Rate Occupancy.* The maximum floor area allowances permitted per occupant as required in the Massachusetts State Building Code.

5.1.4. Parking Space Requirements.

Appendix A, Table 3, Off-Street Parking Requirements, establishes the minimum number of parking spaces required for the corresponding type of use. Where a use is not specifically included in Table 3, the regulations for the most nearly comparable use, as determined by the Building Commissioner, shall apply.

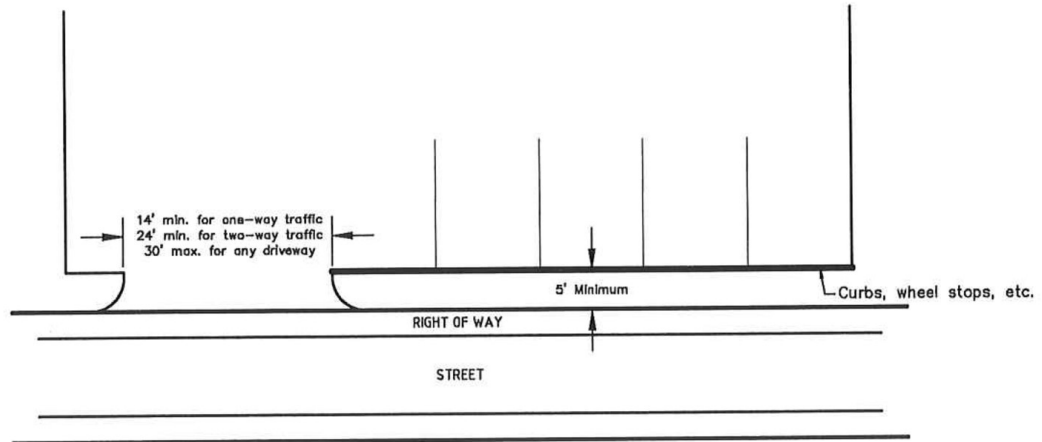
5.1.5. Design Standards.

The following design standards shall apply to vehicular parking areas for uses other than a one-family or two-family dwelling:

1. *Parking Dimensions.* The minimum dimensions of parking spaces and maneuvering aisles shall be as shown in Appendix A, Table 4, Parking Dimensions.
2. *Parking Layout.*
 - a. Access to and egress from all parking areas shall be only via driveways that meet the design standards of Section 5.1.5.4;
 - b. All portions of all parking spaces, loading areas, and maneuvering aisles shall be set back a minimum of five feet from any street or way and a minimum of five feet from any property line. Curbs, wheel stops, screening, or similar barriers shall be installed along the setback line for parking and loading to prevent vehicles from being parked or driven within required setback areas or required landscaped areas;
 - c. Each required off-street parking space and loading area shall be designed so that any motor vehicle may proceed to and from it without requiring the moving of any other vehicle or the passing over any other parking space or loading area;
 - d. The circulation system in each parking area shall be designed so that all vehicles may exit from and enter into the adjacent street or way by being driven in a forward direction and no vehicle shall be required to enter or leave by backing out; and
 - e. All required parking areas shall be paved, use a permeable system, or combination of the two in order to achieve an all weather surface that is load bearing, can be plowed, supports stormwater management, and will be free of dust and debris. All ~~and~~ parking spaces shall be marked to provide delineate ~~delineation between~~ parking spaces and aisles; and

d.f. Snow storage areas shall be designed in the parking lot layout. They shall not be placed in such a way as to prevent clear sight lines along the exit or entrance.

SECTIONS
5.1.5.2a
5.1.5.2b
5.1.5.4b



3. *Parking for People with Disabilities.*

- a. Parking facilities shall provide parking spaces designed for people with disabilities in accordance with the rules and regulations of the Massachusetts Architectural Access Board (AAB);
- b. Each parking space shall be clearly marked by a sign and shall be located near the entrance of the building served.

4. *Driveways.*

- a. The maximum number of driveways permitting entrance to and exit from a lot shall be limited to two per street line;
- b. The minimum width of a driveway used for two-way traffic shall be 24 feet. The minimum width of a driveway used for one-way traffic shall be 14 feet. The maximum width shall not exceed 30 feet;
- c. Driveways shall be located to minimize conflict with traffic on the street and where good visibility and sight distances are available to observe approaching pedestrian and vehicular traffic.

5. *Loading Areas.*

- a. An adequate number of off-street loading areas shall be provided for any use that may be serviced by delivery vehicles;

- b. Loading areas shall be located in the side or rear yards only;
- c. Each loading area shall be located separately from employee and customer parking and shall be designed to protect pedestrian and bicycle safety and avoid traffic conflicts with vehicles within, without, and entering and leaving the lot where the loading area is located;
- d. No area may be utilized and counted as both a required parking space and a required loading area; and
- e. Each loading area shall consist of a bay measuring at least 30 feet long, 12 feet wide, and 14 feet high if covered and a maneuvering space equal to the length of the bay.

6. *Maintenance.* Parking areas, loading spaces, and landscaping shall be continuously maintained, and whenever necessary, surfacing, lighting, parking space markings, and plantings shall be replaced or repaired, and drainage structures maintained. Failure to adequately maintain parking facilities shall be ~~considered~~deemed a violation of this ~~Bylaw~~.

7. *Electric Vehicle (EV) Charging Stations.* In any residential or nonresidential development EV charging stations shall be installed as may be required by 780 CMR (Massachusetts State Building Code).

8. *Bicycle Parking.* The following requirements shall apply to bicycle parking:

- a. For purposes of this bylaw, a bicycle parking space is an area within which one intact bicycle may be conveniently and securely stored and removed in an upright position with both wheels resting on a stable surface without requiring the use of a kickstand, and without requiring the movement of other parked bicycles, vehicles, or other objects to access the space;
- b. Long-term bicycle parking is intended primarily to serve residents, employees, or other people who would require storage of a bicycle for a substantial portion of the day, for an overnight period, or for multiple days. Short-term bicycle parking is intended primarily to serve visitors, such as retail patrons making trips of up to a few hours to a particular use;
- c. The Planning Board may adopt rules and regulations and guidelines for the design and placement of bicycle racks for long-term and short-term bicycle parking.

9. *Pedestrian Access and Walkways.*

- a. Pedestrian access shall be provided through improved pathways, stairway access, or other physical improvements, and shall be clearly marked;

- b. Direct and vital pedestrian access shall be provided to other abutting commercial properties or open space or other recreation facilities, and shall serve to improve safe pedestrian circulation;
- c. Walking and biking paths shall be provided to connect the parking lot and sidewalks or open space or other recreation facilities in a manner that safely accommodates pedestrian, bicycle, and vehicular traffic.

10. Landscaping.

- a. Each parking area shall have interior landscaped areas planted primarily with native species which meet the design guidelines or as specified in the bylaw;
- b. The Planning Board may adopt rules and regulations and design guidelines for parking area landscaping.

11. Lighting.

- a. Lighting shall provide safety and security for users and shall be designed and installed so as to prevent glare or overspill from the light source onto adjacent property or into public ways, and shall be Dark Sky compliant;
- b. Light fixtures shall be provided in the parking area for safe vehicular and pedestrian travel. The height and placement of fixtures shall be designed to distinguish parking areas from pedestrian walkways or sidewalks, and shall be placed so as to prevent conflict with landscaping.

5.1.6. Parking in Apartment Districts (APT).

The following parking requirements shall apply to APT districts:

1. Location. Required spaces shall be located either in an off-street paved area or in a garage or carport.
2. Proximity to Dwelling. The spaces shall be located within 200 feet from the outside entrance to the dwelling unit served.
3. Driveway. Any spaces located in a driveway providing access to more than one dwelling unit shall not reduce the effective width of the driveway to less than 12 feet.
4. Applicability of Minor Residential Ways. Any way or driveway providing principal access to six or more dwelling units or eight or more parking spaces shall conform to applicable provisions of the Planning Board regulations for minor residential ways. To

confirm the extent of conformity, the Zoning Board of Appeals shall request a report from the Planning Board before granting a special permit.

5. Landscaping. Each paved parking area shall have interior landscaping areas, primarily planted with shade trees, equivalent in size to at least 5 percent of the parking area's total pavement area.

5.1.7 Parking in General Business Districts (GB).

The following parking requirements shall apply to GB Districts:

1. Location. The required number of off-street spaces shall be provided on the same lot as the use or uses in question except as provided below or unless the Planning Board grants a special permit for a change in parking space requirements pursuant to Section 5.1.912.

~~1.2.~~ No Additional Spaces. No additional parking spaces shall be required for a proposed use in an existing building if:

- a. The change of use or rearrangement of uses does not result in an increase in the number of required parking spaces;
- b. The total number of parking spaces required for a particular use, including a particular use in an existing multi-use building, is six spaces or less. This shall not apply to proposals involving the total renovation/redevelopment of a structure; and
- c. Having applied subsections a. and b. above, a proposed change of use results in a net increase of ~~three~~ 10 spaces or less. If the change of use results in a net increase of more than ~~three~~ 10 spaces, then the total number of parking spaces shall be provided.

~~2.3.~~ Multiple Uses Sharing a Common Parking Lot. For two or more uses on a common lot, the minimum required number of spaces shall be Required parking spaces may be provided for two or more uses on a common lot if the total number of spaces available is not less than 75 percent of the sum of the spaces required for each use individually. The required number of spaces on a common lot may be further reduced by a special permit under Section 5.1.912 if it can be shown that a lower total number of spaces will serve all uses adequately, as determined by the Planning Board or special permit granting authority.

~~3.4.~~ Extension or Alterations of Nonconforming Buildings and Uses. Extensions or alterations of a preexisting, nonconforming building or use that requires a special permit under Section 9.4 shall provide only the additional number of parking spaces that would be required for the extension or alteration.

4.5. Replacement After Catastrophe. The following parking requirements shall apply to a building or structure that has been damaged by fire, explosion, or other catastrophe:

- a. If a building or structure that did not conform to Table 3, Off-Street Parking Requirements, is rebuilt not to exceed its pre-catastrophe size and if no change in use occurs, continuance of that nonconformance will be allowed;
- b. Any change in use shall require the building or structure to conform to Table 3, Off-Street Parking Requirements;
- c. If a building or structure is rebuilt to exceed its pre-catastrophe size, the additional number of parking spaces that would be required for the excess floor area must be provided.

5.6. Compact Car Spaces. In parking lots of more than 40 parking spaces, up to 30 percent of the spaces may be designed for compact cars to service all-day parkers in accordance with the design standards of Appendix A, Table 4. Compact car stalls shall be grouped in one or more contiguous areas and conspicuously identified by signs or pavement markings.

5.1.8. Parking in Industrial Districts.

The following parking requirements shall apply to Industrial Districts:

1. Adequate off-street parking must be provided on the premises to service all parking demand created by new construction, whether through new structures or through additions to existing ones, or by change of use creating higher parking demands.
2. In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements set forth below shall be met for the new demand without counting existing parking.
3. Only one driveway or entranceway will be permitted in any 150 feet of frontage unless the frontage is less, in which case, only a driveway or entrance way to the property will be permitted.
4. Each parking area shall contain no more than 240 parking spaces.
5. There shall be no more than 30 parking spaces in any uninterrupted row.
6. Each parking area shall be enclosed (except for access points) by a landscaped buffer not less than 12 feet wide, planted with shade trees.
7. Each parking area shall have interior landscaping areas, primarily planted with trees, equivalent in size to at least 5 percent of the parking areas ~~area's~~ total pavement area.
8. The size of a parking space may be reduced to a compact car space as presented in Appendix A, Table 4, for those spaces serving all-day parkers. Uses that generate

frequent parking space turnover shall be required to have the standard size parking spaces.

8.9. In the Industrial D District, no off-street parking shall be located within 50 feet of the street line of any public way or internal access road on which the building fronts.

5.1.9. Parking Requirement Special Permit Special Permit to Reduce Number of Parking Spaces.

~~In the Industrial Districts, the Planning Board may grant a special permit to reduce the number of parking spaces required by Appendix A, Table 3 upon finding that special circumstances render a lesser number of spaces adequate for all parking needs. To qualify for a special permit, the petitioner must present a site plan showing that all parking spaces needed to meet the requirements of Appendix A, Table 3 could be built on the site. The spaces to be waived shall be marked "Reserve Parking Area(s)" on the plan, which shall be kept on file with a copy of the Planning Board's special permit decision. The reserve parking area(s) shall be maintained as landscaped areas unless and until the Planning Board requires construction of additional parking spaces. No improvement other than parking spaces will ever be allowed in this area. In the ID2 District, the Planning Board may grant a special permit to reduce the number of parking spaces required by Appendix A, Table 3 upon finding that special circumstances, such as shared or remote parking opportunities as defined in Section 5.1.12, render a lesser number of spaces adequate for all parking needs.~~

5.1.10. Special Permit for Main Street Access.

~~In the General Business and Mixed Use Districts, where alternative access locations are feasible, parking lot driveways shall not provide access onto Main Street unless the Planning Board grants a special permit upon determining that access onto Main Street is dictated by consideration of safety, congestion, or conflict with other premises.~~

5.1.11. Special Permit for Alternative Parking Lot Design.

~~In the General Business District, the design of a parking lot may differ from the requirements of Appendix A, Table 4 if granted a special permit by the Planning Board, provided that such design satisfies the objectives of Section 5.1. and the design is prepared by a professional engineer or landscape architect.~~

5.1.12. Special Permit for Change in Parking Space Requirements.

~~In the General Business District, the provision of off-street parking spaces required by Appendix A, Table 3 may be changed if the Planning Board grants a special permit in accordance with the following provisions:~~

- ~~1. *Shared Private Parking Facilities.* Shared private parking facilities for different buildings or uses may be allowed by special permit subject to the following provisions:~~
 - ~~a. Up to 50 percent of the parking spaces serving a building may be used jointly for other uses not normally open, used, or operated during similar hours. The applicant must show that the peak parking demand and principal operating hours for each use are suitable for a common parking facility.~~

- ~~b. A written common parking facility agreement defining the joint use acceptable to the Planning Board shall be executed by all parties concerned and approved by the Planning Board as part of the special permit process. The agreement shall be recorded with the Northern Essex Registry of Deeds; and~~
- ~~c. Any subsequent change in land uses for which the shared parking proposal was approved, and that results in the need for additional parking spaces, shall require a new special permit application under this subsection.~~
- ~~2. Remote (Satellite) Parking Areas. The Planning Board may grant a special permit for remote (satellite) parking areas, subject to the following provisions:~~
 - ~~a. The satellite parking spaces will be used solely by the employees and, where practicable, clientele of the commercial use; and~~
 - ~~b. The off site parking spaces shall be located to adequately serve the proposed use and shall be within 600 feet of the building served for clientele of the commercial use. Off site parking for employees of the business may be located within 1,200 feet unless shuttle vehicle arrangements are provided as a condition of the special permit. The parking distance shall be measured by the shortest route of pedestrian access, entrance to entrance.~~
- ~~3. Pedestrian Access. Any proposals submitted under this section which, in the opinion of the Planning Board, provide direct and vital pedestrian access to other abutting commercial properties and serve to improve pedestrian accessibility may reduce the number of parking spaces required by 15 percent. Pedestrian access shall be provided through improved pathways, stairway access or other physical improvements, and shall be clearly marked.~~
- ~~4. Joint Driveways. Joint driveways shall be permitted by special permit, subject to the following provisions:~~
 - ~~a. Joint driveways, for the purposes of Section 5.1 shall be regulated by a binding agreement satisfactory in form to Town Counsel and recorded with the Northern Essex Registry of Deeds;~~
 - ~~b. Joint driveways shall serve no more than two lots and shall be designed to provide access to another parking area or may straddle two lots if both lots are located in the General Business District; and~~
 - ~~c. Joint driveways shall be designed to minimize conflict with traffic on streets and with due regard to interior circulation and separation of pedestrian and vehicular traffic.~~

~~5. *Special Permit Decision.* Remote parking lots, shared parking lots, or any enforceable alternatives that the Planning Board deems reasonable may be allowed based on the following criteria and other applicable provisions presented in this subsection:~~

- ~~a. The capacity, location, and current level of use of existing parking facilities, both public and private;~~
- ~~b. The efficient and maximum use of the General Business District in terms of parking needs and services provided;~~
- ~~c. The relief of traffic and parking congestion;~~
- ~~d. The safety of pedestrians;~~
- ~~e. The provision of reasonable access either by walking distance or shuttle vehicle arrangements; and~~
- ~~f. The maintenance of the character of the area.~~

1. The Planning Board may grant a special permit to reduce the number of parking spaces required if the applicant satisfactorily demonstrates one or more of the following:

a. *Shared Private Parking Facilities.* Shared private parking facilities for different buildings or uses:

- i. Up to 50 percent of the parking spaces serving a building may be used jointly for other uses not normally open, used, or operated during similar hours. The applicant shall have the burden of proof with respect to the suitability for uses to share a common parking facility.
- ii. A written common parking facility agreement defining the joint use acceptable to the Planning Board shall be executed by all parties concerned and approved by the Planning Board as part of the special permit process. The agreement shall be recorded with the Northern Essex Registry of Deeds; and
- iii. Any subsequent change in land uses for which the shared parking proposal was approved, and that results in the need for additional parking spaces, shall require a new special permit application under this subsection.

b. *Remote (Satellite) Parking Areas:*

- i. The satellite parking spaces will be used solely by the employees and, where practicable, clientele of the commercial use; and
- ii. The off-site parking spaces shall be located to adequately serve the proposed use and shall be within 600 feet of the building served for clientele of the commercial use. Off-site parking for employees of the business may be

located within 1,200 feet unless shuttle vehicle arrangements are provided as a condition of the special permit. The parking distance shall be measured by the shortest route of pedestrian access, entrance to entrance.

c. Reserve Parking. The petitioner shall present a site plan showing that all parking spaces needed to meet the requirements of Appendix A, Table 3 could be built on the site. The spaces to be waived shall be marked "Reserve Parking Area(s)" on the plan, which shall be kept on file with a copy of the Planning Board's special permit decision. The reserve parking area(s) shall be maintained as landscaped areas unless the Planning Board determines within 2 years of the issuance of the final certificate of occupancy that the additional parking spaces are required, in which case the spaces shall be constructed. No improvement other than parking spaces will ever be allowed in this area except open air amenities for employee use, such as outdoor recreation facilities, park benches, and the like.

d. Alternative Parking Lot Design. The design of a parking lot may differ from the requirements of Appendix A, Table 4 if approved by the Planning Board under Site Plan Review, provided that such design satisfies the objectives of Section 5.1. and the design is prepared by a professional engineer or landscape architect.

2. Special Permit Decision. Remote parking lots, shared parking lots, or any enforceable alternatives that the Planning Board deems reasonable may be allowed based on the following criteria and other applicable provisions presented in this subsection:

- a. The capacity, location, and current level of use of existing parking facilities, both public and private;
- b. The efficient and maximum use of the General Business District in terms of parking needs and services provided;
- c. The relief of traffic and parking congestion;
- d. The safety of pedestrians;
- e. The provision of reasonable access either by walking distance or shuttle vehicle arrangements; and
- f. The maintenance of the character of the area.

5.1.13. 5.1.10. Parking in Single-Family Residential A (SRA).

For the creation of new multifamily dwellings, family dwelling units, or the conversion to two-family or multifamily dwellings in the SRA District, all parking spaces shall be located in a side yard, rear yard, or garage. Only driveways may be located in the front yard. (Single-family houses are excluded from this regulation.)

4.1.4. Special District Regulations.

1. *Apartment Districts.*

- a. The minimum lot area and frontage requirements shall be the same as applies to the adjoining single residence sharing the longest common boundary. In the event there is no adjoining single residence district, the requirements of the nearest single residence district shall apply.
- b. For multiple dwellings, there shall be at least 3,500 square feet of lot area for each dwelling unit. See Section 7.7.3 of this Bylaw.

2. *Business Districts (LS, OP, GB, MU).*

- a. No building in a business district shall be erected or expanded within 15 feet of a building containing a residential use, regardless of the district in which the building containing a residential use is located.
- b. In the General Business District, the front setback shall be the average front setback of existing buildings on the block.

3. *Industrial Districts and Office Park Districts.*

- a. In the Industrial A, Industrial D, and Office Park Districts, the front, side, and rear minimum yard depth requirements in Appendix A, Table 2 shall apply to all nonresidential facilities, including structures, parking areas, driveways, tanks, loading bays, outdoor storage or work areas, and similar accessory operations on any lot in nonresidential use if the lot abuts a lot in residential use or a lot zoned Single Residence A or B or C, or abuts a public or private way that abuts in whole or in part a Single Residence A or B or C District.
- b. In Industrial A and Industrial D2 and Industrial D and Office Park Districts, no nonresidential structure shall be erected nearer than 300 feet to the outside wall of any existing dwelling, regardless of the district in which the dwelling is situated, and whether or not a public or private way lies within the 300 feet.
- c. In the case of lots that are located in industrial districts and abut railroad property, the minimum yard depth requirement from the railroad property shall not apply if a railroad siding is to be constructed.
- d. In all industrial districts, yard depth requirements shall be measured from the street line of a public way or internal access road, whichever applies.
- e. ~~In the Industrial D District, required yard areas shall be developed and maintained only for lawns, landscaping, walks, driveways, and off-street parking. No off-street parking shall be located within 50 feet of the street line of any public way or internal access road on which the building fronts unless the Zoning Board of Appeals grants a~~

special permit to reduce this requirement upon determining that the site and proposed site plan provide adequate control of visual intrusion and traffic.

5.3 LANDSCAPING, BUFFERING, AND LIGHTING.

5.3.1. Office Park (OP) District.

In the Office Park District, landscaping shall be provided and maintained in accordance with planting approved by the Planning Board and incorporated as part of the plans on which the special permit of the Zoning Board of Appeals is based.

5.3.2. Industrial Districts.

In the Industrial Districts, landscaping shall be provided and maintained in front yards and in side yards abutting public ways for aesthetic reasons to break up lines of buildings, in parking areas (as per Section 5.1-8), and for screening accessory facilities under the requirements discussed below.

1. Specifically, in Industrial Districts IA and ID, landscape screening shall be provided adjacent to:
 - a. Abutting properties situated in residential or office park districts;
 - b. Abutting existing residential properties in industrial districts; and
 - c. Abutting limited access highways and rivers in addition to the landscaping in front and side yards mentioned above.
2. Landscape screening shall consist of plantings, including evergreens, of sufficient height and depth to screen from view from abutting area any unshielded light source, either inside or outside a building, or to screen parking lots, tanks, loading bays, outdoor storage and work areas, and similar accessory operations or facilities not hidden by building. Fences or walls may be included in the screening where deemed necessary but shall not be a substitute for landscaping or left unscreened from abutting areas. The adequacy of the screening and landscaping shall be approved by the Building Commissioner on the advice of the Planning Board and shown on planting plans that shall be incorporated in the Building Department records. In cases requiring a special permit, these plans shall also be incorporated as part of the findings of the Zoning Board of Appeals.

5.3.3 General Business (GB) and Mixed Use (MU) Districts.

In the General Business District and Mixed Use District, all lots in use other than solely as single-family residential shall meet the following standards:

1. A buffer area shall be provided for screening purposes along the entire length of each property line (excluding driveway access points) that abuts either a lot zoned Single Residence A, B or C or a lot that contains a residential use, regardless of the district in which the lot is located. The following standards shall apply:

- a. Width: the buffer area dimensions shall meet the following standards:
 - i. In a General Business District, the buffer area shall measure at least five feet in width;
 - ii. In a Mixed Use District, the buffer area shall measure at least 10 feet in width.
 - b. If a landscaped treatment is selected, minimum requirements are plantings of evergreen shrubs measuring at least four feet high at time of planting and which may be expected to form a six-foot high screen within three years, the entire length of the buffer area to be 80 percent or more opaque when viewed horizontally.
 - c. If a fencing treatment is selected, minimum requirements are a solid fence six feet in height with 20 percent or more of the fence face planted with evergreens, such screening to be compatible with the character of the neighborhood.
2. Where landscaped areas abut parking areas or driveways, the landscaped areas shall be protected from vehicular encroachment by curbs or berms.
 3. The owner of the property shall be responsible for the proper maintenance and replacement of all landscape materials. All fences shall be maintained in a safe condition. Planted screening shall be maintained, and dead portions of any natural screening shall be promptly replaced.

5.3.4. Limited Service (LS) District.

In the Limited Service District, parking and landscape screening shall be provided and maintained as required in Sections 5.1 and 5.3.2 of this Bylaw. Parking areas shall be enclosed (except for access points) by a landscaped buffer not less than 12 feet wide, planted with shade trees. Each parking area shall have interior landscaping areas, primarily planted with trees, equivalent in size to 5 percent of that parking area's total pavement area.

7.3.3. Assisted Living Residences — Dimensional Requirements and Design Standards.

Dimensional requirements and design standards shall be as follows:

1. *Minimum Lot Size.* An assisted living residences shall be permitted in the SRA and SRB Districts only within a single lot containing a total area of not less than five acres. In the MU District, the minimum lot size shall be two acres. There shall be no minimum lot size required for the GB District.
2. *Density.* The maximum allowable density shall be 3,000 square feet of lot area per assisted living unit.
3. *Building Height.* Any addition or new construction shall not exceed 35 feet in height as measured in accordance with the State Building Code or three stories. This does not preclude the reuse and renovation of existing structures that may exceed this height limit.
4. *Building Coverage.* The maximum building coverage, including accessory buildings, shall not exceed 30 percent of the lot area for new construction or expansion of existing structures.
5. *Building Setbacks.* In the SRA and SRB Districts, buildings shall be set back a minimum of 50 feet from all property lines. In the MU District, the building setback will be 20 feet. Buildings in the GB District shall be setback as required in Section 4.1.4.2.b of this Bylaw.
6. *Setback from Residential Dwellings.* In the SRA and SRB Districts, all buildings associated with the assisted living residences shall be set back a minimum of 200 feet from existing residential dwellings; however, with respect to accessory structures not greater than 300 square feet in said districts, the SPGA, in its discretion, may reduce the setback by an amount to no closer than 100 feet if it determines that the structure will not adversely impact the use and enjoyment of the existing residential dwelling. In the MU and GB districts, the setback shall be 50 feet.
7. *Minimum Lot Frontage.* The minimum lot frontage shall conform to the requirements of the district where assisted living residence use is located.
8. *Town Services.* Assisted living residences shall be serviced by public water and sewer of sufficient capacity to serve the project. Any extension and/or replacement of sewer and/or water lines necessary to provide sufficient capacity shall be the responsibility of the applicant.
9. *Transportation Services.* The operator of the assisted living residence shall be required to provide or arrange for transportation to Town services and facilities for the residents.
10. *Common Open Space:* In the SRA and SRB Districts, there shall be an area of common open space equal to at least 30 percent of the lot area. The common open space shall be retained in perpetuity for conservation or passive recreation use. No more than 25 percent

of the minimum required open space shall be situated within wetlands. A permanent conservation restriction as approved by Town Counsel and the Secretary of the Executive Office of Energy and Environmental Affairs pursuant to G.L. c. 184 § 32 shall be recorded for the common open space area and shall include restrictions that the land be retained in perpetuity for conservation and/or passive recreation.

11. *Parking.* ~~The minimum number of parking spaces provided on the lot shall be 0.4 parking space per assisted living unit plus one parking space per three employees during the largest shift.~~ Parking shall be provided as required by Appendix A, Table 3. Up to 25 percent of the minimum number of required spaces may be allocated for compact cars in accordance with the parking requirements of Appendix A, Table 3 this Bylaw. The Planning Board, in its discretion, may require additional parking spaces to serve the needs of employees, visitors, and service vehicles, such spaces to be provided in a "reserve parking area" that would not be built unless determined necessary by the Building Commissioner. Parking shall meet the requirements of the Massachusetts Architectural Access Board and the Americans with Disabilities Act (ADA).
12. *Access and On-site Circulation.* Adequate on-site circulation shall be provided to and from the site, taking into consideration the adjacent sidewalks, streets and accessibility of the site and building(s) for emergency vehicles. Adequate provision shall be made for off-street loading and unloading requirements of delivery vehicles and passengers using private transportation.
13. *Public Safety.* The facility shall also have an integrated emergency call, telephone, and other communication system to provide monitoring for its residents. There shall be sufficient site access for public safety vehicles. A plan shall be approved by the Andover Fire Department for the emergency evacuation of residents with emphasis on ensuring the safety of residents with physical impairments.
14. *Landscaping.* Landscaping and screening shall be required to obscure visibility from beyond the boundaries of the premises of parking areas, dumpster locations, and loading areas. In the SRA and SRB Districts, the minimum setback from all property lines of parking lots, dumpster locations, and loading areas except for their points of ingress and egress shall be 15 feet.

7.8.5. Design Standards.

1. Access. Parking lot driveways ~~access shall not provide access onto North Main Street or Main Street unless granted a special permit by the Planning Board in accordance with Section 5.1.10~~ shall meet the standards of Section 5.1.
2. Parking Requirements.
 - a. ~~There shall be two parking spaces per dwelling unit~~ Parking for residences shall be provided as required by Appendix A, Table 3. Visitor parking shall be determined by the Planning Board with reference to the number of dwelling units proposed.
 - b. For mixed use developments parking shall be provided as required by Appendix A, Table 3, ~~the parking required for each use shall be calculated and added to the total.~~
 - c. Upon the issuance of a special permit by the Planning Board, the required number of parking spaces on a common lot may be reduced if it can be shown that the parking needs for the uses are such that a lower total will serve all uses adequately. The Planning Board shall use the criteria under Section 5.1.12.5 in its review of the proposed parking alternative(s).
 - d. Parking lots and driveways shall be designed as per Section 5.1. The Planning Board, in its discretion, may allow alternative dimensional designs for parking spaces and parking aisles if the Board finds that the design satisfies the objectives of Section 5.1.1 of this Bylaw.
 - e. ~~Parking areas, driveways and pedestrian walkways shall be designed to ensure safe separation of vehicles and pedestrians and sufficient on-site traffic circulation and control in relation to surrounding streets and pedestrian ways. Pedestrian walkways shall be designed to link parking areas to buildings and, where applicable, to provide access along waterways and to abutting open space.~~
3. Landscaping, Screening, and Lighting ~~should meet the standards of Sections 5.1 and 5.3. Where a parking lot exceeds 50 parking spaces, at least 5 percent of the parking lot interior shall be landscaped. "Landscaping" is defined as planted trees, shrubs, and ground covers in a prepared planting area.~~
 - a. ~~Landscaping shall be used to:~~
 - i. ~~buffer adjacent properties;~~
 - ii. ~~provide separation between buildings and parking areas; and~~
 - iii. ~~provide shading within parking areas.~~
 - b. ~~Parking areas shall be screened by landscaping, fencing or berms to minimize headlight glare. Lighting shall be designed and screened to prevent light overspill onto abutting properties and ways.~~

4. Disposal Areas. Adequate provision shall be made for snow disposal areas and dumpsters where appropriate. Dumpsters shall be screened by fencing or landscaping.
5. Access and Utilities.
 - a. The lot shall have frontage on an existing public way with sufficient capacity to safely accommodate the projected traffic volume;
 - b. There shall be Town water and sewer available with sufficient capacity to serve the project;
 - c. Emergency vehicles shall have sufficient access to each structure.

8.1. INDUSTRIAL D DISTRICT (ID).

8.1.1. General.

All development in an Industrial D District shall be subject to the following, unless a special permit to vary these requirements is granted by the Zoning Board of Appeals, upon its determination that alternative provisions provide comparable protection for adjoining lots and ways.

1. All utility service lines shall be placed underground. All transformers, meters, or similar utility apparatus shall be placed on or below the surface of the land and be screened from view.
2. All developed land area not covered by buildings, parking areas, driveways, and other site improvements shall be landscaped, and all parking areas shall be screened by landscaping in accordance with Sections 5.1-~~8-6~~ and 5.3-~~2~~.
3. All undeveloped portions of land may remain in the natural state, provided that these areas do not create a hazard or nuisance.
4. No outdoor lighting shall be mounted higher than 25 feet above finished grade, and lighting sources shall be designed to prevent excessive glare on adjoining property.

8.2. MIXED USE DISTRICT (MU).

8.2.1. Purpose.

The purpose of the Mixed Use District is to foster greater opportunity for creative development by providing guidelines that encourage a mix of uses compatible with neighboring properties, to provide housing and business uses in locations where Town services are available, and to encourage the provision of open areas.

8.2.2. Design Standards.

No building permit or certificate of occupancy shall be issued for the erection of a new building, the enlargement of an existing building, the redevelopment of an existing building, the development of a use not located in a building or the change from one permitted use to another unless the design standards set forth below are satisfied.

1. Parking. Off-street parking requirements listed in Appendix A, Table 3 and Sections 5.1-1 through 5.1-5 shall apply. Where multiple uses share a common parking lot, parking shall be calculated for each use to determine the total parking required.
2. ~~On-site Circulation. Pedestrian walkways, streets and driveways shall be designed to provide safe and convenient access to the proposed uses and to surrounding streets and pedestrian ways. Walkways shall be encouraged along waterways and in the vicinity of buildings and parking areas.~~
3. Screening. Section 5.3-3 shall apply.
4. Driveway Locations. Driveways shall be designed in accordance with Section 5.1-5.4.
5. Landscaping. Landscaping shall be provided in front, side and rear yards and along the perimeter of parking areas to provide separation from building and public ways and shall be designed in accordance with Section 5.1 and 5.3. At a minimum, parking lots shall be enclosed by a landscaped area five feet in width. At least 5 percent of the parking lot interior shall be landscaped for parking lots that exceed 50 parking spaces.
6. Distance from Residential Dwellings. Section 4.1.4.4 shall apply.
7. Maintenance. All landscaping and screening shall be maintained by the property owner.

8.2.3. Review Requirements.

Any commercial, industrial, institutional, and/or multifamily use in the Mixed Use District shall require site plan review and approval pursuant to Section 9.5.

8.5.9. Off-Street Parking and Loading Areas.

1. *Structured Parking.* Parking within the HMOD shall be accommodated within Structured Parking Facilities and under buildings to the maximum extent possible. On-street parking may be provided on private streets within the development project in front of and adjacent to retail stores.
2. ~~Off-Street Parking.~~ For any structure that is constructed, enlarged, or extended, or has a change-of-use that affects the computation of parking spaces, or if any existing use is changed, the parking shall be provided as required by Appendix A, Table 3 spaces shall meet the following requirements:
 - a. ~~Residential uses; minimum of 1 space per dwelling unit.~~
 - b. ~~2. Non-residential uses; minimum of 2 spaces per 1,000 square feet of gross floor area.~~
3. *Shared Parking Facilities.* The Planning Board may allow for shared parking facilities within the HMOD for different buildings or uses subject to the following provisions:
 - a. Up to 50 percent of the parking spaces serving a building may be used jointly for other uses not normally open, used, or operated during similar hours. The applicant must demonstrate to the Planning Board that the peak demand and principal operating hours for each use are suitable for a common parking facility.
 - b. A written agreement defining the joint use of the common parking facility acceptable to the Planning Board shall be executed by all parties concerned and approved by the Planning Board as part of the special permit process. This agreement shall be recorded with the Northern Essex Registry of Deeds.
4. *Computation of Spaces.* When the computation of required parking spaces results in the requirement of fractional space, any fraction more than one-half (1/2) shall require one (1) space.
5. *Loading Areas.* Loading areas shall be designed in accordance with Section 5.1.5.5 of this Bylaw.

8.5.10. Submission Requirements and Procedures.

1. *Pre-Application.* Prior to the submittal of a special permit application, a "Concept Plan" shall be submitted to help guide the development of the site plan process for the proposed project build-out and individual elements thereof. The Concept Plan should reflect the following:
 - a. Overall building footprint;
 - b. Areas that shall remain undeveloped;

c. General site improvements, groupings of buildings, and proposed land uses.

The Concept Plan is intended to be used as a tool for both the applicant and the Planning Board to ensure that the proposed project design will be consistent with the requirements of the HMOD.

8.7.6. Roadway and Parking Requirements

1. The following parking standards shall apply to SRCOD facilities approved under this Section 8.7. The Planning Board may waive the construction of parking until it is demonstrated that it is needed. However, parking areas shall be designated to anticipate the future demand. The parking shall be provided as required by Appendix A, Table 3. ~~minimum requirements are as follows:~~
 - a. ~~Detached Independent Living: One parking space per dwelling unit.~~
 - b. ~~Attached Independent Living: One parking space per dwelling unit.~~
 - c. ~~Congregate Housing and Assisted Living: One parking space for every five beds and one parking space for each employee on the largest shift.~~
 - d. ~~Restorative Care or Nursing Care facility: One parking space for every 20 beds and one parking space for every employee on the largest shift.~~
2. All other parking and screening provisions of the Zoning Bylaw shall apply unless modified by this section.
3. If there is a mix of uses, the Planning Board may waive the parking requirements to reduce the amount of impervious material on site. The Planning Board may require areas to be set aside for future parking needs.

APPENDIX A

TABLE 3

**Section 5.1.4 – Table of Off-Street Parking Requirements
Unless otherwise specified, floor area means net floor area**

Class of Use	Required Parking Spaces
A. Residential Uses	
1. Detached one-family dwelling	Two parking spaces for each dwelling unit.
2. Cluster development	Two parking spaces for each dwelling unit.
3. Board or lodging house	One parking space for each room rented.
4. Multiple dwellings:	—
a. Conversion of a one-family or a two- or more family dwelling	One parking space for each studio or 1-bedroom unit; two parking spaces for each unit with two or more bedrooms, <u>except: One space per unit within ½ mile of commuter rail station.</u>
b. Multiple-dwelling (Apartment Building)	One parking space for each studio or 1-bedroom unit; two parking spaces for each unit with two or more bedrooms, <u>except: One space per unit within ½ mile of commuter rail station.</u>
c. Planned Development – Multifamily or Mixed Use	<u>As set forth in Section 7.8.5.2</u> One parking space per dwelling unit. Visitor parking determined by Planning Board. Mixed development parking calculated per each use and added to the total.
d. Conversion of an existing structure of 50,000 square feet gross floor area or more to multifamily use	One parking space for each studio or 1-bedroom unit; two parking spaces for each unit with two or more bedrooms, <u>except: One space per unit within ½ mile of commuter rail station.</u>
e. Attached Cluster	Two parking spaces per dwelling unit.
f. <u>Senior Residential Community Overlay District</u>	<u>Independent Living: One parking space per unit.</u> <u>Congregate Housing and Assisted Living: One parking space per five beds plus one parking space per employee.</u> <u>Restorative Care or Nursing Care facility: One parking space per twenty beds plus one parking space per employee.</u>
5. Assisted Living Residence:	—
a. Long-term care facility	One parking space per two beds, plus one parking space per employee.
b. Assisted living residence	0.4 parking spaces per unit plus one parking space per three employees. <u>As set forth in Section 7.3.3.11</u>
c. Congregate Living facility	0.4 parking spaces per unit plus one parking space per three employees. <u>As set forth in Section 7.3.3.11</u>
d. Independent living residence	One parking space for each studio or 1-bedroom unit; two parking spaces for each unit with two or more bedrooms.
6. Subsidized low or moderate-income dwelling	One parking space for each studio and 1-bedroom unit or elderly housing unit; 1.5 parking spaces for each unit with two or more bedrooms.
7. <u>Historic Mill Overlay District</u>	<u>Residential uses: One space per unit.</u> <u>Non-residential uses: Refer to specific use in table as defined in the underlying zoning district.</u>
B. Institutional Uses	
1. Exempt religious uses	One parking space for every three seats and/or each 60 inches of permanent bench sitting area or, where no fixed bench seats are used, one parking space for each four persons maximum occupancy.
2. Exempt educational uses	Elementary, secondary schools: Two parking spaces per classroom. College, technical school: One parking space for each four persons maximum occupancy.
3. Municipal facility	As determined by the Planning Board and reported in a memorandum to be filed with the building permit or certificate of occupancy.
4. Child care facility:	—
a. in existing structure	One parking space per ten children, maximum rated occupancy, plus one parking space per employee.
b. in new structure	One parking space per ten children, maximum rated occupancy, plus one parking space per employee.
5. Any use or facility operated by a private nonprofit organization for the conservation of natural resources, for the preservation of historic sites, or for park or recreational purposes	As determined by the Planning Board and reported in a memorandum to be filed with the building permit or certificate of occupancy.
6. Hospital	One parking space per two beds, plus one parking space per employee.

APPENDIX A
TABLE 3
Section 5.1.4 – Table of Off-Street Parking Requirements
(continued)

Class of Use	Required Parking Spaces
C. Business and Commercial Uses	
1. Outdoor recreation club or camp	One parking space for every three seats and/or each 60 inches of permanent bench sitting area or, where no fixed bench seats are used, one parking space for each four persons maximum occupancy.
2. Private club not conducted for profit	One parking space for every three seats and/or each 60 inches of permanent bench sitting area or, where no fixed bench seats are used, one parking space for each four persons maximum occupancy.
3. Personal service establishment	General Business District and Mixed Use District: One parking space per 500 square feet of <u>gross-net floor area, on-street-level floor</u> ; one parking space per 600 square feet of gross-floor-area on other floors, including the basement-level floors. Other Districts: One parking space per 250 square feet of <u>gross-net floor area</u> .
4. Adult uses:	—
a. Adult bookstores, adult paraphernalia stores and adult video stores	One parking space per 250 square feet of <u>gross-net floor area</u> .
b. Adult cabarets and adult motion-picture theaters	One parking space for every three seats and/or each 60 inches of permanent bench sitting area or, where no fixed bench seats are used, one parking space for each four persons maximum occupancy.
5. Banking establishment	One parking space for each 250 square feet of <u>gross-net floor area</u> for lobby/banking area, plus one parking space for each 300 square feet of <u>gross-net floor area</u> for office/operations area.
6. Establishment for the retail sale of merchandise	<u>General Business District and Mixed Use District: No parking for a retail establishment with less than 1,000 square feet of net floor area. For retail with 1,000 square feet or more, a minimum of one parking space per 1,000 square feet of net floor area.</u> <u>Other Districts: One parking space per 500 square feet of net floor area.</u> <u>General Business District and Mixed Use District: one parking space per 600 square feet of gross-floor-area</u> <u>Other Districts: one parking space per 250 square feet of gross-floor-area</u>
7. Convenience store	<u>General Business District and Mixed Use District: One parking space per 500 square feet of net floor area.</u> <u>Other Districts: One parking space per 250 square feet of net floor area.</u> <u>General Business District and Mixed Use District: one parking space per 500 square feet of gross-floor-area on-street-level floor; one parking space per 350 square feet of gross-floor-area on other floors; and one parking space for each 600 square feet of gross-floor-area in basement-level floors.</u> <u>Other Districts: one parking space per 250 square feet of gross-floor-area.</u>
8. Non-exempt educational use	One parking space for each four persons maximum occupancy.
9. Medical center or clinic	Office Park District: One parking space for each 200 square feet of net floor area and four parking spaces for each doctor or dentist. Other Districts: Three parking spaces per treatment area.
10. Funeral home	One parking space for each four patron seats in the largest assembly area.
11. Self-service laundry or dry-cleaning operation	One parking space for each 250 square feet of <u>gross-net floor area</u> .
12. Restaurants:	
a. Restaurant, sit-down	General Business District and Mixed Use District: One parking space per 500 square feet of <u>gross-net floor area</u> , plus 4 parking spaces per 2 employees. Other Districts: One parking space for each two seats <u>Four parking spaces per 1,000 square feet of net floor area, plus 1.5 parking spaces for each 2 employees</u>
b. Restaurant, limited service	General Business District and Mixed Use District: One parking space per 500 square feet of <u>gross-net floor area</u> , plus 4 parking spaces per 2 employees. Other Districts: One parking space for each 200 square feet of gross-floor-area <u>Four parking spaces per 1,000 square feet of net floor area.</u>
13. Shop for custom work involving the manufacture of articles to be sold on the premises	<u>General Business District and Mixed Use District: No parking for a retail establishment with less than 1,000 square feet of net floor area. For retail area with 1,000 square feet or more of net floor area, a minimum of one</u>

	<u>parking space per 1,000 square feet.</u> <u>Other Districts: One parking space per 500 square feet of net floor area. One parking space for each 200 square feet of gross floor area devoted to retail</u>
14. Indoor commercial recreation establishment	One parking space for every three seats and/or each 60 inches of permanent bench sitting area or, where no fixed bench seats are used, one parking space for each four persons maximum occupancy.
15. Business, professional or administrative office	General Business District and Mixed Use District: One parking space per 500 square feet of gross net floor area, on street level floor; one parking space per 500 square feet of gross floor area on other floors including the basement level floors. All Other Districts: One parking space for each 300 square feet of gross net floor area.
16. Motel or hotel	One parking space per rental room or suite; plus one parking space per four persons maximum occupancy for each assembly room (banquet or public meeting room); plus parking spaces required for other accessory uses on the premises.

APPENDIX A
TABLE 3
Section 5.1.4 – Table of Off-Street Parking Requirements
(continued)

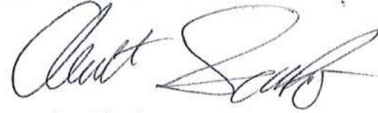
Class of Use	Required Parking Spaces
17. Commercial parking lot or garage	Not applicable.
18. Motor vehicle sale or rental	As determined by the Planning Board and reported in a memorandum to be filed with the certificate of occupancy or building permit.
19. Motor vehicle service station	One parking space for each employee on principal work shift, plus four parking spaces for each service bay, or 300 square feet of interior service area.
20. Motor vehicle repair garage or body shop	One parking space for each employee on principal work shift, plus four parking spaces for each service bay, or 300 square feet of interior service area.
21. Car washing facility	One parking space for each employee on principal work shift, plus four parking spaces for each service bay, or 300 square feet of interior service area.
22. Building supply and fuel establishment, contractor's yard and similar wholesale storage warehousing or service uses	As determined by the Planning Board and reported in a memorandum to be filed with the building permit or certificate of occupancy.
23. Contractor's yard	As determined by the Planning Board and reported in a memorandum to be filed with the building permit or certificate of occupancy.
24. Wholesale storage warehousing	As determined by the Planning Board and reported in a memorandum to be filed with the building permit or certificate of occupancy.
25. Major commercial project	See parking requirements for specific uses.
26. Grocery store	One parking space per 300 square feet of gross net floor area.
D. Manufacturing and Industrial Uses	
1. Laboratory for research and development work	One parking space for each 300 per 1,000 square feet of gross net floor area.
2. Establishment engaged in manufacture or other industrial work, including fabrication assembly	One parking space per 300-1,000 square feet of net floor area.
3. Warehousing	One parking space per 600-1,600 square feet of net floor area.
4. Storage of goods, materials, products, equipment and nonregistered motor vehicles within enclosed structures incidental to subsection D. 1, 2 and 3 above.	Not applicable.
E. Other Main Uses	
1. Exempt agricultural use	Not applicable.
2. Non-exempt agricultural use	Not applicable.
3. Exempt farm stand	One parking space per 200 square feet of gross net floor area if customers are served in a structure.
4. Non-exempt farm stand	One parking space per 200 square feet of gross net floor area if customers are served in a structure.
5. Public transportation station or terminal excluding airports	Not applicable.
6. Essential services	Not applicable.
7. Earth Movement	Not applicable.
8. Cemetery	Not applicable.

F. Accessory Uses	
1. Family child care, small	Not applicable.
2. Customary home occupation	Two parking spaces per residence and one parking space per employee.
3. Family dwelling unit	One parking space per family dwelling unit.
4. Professional home office	As determined by the Planning Board and reported in a memorandum to be filed with the building permit or certificate of occupancy.
5. Keeping or boarding of horses, ponies, cows or other large domestic animals:	—
a. Solely as pets or for private noncommercial use	Not applicable.
b. Keeping or boarding more than 6 such animals regardless of ownership; or charging of fees for riding, training, lessons, breeding or other uses of the premises	As determined by the Planning Board.

APPENDIX A
TABLE 3
Section 5.1.4 – Table of Off-Street Parking Requirements
(continued)

Class of Use	Required Parking Spaces
6. Heliport	Not applicable.
7. Temporary and seasonal placement of tables and chairs and retail fixtures	See Sections 3.2.1.6 and 10.
8. Parking or keeping of a commercial motor vehicle less than 9,500 pounds manufacturer's GVW rating on residentially used property	See Section 3.2.
9. Parking or keeping of a commercial motor vehicle more than 9,500 pounds manufacturer's GVW rating on residentially used property	See Section 3.2.
10. Parking or keeping of equipment or vehicles, or the maintenance of temporary buildings on construction sites for a period not to exceed 1 year, subject to permit issued by the Building Commissioner	Not applicable.
11. Use of a mobile home as a temporary dwelling on the site of a single-family residence which has been destroyed or rendered uninhabitable by fire or other catastrophe	Two parking spaces.
12. Accessory scientific uses	Not applicable.
13. Wind energy towers	Not applicable.
14. Wireless communications facilities or other communications use	Not applicable.
15. Amateur radio facilities	Not applicable.
16. Tower or antenna for commercial communications purposes	Not applicable.
17. Open storage of second-hand junk or scrap material	Not applicable.
18. Temporary use of residential premises for sale of crafts	Not applicable.
19. Storage of one unregistered vehicle or of one vehicle not in condition for travel	See Section 6.8.

A true record
A T T E S T

A handwritten signature in black ink, appearing to read "Austin Simko". The signature is written in a cursive style with a large initial "A" and a long, sweeping tail.

Austin Simko
Town Clerk