



# Article 37: Zoning Bylaw Amendment

## Section 7.7.2.4 – Joint Parking

## Section 7.7.2.7 - Location

Mr. Giddings moves that the Town take affirmative action on Article 37 as printed in the Warrant.

Note: 2/3 Vote Required.

## Proposed Amendment

1. Replace Section 7.7.2.4 Joint Parking with new language
2. Amend Section 7.7.2.7 to clarify Location is Off-site parking and require off-site parking agreement be executed by all owners and tenants

## What is changing

### Current Joint Parking Bylaw

- Only for educational, religious, lodge and club, indoor amusement, and restaurant uses that are used jointly by banks, offices, retail stores, repair shops, service establishments, and other uses not normally open, used, or operated during similar hours.

### Proposed Joint Parking Bylaw

- Joint parking is permitted for any permitted use in any Zoning District

## What is changing

### Current Joint Parking Bylaw

- Only allows a decrease in the minimum parking requirements for joint uses up to 50%

### Proposed Joint Parking Bylaw

- The decrease in the minimum parking requirement for joint uses is based on evidence of the parking demand values for each use on an hour-by-hour basis with the minimum allowable off-street parking spaces required to be equal to the largest sum of the land use totals by timeframe presented

## Parking Demand Assessment

Project: Concord Development

Date: October 19, 2023

Analyst: TEC, Inc.

Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

Land Use: Office Building  
 LUC: 710  
 Size: 42,300 SF

85th Peak Period Parking Demand (non-December):

Weekday: 3.3 vehicles per 1,000 SF x 42,300 SF = **140 vehicles**  
 Saturday: 0.73 vehicles per 1,000 SF x 42,300 SF = **31 vehicles**

### Parking Demand - Time of Day Distribution

| Time          | Weekday         |        | Saturday        |        |
|---------------|-----------------|--------|-----------------|--------|
|               | Percent of Peak | Demand | Percent of Peak | Demand |
| 12:00-4:00 AM | 5%              | 7      | 5%              | 2      |
| 5:00 AM       | 5%              | 7      | 5%              | 2      |
| 6:00 AM       | 5%              | 7      | 5%              | 2      |
| 7:00 AM       | 13%             | 18     | 26%             | 8      |
| 8:00 AM       | 48%             | 67     | 65%             | 20     |
| 9:00 AM       | 88%             | 123    | 95%             | 29     |
| 10:00 AM      | 100%            | 140    | 100%            | 31     |
| 11:00 AM      | 100%            | 140    | 100%            | 31     |
| 12:00 PM      | 85%             | 119    | 99%             | 31     |
| 1:00 PM       | 84%             | 118    | 99%             | 31     |
| 2:00 PM       | 93%             | 130    | 97%             | 30     |
| 3:00 PM       | 94%             | 132    | 94%             | 29     |
| 4:00 PM       | 85%             | 119    | 90%             | 28     |
| 5:00 PM       | 56%             | 78     | 56%             | 17     |
| 6:00 PM       | 20%             | 28     | 20%             | 6      |
| 7:00 PM       | 11%             | 15     | 11%             | 3      |
| 8:00 PM       | 5%              | 7      | 5%              | 2      |
| 9:00 PM       | 5%              | 7      | 5%              | 2      |
| 10:00 PM      | 5%              | 7      | 5%              | 2      |
| 11:00 PM      | 5%              | 7      | 5%              | 2      |

Note:

Percentages obtained from Weekday Data

No data available, assume minimum demand need overnight.

# Article 37: Joint Parking Bylaw

## Hour-by-hour Analysis

Office building  
 Land Use Code  
**710**

## Parking Demand Assessment

Project: Concord Development  
 Date: October 19, 2023  
 Analyst: TEC, Inc.  
 Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

Land Use: Shopping Center  
 LUC: 820  
 Size: 25,400 SF

### 85th Peak Period Parking Demand (non-December):

Weekday: 3.68 vehicles per 1,000 SF x 25,400 SF = **93 vehicles**  
 Saturday: 3.74 vehicles per 1,000 SF x 25,400 SF = **95 vehicles**

### Parking Demand - Time of Day Distribution

| Time          | Weekday         |        | Saturday        |        |
|---------------|-----------------|--------|-----------------|--------|
|               | Percent of Peak | Demand | Percent of Peak | Demand |
| 12:00-4:00 AM | 5%              | 5      | 5%              | 5      |
| 5:00 AM       | 5%              | 5      | 5%              | 5      |
| 6:00 AM       | 5%              | 5      | 5%              | 5      |
| 7:00 AM       | 5%              | 5      | 5%              | 5      |
| 8:00 AM       | 15%             | 14     | 27%             | 26     |
| 9:00 AM       | 32%             | 30     | 46%             | 44     |
| 10:00 AM      | 54%             | 50     | 67%             | 64     |
| 11:00 AM      | 71%             | 66     | 85%             | 81     |
| 12:00 PM      | 99%             | 92     | 95%             | 90     |
| 1:00 PM       | 100%            | 93     | 100%            | 95     |
| 2:00 PM       | 90%             | 84     | 98%             | 93     |
| 3:00 PM       | 83%             | 77     | 92%             | 87     |
| 4:00 PM       | 81%             | 75     | 86%             | 82     |
| 5:00 PM       | 84%             | 78     | 79%             | 75     |
| 6:00 PM       | 86%             | 80     | 71%             | 67     |
| 7:00 PM       | 80%             | 74     | 69%             | 66     |
| 8:00 PM       | 63%             | 59     | 60%             | 57     |
| 9:00 PM       | 42%             | 39     | 51%             | 48     |
| 10:00 PM      | 15%             | 14     | 38%             | 36     |
| 11:00 PM      | 5%              | 5      | 5%              | 5      |

Note:

No data available, assume minimum demand need overnight.

# Article 37: Joint Parking Bylaw

## Hour-by-hour Analysis

Shopping Center  
 Land Use Code  
 820

## Parking Demand Assessment

Project: Concord Development

Date: October 19, 2023

Analyst: TEC, Inc.

Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

Land Use: Multifamily Housing Low-Rise

LUC: 220

Size: 26 Units

85th Peak Period Parking Demand:

|           |                        |   |         |           |                 |
|-----------|------------------------|---|---------|-----------|-----------------|
| Weekday:  | 1.52 vehicles per unit | X | 26 DU = | <b>40</b> | <b>vehicles</b> |
| Saturday: | 1.61 vehicles per unit | X | 26 DU = | <b>42</b> | <b>vehicles</b> |

### Parking Demand - Time of Day Distribution

| Time          | Weekday         |        | Saturday        |        |
|---------------|-----------------|--------|-----------------|--------|
|               | Percent of Peak | Demand | Percent of Peak | Demand |
| 12:00-4:00 AM | 100%            | 40     | 93%             | 39     |
| 5:00 AM       | 97%             | 39     | 100%            | 42     |
| 6:00 AM       | 90%             | 36     | 98%             | 41     |
| 7:00 AM       | 77%             | 31     | 96%             | 40     |
| 8:00 AM       | 56%             | 22     | 92%             | 39     |
| 9:00 AM       | 45%             | 18     | 80%             | 34     |
| 10:00 AM      | 40%             | 16     | 78%             | 33     |
| 11:00 AM      | 37%             | 15     | 71%             | 30     |
| 12:00 PM      | 36%             | 14     | 68%             | 29     |
| 1:00 PM       | 36%             | 14     | 66%             | 28     |
| 2:00 PM       | 37%             | 15     | 65%             | 27     |
| 3:00 PM       | 43%             | 17     | 68%             | 29     |
| 4:00 PM       | 45%             | 18     | 70%             | 29     |
| 5:00 PM       | 55%             | 22     | 73%             | 31     |
| 6:00 PM       | 66%             | 26     | 77%             | 32     |
| 7:00 PM       | 73%             | 29     | 81%             | 34     |
| 8:00 PM       | 77%             | 31     | 82%             | 34     |
| 9:00 PM       | 86%             | 34     | 86%             | 36     |
| 10:00 PM      | 92%             | 37     | 87%             | 37     |
| 11:00 PM      | 97%             | 39     | 92%             | 39     |
| Note:         |                 |        |                 |        |

# Article 37: Joint Parking Bylaw

## Hour-by-hour Analysis

**Multi-family Low  
Rise  
Land Use Code 220**

## Parking Demand Assessment

Project: Concord Development

Date: October 19, 2023

Analyst: TEC, Inc.

Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

| Time          | Weekday Parking Demand |         |         |       | Saturday Parking Demand |         |         |       |
|---------------|------------------------|---------|---------|-------|-------------------------|---------|---------|-------|
|               | LUC 220                | LUC 710 | LUC 820 | Total | LUC 220                 | LUC 710 | LUC 820 | Total |
| 12:00-4:00 AM | 40                     | 7       | 5       | 52    | 39                      | 2       | 5       | 46    |
| 5:00 AM       | 39                     | 7       | 5       | 51    | 42                      | 2       | 5       | 49    |
| 6:00 AM       | 36                     | 7       | 5       | 48    | 41                      | 2       | 5       | 48    |
| 7:00 AM       | 31                     | 18      | 5       | 54    | 40                      | 8       | 5       | 53    |
| 8:00 AM       | 22                     | 67      | 14      | 103   | 39                      | 20      | 26      | 85    |
| 9:00 AM       | 18                     | 123     | 30      | 171   | 34                      | 29      | 44      | 107   |
| 10:00 AM      | 16                     | 140     | 50      | 206   | 33                      | 31      | 64      | 128   |
| 11:00 AM      | 15                     | 140     | 66      | 221   | 30                      | 31      | 81      | 142   |
| 12:00 PM      | 14                     | 119     | 92      | 225   | 29                      | 31      | 90      | 150   |
| 1:00 PM       | 14                     | 118     | 93      | 225   | 28                      | 31      | 95      | 154   |
| 2:00 PM       | 15                     | 130     | 84      | 229   | 27                      | 30      | 93      | 150   |
| 3:00 PM       | 17                     | 132     | 77      | 226   | 29                      | 29      | 87      | 145   |
| 4:00 PM       | 18                     | 119     | 75      | 212   | 29                      | 28      | 82      | 139   |
| 5:00 PM       | 22                     | 78      | 78      | 178   | 31                      | 17      | 75      | 123   |
| 6:00 PM       | 26                     | 28      | 80      | 134   | 32                      | 6       | 67      | 105   |
| 7:00 PM       | 29                     | 15      | 74      | 118   | 34                      | 3       | 66      | 103   |
| 8:00 PM       | 31                     | 7       | 59      | 97    | 34                      | 2       | 57      | 93    |
| 9:00 PM       | 34                     | 7       | 39      | 80    | 36                      | 2       | 48      | 86    |
| 10:00 PM      | 37                     | 7       | 14      | 58    | 37                      | 2       | 36      | 75    |
| 11:00 PM      | 39                     | 7       | 5       | 51    | 39                      | 2       | 5       | 46    |

Peak Weekday Parking Demand:

229

Peak Saturday Parking Demand:

154

## Article 37: Joint Parking Bylaw

### Hour-by-hour Analysis

### Multi-family Low Rise

### Land Use Code 220

## What is being added

- No change in any use is permitted without review and approval by the Building Commissioner of further documentation that the parking will remain adequate following occupancy of the new use(s) and receipt of an executed joint parking agreement by all parties
- Reduction in the minimum parking requirement shall not pertain to individual land uses where assigned parking is in effect

## What is staying the same

- Joint parking approval may be rescinded if it is determined that the joint use is resulting in a public nuisance or other adverse effects on the public health, safety, and welfare.
- A written agreement is executed by all parties concerned and approved as to form and length of time by the Planning Board.
- Site Plan Approval from the Planning Board



# Article 37: Zoning Bylaw Amendment

## Section 7.7.2.4 – Joint Parking

## Section 7.7.2.7 - Location

Mr. Giddings moves that the Town take affirmative action on Article 37 as printed in the Warrant.

Note: 2/3 Vote Required.