

Grafton Zoning Bylaw Section 12.7.6: Proposed Changes

March 7, 2023

This update is proposed for the purpose of streamlining parking requirements in the VMU districts.

Proposed changes include:

- Removing text in Section 12.7.4 and replacing it with text referencing 4.2.5.3 Shared Parking.

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

12.7 Parking

The following guidelines are included to ensure that new and renovated off-street parking areas are constructed in accordance with the district's desired design character, the provisions of this bylaw, and other town bylaws pertaining to parking.

12.7.1 Placement and Design. Parking lots for new construction shall be located to the side and rear of the lot unless such a location is not feasible. Parking is prohibited within the front yard.

12.7.2 Screening. Parking lots that abut public rights of way or grade parking under the building shall be screened with one or a combination of the following:

12.7.2.1 A low wall made of concrete, masonry or other suitable material not exceeding a height of 3 feet.

12.7.2.2 Raised planters planted with a minimum of 80% evergreen shrubs not to exceed a total height of 6 feet (including planter).

12.7.2.3 Landscaping consisting of a mix of trees and shrubs provided that 80% of the shrub plantings are evergreen.

12.7.2.4 Walls, fencing and architectural details shall complement the materials of adjacent architectural styles.

12.7.2.5 Where walls are provided, planting areas shall be a minimum width of 4 feet and should be located adjacent to the public right of way.

12.7.2.6 Where possible, parking areas shall be interconnected in a manner that allows the unobstructed flow of pedestrians between uses and parking areas.

12.7.3 Bicycle Parking. In large parking lots (20 or more spaces) provision for bicycle racks shall be provided in locations that are safely segregated from automobile traffic and parking.

12.7.4 Shared Parking. Please see Section 4.2.5.3 for Shared Parking requirements for the Village Mixed Use Districts. Shared parking is the approved use of the same off-street parking spaces for two or more uses where peak parking demand of the different uses occurs at different times of the day, or, where various uses are visited without moving the automobile; and, where the division of parking spaces is a net decrease from the combined total of each use's individual off-street parking requirements, if required separately.

12.7.4.1 Requirements and Criteria. Shared parking arrangements are subject to review and approval by the Planning Board subject to the following requirements and criteria:

a.) Submission of a reciprocal agreement executed by the owners and operators of the different sources or uses ensuring the long-term joint use of such shared parking, and defining the terms upon which the parking is shared;

b.) If required by the Planning Board information concerning the following may be requested:

(1.) the hours of operation and parking demand for each use;

(2.) the hours of peak demand for parking;

(3.) a description of the character of the land use and the parking patterns of adjacent uses;

(4.) an estimate of the anticipated turnover in parking space use over a 24-hour period of time;

(5.) a site plan showing all proposed parking spaces, including the shared use spaces in the lot and the walking distance to the uses sharing the lot; and

(6.) any other information concerning parking deemed necessary by the Planning Board to render a decision.

e.) In the event that the conditions for shared parking change, or if the shared parking arrangement is discontinued, the applicant shall notify the Planning Board within 10 days. The Planning Board shall then require the applicant to meet the applicable parking requirements found in Section 4.2.2 Off-Street Parking Schedule.

12.7.5 Decision. A determination shall be made by the Planning Board that the shared parking:

- 12.7.5.1 is no more than 500 feet from each use sharing the parking facility;
- 12.7.5.2 hours of operation and peak demand of the uses involved shall not conflict;
and
- 12.7.5.3 will provide an adequate number of spaces for the applicable uses.

12.7.6 Off-Street Parking Schedule. Please see Section 4.2.2 for Off Street Parking requirements in the Village Mixed Use Districts.

12.7.6.1 Multi-family dwelling:

- a.) Studio and 1 bedroom – 1 space per unit
- b.) 2 bedroom – 1.5 spaces per unit
- c.) 3 or more bedrooms – 2 spaces per unit