



City Clerk Stamp

Office Use Only	Project Number	Public Hearing Date
------------------------	----------------	---------------------

Property Address

Special Permit for a Reduction in Off-street Parking - Pursuant to the Framingham Zoning Ordinance, the Planning Board may grant a special permit for a reduction in off-street parking, if the Planning Board finds the following

1. The existing off-street parking area constitutes the most reasonable method of providing off-street parking for the building and provides adequate off-street parking spaces for the use.
2. No other land is available as a practical matter for off-street parking purposes.
3. Public safety will not be compromised.
4. Reasonable alternative design is proposed and the Applicant has made every effort to meet the intent of the off-street parking regulations.
5. Adverse impacts on the abutters or the character of the neighborhood will be satisfactorily mitigated.

Type of project

- Project includes only one use
- Project includes more than one use (mixed-use project)

Off-street Parking Review – Please utilize information from Section IV.B.1.a Table of Off-street Parking Regulations of the Framingham Zoning Ordinance, and provide information for each use included in the proposed project

Principal Use	Use Code	Required Number of Spaces	Proposed Number of Spaces

Mixed-use Project – For Projects that include more than one use and/or more than one business, where shared parking is proposed. Please provide the following information in a table format

- Type of Business (Name for identification purposes)
- Days of Operations
- Hours of Operation
- Special Parking Requirements

Off-Street Parking Requirements – Projects that cannot meet the required number of off-street parking requirements on-site may consider one or a multiple number of options, allowed via a special permit from the Planning Board.

- Cooperative Parkingⁱ, Section IV.B.1.g.1).i of the Framingham Zoning Ordinance
Cooperative Parking Facility may be employed for one or more individual uses. A Cooperative Parking Facility shall be located at an off-street parking facility that is not located on the same property as the intended uses, building, and/or facility site or on a direct abutter's property. The Cooperative Parking Facility shall be located within 1,000 feet from the use, building, and/or facility in which it is intended to serve and shall be measured along a pedestrian way. The total requirement for off-street parking shall be the sum of all individual uses unless it can be shown that the peak off-street parking demands for each use are able to be off-set by sharing spaces.
- Shared Parking, Section IV.B.1.g.1).ii of the Framingham Zoning Ordinance
Shared off-street parking areas shall be located on the property of use or property directly abutting the use. The total requirement for off-street parking shall be the sum of all individual uses unless it can be shown that the peak off-street parking demands for each use is offset and spaces can be shared.
- Shuttle Serviceⁱ, Section IV.B.1.g.2) of the Framingham Zoning Ordinance
A reduction of required off-street parking spaces may be granted based on substantiated projections of reduction in parking demand, or for any building or use that institutes and maintains a continuous, personalized shuttle service. The applicant shall provide a plan note on all plan submittals that the Shuttle Service Plan has been permitted by the Planning Board and the justification for allowing or requiring the deviation and/or conditions of approval.
- Car-Sharing Program, Section IV.B.1.g.3) of the Framingham Zoning Ordinance
A car-share program may be utilized for up to 5 percent of the required number of off-street parking spaces. The active car-sharing program may be made available to residents and/or employees where cars for the car-share program are available on the site or within a 700-foot walking distance of the use, building, and/or facility.
- Carpooling/Vanpooling, Section IV.B.1.g.4) of the Framingham Zoning Ordinance
A reduction of up to 15 percent of the required off-street parking spaces, based on substantiated projections of reduction in parking demand, may be granted for any building or use exceeding 50,000 square feet of gross floor area that institutes and maintains a locally approved carpooling/vanpooling program. The applicant shall note on plan submittals the Carpooling/Vanpooling Plan and justification for allowing or requiring the deviation and/or conditions of approval as indicated by the Planning Board.
- Proximity to a Rail Transit Station, Section IV.B.1.g.5) of the Framingham Zoning Ordinance
The Planning Board may approve a reduction in the minimum number of required off-street parking spaces for nonresidential and/or residential uses where the main entrance of the use, building, and/or facility is located within a half-mile walking distance of a rail transit station.

ⁱ Cooperative and Shared Off-street Parking Facilities shall provide a notarized written lease agreement between the owners and/or lessee's, which shall be executed for a minimum of 10 years. A copy of the lease agreement shall be provided to the Planning Board Administrator and the City Solicitor for review. Said copy of the lease agreement shall be maintained in the project file.