



Article 44: Commercial Districts Parking Requirements

Annual Town Meeting
June 2, 2025



ARTICLE 44. Commercial Districts Parking Requirements

Mr. Lawson moves that Town Meeting take affirmative action on Article #44 as printed in the Briefing Book.

2/3 vote required

ARTICLE 44. Commercial Districts
Parking Requirements

Amend Section 7.7 - Table IV Minimum Parking
Requirements to add:

Footnote 1: In Commercial Districts, a change in use from one permitted Business use to another permitted Business use that does not increase the square footage of the use or commercial space shall not be required to provide additional parking.

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- The goal of the article is to simplify the permitting process for new business coming to Concord, while recognizing the concerns of the neighbors about potential increased traffic and on-street parking.

Adjustments

1. Initially considered including residential use but other regulations remain to limit ease of changing to residential uses and concerns around overnight parking need further study.
2. We added a restriction that there could be no increase in the square footage of use in the business.

The Issue

- For changes between tenants of like businesses (a clothing store replaced by another clothing store) there are no parking requirements (“Grandfathered”)
- Changes between permitted uses (a clothing store replaced by a hair salon) triggers parking requirements
- Applicants must provide a parking study, which takes time and costs money
- Requests for a waiver is time-consuming and expensive
- The ZBA routinely grants waiver requests, BECAUSE

**ARTICLE 44. Commercial Districts
Parking Requirements**

**Individual business units have no
space to add parking in Concord's
business districts!**



**ARTICLE 44.
Commercial
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Consequences

- Extended storefront vacancies
- Long and costly permitting process
- Impacts small independent businesses that contribute to town character
- Impacts the viability of historic properties
- Undermines viability of properties by limiting activity

Proposed Fix

Eliminate parking requirements, which does not create parking spaces, between permitted changes in business use within business districts when there is no change in the square footage of the new business

Positive Impact

- Boosts business income and the Town's tax revenues
- Preserves historic and neighborhood character
- Supports sustainability
- Encourages business growth without changing the existing buildings' structure
- Removes regulatory hurdles

Impact on the Residential Neighborhood

- Because we have excluded Residential uses
- Because we have excluded any increase in the square footage of the use or commercial space
- We believe adopting the article will not negatively impact the residential neighborhood



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