

Grafton Zoning Bylaw Section 4.2: Proposed Changes

March 7, 2023

This update is proposed for the purpose of updating parking regulations to support new and existing development in the Grafton Historic District (“The Common”), and to modify the units of measure in Table 4.2.2 for Transportation and Utility, Industrial, and Warehouse uses.

Proposed changes include:

- Exempting Grafton’s Historic District from compliance with 4.2.1 General Off-Street Parking and Loading requirements in the Zoning Bylaw.
- Separating parking requirements for Warehouse uses as its own line in 4.2.2 and basing the parking on 750 sq. ft. of gross floor area;
- Separating Industrial uses as its own line in 4.2.2 and basing the parking on 750 sq. ft. of gross floor area;
- Changing the unit of measure for Transportation and Utility uses to one parking space for every 750 sq. ft.

Deleted text in red highlight and added text in green highlight:

4.2 Off-Street Parking and Loading

4.2.1 General

Sufficient off-street parking and loading shall be provided to serve all persons needing vehicular access to new structures and uses, and to enlarged, extended, or changed structures and uses to the extent such need is increased by such enlargement, extension, or change. Minimum parking requirements are set forth in the "Off-Street Parking Schedule". The Grafton Common Historic District will be exempt from parking requirements set forth under Section 4.2.2.

4.2.2 Off-Street Parking Schedule

Use	Unit of Measure	Parking spaces required per unit or fraction thereof
One- or two-family Dwelling	Dwelling unit	2.00
Multi-family Dwelling	Dwelling unit	2.25
Multi-family Dwelling in the Village Mixed Use District:	a.) Studio and 1 bedroom	1.25
	b.) 2 bedrooms	2.25
	c.) 3 or more bedrooms	2.25
Lodging House, Hotel, Motel or Motor Court, Bed and Breakfast Homestay (T.M.5-13-91)	Each guest room or suite	1.00

Nursing and/or Convalescent Home	2 Employees, maximum shift plus 3 beds	1.00 1.00
Recreational use available to the public, Restaurant	3 seats plus each employee maximum shift	1.00 1.00
Other Business use:		
Buildings with less than 2,000 sq. ft. excluding storage area	200 sq. ft. gross floor area excluding storage area	1.00
Buildings with more than 2,000 sq. ft. excluding storage area	150 sq. ft. gross floor area excluding storage area	1.00
Transportation Industrial and Utility Use	1.3 employees, maximum shift 750 sq. ft. for uses on site	1.00
Industrial and Warehouse Use (T.M. 10-17-94)	750 sq. ft. gross floor area	1.00
Warehouse Use	750 sq. ft of gross floor area	1.00