

Article XXIII. Off-Street Parking Standards

§300-154. Purposes.

The purposes of this bylaw are to ensure that all uses are provided with sufficient off-street parking facilities to meet the needs of persons employed at and/or utilizing such uses; to ensure that off-street parking facilities are designed so as to reduce hazards to pedestrians and drivers; to reduce congestion in the streets; to reduce nuisance to abutters from noise, fumes and headlight glare; and to reduce environmental deterioration to surrounding neighborhoods resulting from glare, heat, dust, accelerated storm water run-off and unattractive views.

§300-155. Applicability.

The requirements for off-street parking in this bylaw do not apply to the following zoning districts. Please refer to sections of the Zoning Bylaws identified below, if provided, for specific parking requirements for each district:

- i. Village Center District Bylaw [\(Article XIII A\)](#)
- ii. Commercial Development in the Beach Commercial District [\(No Parking Requirement\)](#)
- iii. Salisbury Beach Overlay District Bylaw [\(Article XII\)](#)
- iv. Village Residential Overlay District [\(Article XIII B\)](#)

§300-156. Minimum off-street parking requirements.

Development shall provide off-street parking in accordance with the following schedule of parking spaces. Where fractional spaces result, the required number of parking spaces shall be construed to be the next highest whole number.

Residential Uses	
Mobile home dwelling	2 spaces per unit on-site
One-family detached dwelling	2 spaces per unit on-site
Two-family attached dwelling	2 spaces per unit on-site
Accessory apartment dwelling	2 spaces per unit on-site
Multifamily dwelling (3 or more units)	2 spaces per unit on-site + 3-24 units: 1 visitor space

	<p><u>per every 3 units;</u> <u>25-50 units: 1 visitor space</u> <u>per every 4 units;</u> <u>51-100 units: 1 visitor space</u> <u>per every 5 units;</u> <u>100+ units: 1 visitor space</u> <u>per every 6 units</u></p>
Home occupations (see definitions)	2 spaces per unit plus 1 additional space on-site
Community Uses	
Country, hunting, fishing, tennis, or golf club without liquor license	1 space per 100 square feet of gross floor area
Church or other religious purpose	1 space per 4 seats
Educational purpose which is religious, sectarian, denominational or public	1 space for each classroom, plus 1 space for each 2 employees or other staff positions other than teachers
Hospital	1 spot per employee at largest shift plus 1 per 2 beds
Nursing, rest, or convalescent home	1 spot per employee at largest shift plus 1 per 2 beds
Agricultural Uses	
Commercial stables, kennels, or other similar commercial establishments in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	1 space per every 300 square feet <u>of gross floor area</u>
Greenhouse or stand for retail sale of products raised primarily on the same premises	1 space per 200 square feet of public floor area with a minimum of 3 spaces
Commercial Uses	
Automobile repair and service	1 space per employee, plus 2 per bay
Automobile sales, rental and leasing	1 space per maximum allowed on license, plus 1 per employee plus 1 per every 15 display spaces

Campground	1 space per employee plus 1 space per campsite
Funeral home	1 space per 4 seats based on rated maximum capacity of facility or 1 per 50 sq ft in parlor, whichever is greater
Light industry	0.75 per employee in maximum shift plus 1 per company vehicle
Medical office building, including veterinary care	1 per employee plus 1 per examining room
Motels, hotels, inn, bed and breakfast and cabins	1 space per sleeping room, plus 1 space for every 3 employees on largest shift
Motor freight terminal and warehousing	1 space per employee
Nursery school or other use for day care of children, operating as a business	1 space per teacher/staff, plus 1 space per every 4 children
Product assembly	0.75 per employee in maximum shift plus 1 per company vehicle
Professional and business office building	3 spaces per 1,000 square feet of gross floor area for the first-floor offices; an average of 2.5 spaces per 1,000 square feet gross floor area for upper-story offices
Research and development laboratories	1 space per employee on shift of maximum employment
Restaurants, <u>Sit-Down</u>	1 space per 4 seats
Restaurants, <u>Ffast-Ffood with interior seating</u>	1 space per 200 square feet of public floor area (i.e, reserved for actual consumption of food and beverages by the general public)

Retail stores & laundromat	1 space per every 250 square feet of gross floor area for the first 10,000 square feet; 2.5 spaces per 1,000 square feet between 10,001 and 12,500 square feet of gross floor area; and 2 spaces per 1,000 square feet of gross floor area over 12,500 square feet
Theaters, Function hall, assembly, nightclubs	1 space per 43 seats, <u>based on maximum number of seats</u>
Waterfront marine and boat building, servicing, and repairing	1 per employee plus 2 per bay or work area
Wholesale trade and distribution	0.75 per employee in maximum shift plus 1 per company vehicle

For a use not specifically listed in this section, the minimum required number of off-street parking spaces shall be as specified by the Building Inspector based on a listed use with similar characteristics of parking demand generation.

For non-residential shared parking that is subject to a legally enforceable agreement or restriction, the Planning Board may authorize, as part of site plan review, a reduction in parking of up to 25% of the total required spaces for the uses served by said parking. If adequate parking is not provided on the lot to satisfy the parking requirements, a signed legal agreement or lease between the different interested parties must be provided to the permit granting authority. Parcels owned by the same entity would not require agreements or leases. Shared parking is not permitted for residential uses.

The planning board as the site plan review authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses. They may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists.

§300-157. Size.

For the purpose of this article, an off-street parking space is an all-weather, surfaced area having a width of not less than nine (9) feet and a length of not less than eighteen (18) feet.

§300-158. Location of off-street parking.

(1) Except as permitted hereunder, parking shall be located to the rear or the side of the building, accessible from the rear of the building, or under a building. Where parking is located behind buildings in a mixed-use development with additional buildings located to the rear of the site, a quadrangle effect should be created with parking, landscaping, and walkways. No Up to 20% of the total required off-street parking spaces may be off-street parking shall be located between the street side line and the front facade of any new building facing the street, provided that the parking is screened from the street with appropriate building elements or landscaping features, or a combination thereof.

(2) Single-family homes and two-family homes are exempt from the requirements of this section for the location of off-street parking.

(3)

A. Planning Board Special Permits

(1) If a greater percentage of off-street parking spaces is desired to be located to the front of the building, a ~~except~~ special permit from the Planning Board is required. Single-family homes and two-family homes are exempt from these requirements for the location of off-street parking.

~~(2)~~ The Planning Board may grant a special permit for an alternative off-street parking plan, including a change in the front yard setback to the extent required to accommodate said parking, provided that the parking is screened from pedestrian view with appropriate building elements or landscaping features, or a combination thereof.

§300-159. Curbcuts.

~~(3)~~ Curbcuts for parking access shall not exceed 24 feet ~~or 25% of the property's frontage, whichever is greater~~. Each site shall have only one curb cut per street frontage, except where it is deemed that more than one curb cut is necessary for safety or circulation ~~emergency access~~ purposes or to enhance the site. Curbing shall be vertical granite at the access drive radii.

§300-160. Buffer areas.

Off-street parking shall be buffered from adjacent land uses, as follows:

(1) Any non-residential off-street parking or storage or loading areas which abut a residential district or residential overlay district shall be separated from the adjacent property by a ten-foot buffer area. The buffer shall be suitably landscaped and maintained so as to create an effective year-round visual screen at least six feet in height in order to insulate the residentially zoned land from the off-street parking or storage or loading areas.

(2) At minimum, any off-street parking and or storage or loading areas shall be separated from adjacent properties by a four-foot buffer area planted with grass or similar ground cover, or adjacent properties may be connected by a landscaped walkway. Where adjacent parcels agree to share a common parking area with a common entrance and exit, the Planning Board may approve eliminating the minimum four-foot buffer on all common property lines. No buffer area shall be required for a one-family detached dwelling.

§300-161. Landscaping.

Off-street parking areas shall be landscaped in accordance with Salisbury Planning Board's Rules and Regulations. For new or expanded parking areas with at least 20 parking spaces, there shall be 1 landscaped space of not less than 162 square feet tree per every 10 parking spaces. Said landscaped area trees shall be distributed scattered throughout parking area to provide shade as well as all serve as ow for traffic calming measures and visual relief within the parking area, as well as aiding in stormwater recharge. The planting of shade trees is encouraged to also allow for shade within the parking area.

§300-162. Snow Storage or Snow Removal.

Plans for parking areas shall indicate the location of snow storage or make provision for snow removal.

§300-163. Stormwater Management.

Applicants must follow all local and state regulations pertaining to storm water, to allow for the settling of sediment and the removal of grease, oil and other pollutants. It is encouraged in parking areas to utilize Low Impact Development (LID) design including but not limited to rain gardens, cisterns, and bio-retention swales.

§300-164. Surface.

All parking areas shall have a firm surface, such as bituminous concrete, gravel or crushed stone. The reviewing authority may waive this requirement for parking areas that will only be used between May and November 1 or for areas that are intended to be used as overflow parking.

§300-165. Handicapped Parking.

Every business, commercial, institutional, public and nonprofit use shall be in accordance with Massachusetts General Law Section 40 Chapter 21 for the number of required handicapped spaces. Handicapped spaces shall be designed according to current Architectural Access Board (AAB) Standards~~ANSI Standard~~.

All required parking spaces shall be clearly designated. Handicapped spaces shall be identified with signs no smaller than 9 inches wide by 12 inches high, posted four feet from the ground.

§300-166. Shared Access to Parking.

Shared access to parking may be utilized provided that a signed legal agreement or lease between the different interested parties must be provided to the permit granting authority. Parcels owned by the same entity do not require agreements or leases.

§300-167. Maintenance.

Parking lots are to be maintained as needed, including curbing, pavement, signage, landscaping, lighting and clearly painted lines, directional symbols and crosswalks as well as kept free from litter. The building inspector shall be the authority on ensuring that parking lots are maintained in keeping with this bylaw. §300-168. Change of Use.

Changes of use of a structure that does not conform to these parking requirements are permitted without being subject to these requirements, provided that, the new use does not require more parking than any~~the~~ former use and the property has been vacant or unoccupied for no more than five (5) years.

§300-169. Severability.

The invalidity of any section or provision of this bylaw shall not invalidate any other section or provision thereof.