

## **Article 22 (Amend Parking in Industrial Zone) amend 5.4.1/add 5.4.3**

To see if the Town will vote to amend Section 5.4 of the Hadley Zone Bylaw by amending Section 5.4.1 and adding Section 5.4.3, provided that the Town Clerk may make formatting and numbering changes as may be necessary to preserve consistency in the Zone Bylaw, as follows:

5.4.1 Any building hereafter constructed or modified, altered or expanded for limited business, business, or industrial use (except as provided in Section 5.4.3 below, which shall supersede the parking requirements of this Section 5.4.1) shall be so located upon its parcel of land that there may be provided an off-street parking area equal to twice the floor area of the building to be constructed or existing building to be modified, altered or expanded. "Floor area" is defined as gross square footage under cover, as well as outdoor storage areas, outdoor display areas, outdoor seating and/or outdoor food service areas, and any other outdoor facilities related to the use. The Planning Board may (but is not required to) waive additional parking for modifications, alterations or expansions of less than 10% of the existing floor area.

5.4.3 Any building hereafter constructed or modified, altered, or expanded for Industrial/Manufacturing Use in the Industrial Zoning District shall provide off-street parking spaces equal to 1 space per 300 square feet of Office Space Floor Area, 1 space per 10,000 square feet of Other Floor Area, and 1 space for every employee on shift; provided, however, that this requirement may be lowered, increased, or waived by a majority vote of the Planning Board upon a finding that such parking will be adequate for the proposed use and as approved will not constitute a substantial inconvenience or hazard to abutters, vehicles, or pedestrians. "Off-street parking spaces" shall be defined as a paved, delineated space at least 9' by 18' in dimension and sufficient for vehicles which are currently licensed/registered for over the road use. "Other Floor Area" shall be defined as storage, manufacturing, processing, warehousing, garaging, or similarly used floor area. Outdoor storage of vehicles at a warehouse or storage facility shall not count towards the Floor Area. Parking for vehicles used in furtherance of the Industrial/Manufacturing Use (such a delivery vehicles, maintenance vehicles, box trucks or the like) and existing on site shall have designated parking spaces on-site in dimensions appropriate for and commensurate with the particular vehicle(s), this requirement shall be in addition to the Off-Street Parking Spaces identified above.

Or take any action in relation thereto.