

Leicester Planning Board
Parking Regulations
Adopted July 9, 2013

I. Introduction

These regulations are adopted pursuant to Section 5.1.02 of the Leicester Zoning Bylaws to specify parking requirements for various uses.

These regulations are intended to be used in conjunction with the parking and loading requirements as set forth in the Leicester Zoning Bylaws as follows:

Zoning Bylaw Parking & Loading Requirements*	
Zoning District	Applicable Section of Zoning Bylaw
Highway Business-Industrial District 2 (HB-2)	3.31. (requires compliance with HB-1 requirements)
Residential-Industrial-Business (RIB) district	3.32.C. (requires compliance with HB-1 requirements)
Highway Business-Industrial District 1 (HB-1)	5.5.02.1
Greenville Village Neighborhood Business District (NB)	5.6.05.1
Business District (B)	5.8.03.A
Central Business District (CB)	3.34 (requires compliance with B district requirements)

* These sections contain general requirements for parking areas (landscaping, access, etc.), but do not include specific numbers of required parking spaces.

In the remaining zoning districts, or where the Zoning Bylaw sections above are silent, parking shall be provided in accordance with these regulations.

II. General Parking Space Requirements

- A. In all districts, off-street parking spaces shall be provided and maintained in connection with the construction, conversion or increase in units or dimensions of buildings, structures or use, such spaces to be provided in at least the minimum amounts specified in the Section III Table of Parking Space Requirements, except where more specific requirements exist elsewhere in Leicester's Zoning Bylaws.
- B. In applying for building or occupancy permits, the applicant must demonstrate that the minimum parking requirements will be met for the new demand without counting existing parking necessary for preexisting uses.
- C. Where the computation of required parking spaces results in a fractional number, only the fraction of one-half (1/2) or more shall be counted as one (1). Employees shall include the largest number of owners, managers, full and part-time workers and volunteers that may be normally expected on the premises during any single shift or portion thereof. The number of seats in benches, pews or other continuous seating arrangements shall be calculated at 2 feet for each seat.

- D. Where multiple uses exist on a single lot or within a single building, the parking requirement shall be computed for each use separately and added together.

III. Table of Parking Space Requirements

Use	Required Parking
Single-family and two-family	2 spaces per dwelling unit
Multifamily dwellings	1.5 spaces per dwelling unit for 1 bedroom; 2 spaces per dwelling unit for units with 2 or more bedrooms, plus 1 space per every 3 units. (Note: Senior Village Developments are required to conform to Section 5.7.04.1 H. of the Zoning Bylaw)
Family Child Care Home	2 parking spaces (in addition to parking required for residential use)
Child Care Facility	1 space per 4 students at maximum enrollment, plus a dedicated drop-off zone adequate to accommodate a minimum of 5 automobiles
Retail business	1 per 200 s.f. gross floor area (minimum of 3 per establishment)
Service (includes personal services, laundromats, dry cleaners, banks, etc.)	1 per 225 s.f. gross floor area
Business and professional offices	1 space per 350 s.f. gross floor area.
Schools and Colleges	2 spaces per classroom for elementary and intermediate; 4 spaces per classroom for secondary, and 1 space per 2 students beyond secondary, none to be fewer than 1 space per teacher and staff, plus one space for every five seats of total seating capacity in auditorium or gymnasium, whichever has the larger capacity
Dormitories	1 space per 2 beds
Restaurants	1 space per employee on the largest shift and 1 space per 3 seats based on the maximum seating capacity of the facility
Theaters	1 space for each 4 seats of total seating capacity

Use	Required Parking
Automobile Sales and services	1 per 200 s.f. gross floor area used for offices, plus 1 per repair bay (Does not include area for storage and repair of motor vehicles for sale)
Hotels, motels	1 space per guest room, plus 1 per employee working on the largest shift, plus the number of spaces as required elsewhere herein for restaurants, assembly halls, function rooms, shops and similar functions if occurring on the premises
Hospital, Nursing Home	1 space for each 3 beds, plus 1 space for each employee serving on the shift having the greatest number of employees
Clubs, lodges, and other places of assembly (includes indoor recreational facilities, dance studios, gymnastic studios, etc.)	1 space per 4 seats or occupants of total seating/occupancy capacity
Rental enclosed self-storage	A minimum of 3 spaces per facility, plus 1 per 100 storage units
Laboratory or Research Facility	1 per 1,000 s.f. gross floor area
Manufacturing/Industrial	1 per 1,000 s.f. gross floor area
Warehouse	1 per 2,500 s.f. gross floor area
All other permitted uses	Adequate parking spaces to accommodate under normal conditions the cars of occupants, employees, members, customers, clients, and visitors to the premises, to be determined by the <u>permitting authority</u> * based on a similar use in this table, or based on data submitted by the applicant. The permitting authority may give consideration to the hours of usage of the proposed use/structure, the opinions of municipal officials and consultants as to the adequacy or inadequacy of parking spaces for the proposed use/structure, as well as other relevant information provided by the applicant

* The permitting authority is the Building Inspector/Zoning Enforcement Officer for projects only requiring a building permit or business certificate, or the Planning Board or Zoning Board of Appeals (ZBA) or for projects requiring approval from either Board. In the event a project requires approvals by both the Planning Board and ZBA, the Planning Board shall make any determination of parking spaces. The Building Inspector/Zoning Enforcement Officer, at his/her discretion, may seek an advisory opinion from the Planning Board as to the appropriate number of parking spaces.

IV. Parking Facility Design

A. Parking Space Size

For purposes of these regulations, a parking space shall be 10 feet x 20 feet. [Note: this is a specific Zoning Bylaw requirement in the HB-1, HB-2, B, & CB zoning districts.]

B. Width of Drive Aisles

1. Access aisles between rows of parking spaces shall be as follows:
 - a. 24 feet for parking lots designed with 90 degree stalls (perpendicular parking); or
 - b. 16 feet for parking lots designed with angled parking with 60 degree stalls or lower degree angle; or
2. Access aisles for parking spaces with single lane access shall be at least 16 feet, unless a greater width is required for emergency vehicle access.

C. Driveway Width

All driveways serving any non-residential use shall be at least twenty (20) feet wide where separate access and egress are provided; all driveways must be at least twenty-five (25) feet wide where a common access/egress driveway is provided. [Note: this is a Zoning Bylaw requirement in the HB-1 & HB-2 districts.]

D. Handicapped Parking Spaces

Parking areas shall include handicapped-accessible parking spaces as required by Commonwealth of Massachusetts Architectural Access Board Rules & Regulations (521 CMR, as may be amended from time to time)

E. Layout

Required parking facilities shall be laid out so that each vehicle may proceed to and from its parking space without requiring the movement of any other vehicle. In no case shall parking spaces be located so as to require the backing or maneuvering of a vehicle onto a sidewalk or onto a public way in order to enter or leave a parking space.

F. Pedestrian Access

Provision for safe and convenient pedestrian access shall be incorporated into plans for new parking areas.

G. Lighting

Adequate illumination shall be provided for the comfort and safety of persons using parking and loading areas. Parking and loading area lighting shall not shine beyond the property lines, except for driveway entrances where light may shine onto the immediate area of the street right-of-way.

H. Loading Space

Adequate off-street loading facilities and space must be provided to service all needs created by new construction, whether through new structures or additions, and by change of use of existing structures. Facilities shall be so sized and arranged that no trucks need to back onto or off a public way, or be parked on a public way while loading or unloading.

I. Landscaping

Landscaping shall be provided in accordance with the requirements of the particular zoning district and/or the Planning Board's Landscaping Regulations.

J. Parking Location/Shared Parking

All parking shall be provided on the same lot with the principal use or on a contiguous lot within the same zoning district, provided that no space is counted as meeting the requirements of more than one building or use. [Note: this is a specific bylaw requirement in the following Zoning Districts: HB-1, HB-2, B, CB, NB, and RIB.]

Parking spaces that exceed parking otherwise required for all uses on a property may be shared or leased. Where use of shared or off-site parking is necessary to meet parking space requirements for a proposed use, the applicant must demonstrate adequacy of parking and submit an enforceable agreement, lease, deed, contract or easement to ensure reasonable current and future access to the parking spaces.

V. Waivers & Exemptions

A. The requirements of Section III (Table of Parking Space Requirements) may be reduced by the Planning Board or Zoning Board of Appeals if an applicant can demonstrate to the satisfaction of the Board that the required number of spaces will not be needed for the proposed use and that fewer spaces meet all parking needs. Such cases might include:

1. Use of a common parking lot for separate uses having peak demands occurring at different times.
2. Particular characteristics of occupants, customers, or users of a particular site or use that will reduce parking demand.
3. Peculiarities of the use that make usual measures of demand invalid.
4. The area necessary for the reduced spaces is available on the lot and reserved for potential future use.

B. In determining the appropriate number of parking spaces required under paragraph A, above, the permitting authority may give consideration to the hours of usage of the proposed use/structure, the opinions of municipal officials and consultants as to the adequacy or inadequacy of parking spaces for the proposed use/structure, as well as other relevant information provided by the applicant.

C. The requirements of Section IV (Parking Facility Design) may be waived by the Board, when in the opinion of the Board the waiver does not impair safe pedestrian or vehicular access to and from the site or within the site. The Board may seek the opinion of the Town Engineer and/or public safety officials or other Town officials such as the Highway Superintendent in making a determination on a waiver request. The Board may not waive items that are specifically required by the Leicester Zoning Bylaw (e.g. driveway width in HB-1 & HB-2 districts) or are required under state laws or regulations (e.g., handicapped parking).

D. Single-Family and Two-Family Residential Uses are exempt from the requirements of Section IV, Parking Facility Design.

Adopted by the Leicester Planning Board on the 9th day of July, 2013