

ARTICLE 23

OFF-STREET PARKING

;SECTION 23-1. **Residential Uses.** No structure or land shall be used for any use listed in Table A of Section 8-7 under Use Items Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 7B, 8, 9, 10, 11, 12, 13, 13A, 14 or 15, unless off-street parking facilities are provided as follows:

If the Maximum Floor Area Ratio Specified in Table B of Section 13-1 for the Lot is:	For Each Dwelling Unit* There Shall Provided at Least:
0.3 or 0.5	1.0 space+
0.8 or 1.0	0.9 space+
2.0	0.7 space+
3.0	0.6 space+
4.0	0.5 space+
5.0	0.4 space+

- * Where use is not divided into dwelling units:
 - (a) If sleeping rooms have accommodations for not more than two persons, each two sleeping rooms shall constitute one dwelling unit; and
 - (b) If sleeping rooms have accommodations for more than two persons, each four beds shall constitute one dwelling unit.
- + or, in the case of housing projects for elderly persons of low income, 0.2 space. Housing projects for elderly persons of low income, as used herein, shall be deemed to mean such housing constructed under the Housing Authority law of the Commonwealth of Massachusetts and/or the United States Housing Act of 1937 as amended.

(;As amended on November 26, 1965, April 14, 1967, November 9, 1978, April 11, 1979, August 10, 1979, and June 29, 1984)

;SECTION 23-2. **Public Assembly Uses.** Except in a restricted parking district, no structure or land shall be used for any use listed in Table A of Section 8-7 under Use Item Nos. 21, 27, 28, 29, 30, 36A, 37, 38, 38A, 52, 62, 63, or 66 unless off-street parking facilities are provided as follows:

If the Maximum Floor Area Ratio Specified in Table B of Section 13-1 for the Lot is:	One Space shall be Provided, If There Are Seats*, for Each:	If There Are No Seats, for Each:
0.3 or 0.5	5 seats	100 square
0.8 or 1.0	6 seats	120 feet of
2.0	8 seats	160 public
3.0	15 seats	300 floor
4.0	20 seats	400 area in
5.0	20 seats	400 structures

* Where benches are used for seating purposes, each two lineal feet of bench shall constitute one seat.

Except that places of worship need provide no more than one half of such number of spaces.

(;As amended on September 27, 1973 and March 5, 1975)

;SECTION 23-3. **Institutional Uses.** Except in a restricted parking district, no structure or land shall be used for any use listed in Table A of Section 8-7 under Use Item Nos. 16, 16A, 17, 18, 19, 20, 20A, 22, 22A, 23, 24, 25, 39A, 77 or 79, unless off-street parking facilities are provided as follows:

If the Maximum Floor Area Ratio Specified in Table B of Section 13-1 for the Lot is:	One Space Shall be Provided for Each:
0.3 or 0.5	600 square
0.8 or 1.0	700 feet
2.0	1,000 of
3.0	1,800 gross
4.0	2,400 floor
5.0	2,400 area

Provided that any use under Use Item Nos. 16, 17, 18 or 19 primarily for children under sixteen need provide no more than one half of such number of spaces; and provided further that where an institution maintains one or more dormitories, the number of parking spaces accessory to such dormitories shall be deducted

from the number of parking spaces otherwise required by this section for a lot with classrooms, libraries, lecture halls, laboratories and similar educational areas normally used by persons resident in such dormitories unless such lot is regularly used by persons not resident in such dormitories or the parking spaces accessory to such dormitories are more than twelve hundred feet from such lot.

(;As amended on July 9, 1973, September 27, 1973, October 19, 1978 and January 8, 1982)

;SECTION 23-4. **Retail and Office Uses.** Except in a restricted parking district, no structure or land shall be used for any use listed in Table A of Section 8-7 under Use Item Nos. 32, 33, 34, 34A, 35, 36, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 61, 73, 74 or 78 unless off-street parking facilities are provided as follows:

If the Maximum Floor Area Ratio Specified in Table B of Section 13-1 for the Lot is:	One Space Shall be Provided:			
	for Each:		and also for Each:	
0.3 or 0.5	300	square	600	square
0.8 or 1.0	350	feet of	700	feet of
2.0	500	gross floor	1,000	other
3.0	900	area on	1,800	gross
4.0	1,200	ground	2,400	floor
5.0	1,200	floor	2,400	area*

* Where main use on a lot is an open-air use not enclosed in a structure, the area of the part of the lot actually devoted to such use shall constitute floor area.

(;As amended on August 12, 1971, July 9, 1973, September 27, 1973, and March 5, 1975)

SECTION 23-5. Factory and Warehouse Uses. Except in a restricted parking district, no structure or land shall be used for any use listed in Table A of Section 8-7 under Use Item Nos. 31, 45, 54, 55, 56, 57, 60, 60A, 64, 65, 67, 68, 69, or 70 unless off-street parking facilities are provided as follows:

If the Maximum Floor Area Ratio Specified in Table B of of Section 13-1 for the Lot is:	One Space shall be provided for Each:
0.3 or 0.5	1,000 square
0.8 or 1.0	1,200 feet
2.0	1,600 of
3.0	2,000 gross
4.0	3,000 floor
5.0	3,000 area*

* Where main use on a lot is an open-air use not enclosed in a structure, the area of the part of the lot actually devoted to such use shall constitute floor area.

(;As amended July 9, 1973, and September 27, 1973)

SECTION 23-6. Off-Street Parking Not Required in Certain Cases.

- (a) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 8.0 or 10.0, off-street parking facilities are not required for such lot.
- (b) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 0.8, 1.0, 2.0, 3.0, 4.0, or 5.0, off-street parking facilities are not required for such lot if the lot is devoted to residential uses and no more than two car spaces are required by Section 23-1 or if the lot is devoted to non-residential uses and no more than four car spaces are required by other provisions of this Article.
- (c) When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 0.3 or 0.5, off-street parking facilities are not required for such lot if the lot is devoted to non-residential uses and no more than two car spaces are required by other provisions of this Article.

SECTION 23-7. Mixed Uses.

- (a) If a lot by reason of a diversity of occupancies is subject to more than one of the first five sections of this Article, the number of car spaces required by each section for the occupancies subject to it shall be determined, and then such numbers totalled; and off-street parking facilities with such total number of car spaces shall be provided.
- (b) If a single occupancy involves uses subject to more than one of the first five sections of this Article, off-street parking facilities shall be provided for such occupancy in accordance with the section to which the dominant use is subject, except that if a minor use subject to another of said sections occupies more than ten thousand square feet or more than twenty-five percent of the gross floor area of the structure, off-street parking facilities shall be provided as if the lot were by reason of a diversity of occupancies subject to more than one of said sections.

;SECTION 23-7A. Pre-Code Structures. If a structure existing on December 31, 1964, is altered or extended so as to increase its gross floor area or the number of dwelling units, only the additional gross floor area or the additional number of dwelling units shall be counted in computing the off-street parking facilities required.

(;As inserted April 14, 1967)

;SECTION 23-8. Location.

- (a) Except in the case of a lot serviced by a common parking facility, the off-street parking facilities required by this Article shall be provided on the same lot as the main use to which they are accessory; provided, however, that if the Board of Appeal shall be of the opinion that this is impractical with respect to a particular lot, said Board, after public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, may grant permission for such facilities to be on another lot in the same ownership in either of the following cases: -- (1) where the main use on the particular lot is for residential purposes and the other lot is within four hundred feet of the particular lot; and (2) where the main use on the particular lot is for non-residential purposes and the other lot is within twelve hundred feet of the particular lot.

- (b) After public notice and hearing and subject to the provisions of Sections 6-2, 6-3 and 6-4, the Board of Appeal may grant permission for a common parking facility cooperatively established and operated to service two or more uses of the same or different types; provided, that there is a permanent allocation of the requisite number of spaces for each use and that the total number of spaces is not less than the aggregate of the numbers required for each use.
- (c) Parking spaces provided by the City on public right-of-way adjacent to housing units for families of low or moderate income or families displaced from urban renewal areas or as a result of governmental action, when such housing units will have mortgage insurance provided according to Title 12 U.S. Code (1964 edition) S. 1715 (L), as amended from time to time, and when such parking spaces are clearly intended by their location and design to be used primarily by residents of such housing units and their visitors, may be substituted space for space for the parking spaces required by this code. This section shall not apply to parking spaces along the curb of any street which is used primarily for the movement of vehicles belonging to others than residents of such housing or their visitors.

(;As amended April 14, 1967)

SECTION 23-9. **Design.** All off-street parking facilities provided to comply with this Article shall meet the following specifications:

- (a) Such facilities shall have car spaces to the number specified by this Article, maneuvering areas and appropriate means of vehicular access to a street, and shall be so designed as not to constitute a nuisance or a hazard or unreasonable impediment to traffic; and all lighting shall be so arranged as to shine downward and away from streets and residences.
- (b) Such facilities, whether open or enclosed in a structure, shall be so graded, surfaced, drained and maintained as to prevent water and dust therefrom going upon any street or another lot.
- (c) Such facilities shall not be used for automobile sales, dead storage, or repair work, dismantling or servicing of any kind.
- (d) Each car space shall be located entirely on the lot and shall be no less than eight and one half feet in width and twenty feet in length, exclusive of maneuvering areas and access drives.

SECTION 23-10. **Maintenance.** All off-street parking facilities provided to comply with this Article shall be maintained exclusively for the parking of motor vehicles so long as a use requiring them exists. Such facilities shall be used in such a manner as at no time to constitute a nuisance or a hazard or unreasonable impediment to traffic.