



City Clerk Stamp

<b>Office Use Only</b>	Project Number	Public Hearing Date
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**Property Address**

**Special Permit for a Request for Dimensional Relief for Off-Street Parking** – Pursuant to Section IV.B.2 of the Framingham Zoning Ordinance the Planning Board at its discretion may grant a special permit for dimensional relief to an off-street parking facility. Off-street parking facilities shall be designed to ensure safe, adequate, and convenient access and circulation for all users. These dimensional off-street parking requirements shall be adhered to except where the Applicant can adequately demonstrate that a lesser standard is necessary or appropriate due to topography, location of existing or proposed structure, lot configuration, and/or the need to preserve existing trees and natural vegetation.

Any space saved under a special permit for Dimensional Relief to Off Street Parking Design Standards shall be used for landscaped open space in addition to that required in the Zoning Ordinance.

Please check the off-street parking regulation that is being sought to modify and attached a narrative and/or plan that support the request for relief.

- Minimum Dimensions for Off-street Parking Spaces** (Section IV.B.2.a of the Framingham Zoning Ordinance), please check within table and provide alternative dimension

Angle of Parking Space	Width of Parking Space	Length of Parking Space
Parallel	9'	22'
45° Angle	12'	20'
60° Angle	11'	21'
90° Angle	9'	18'

- Minimum Dimensions for drive-aisles, sidewalks, and crosswalks** (Section IV.B.2.a of the Framingham Zoning Ordinance), please check within table and provide alternative dimension

Traffic Circulation	Total width of drive-aisle	Sidewalk width	Crosswalk width
1-way circulation for drive aisles with no parking spaces	11'	5'	6'
2-way circulation for drive aisles with no parking spaces	22'	5'	8'
1-way circulation with parking spaces	24'	5'	6'
2-way circulation with parking spaces	28'	5'	8'

□ **Dead End Aisle** (Section IV.B.2.b of the Framingham Zoning Ordinance)

Off-street parking areas should be designed to prevent creating dead ends. A sufficient area must be provided for an unimpeded turnaround if no other design alternative exists.

□ **Accessible Off-street Parking** (Section IV.B.2.c of the Framingham Zoning Ordinance)

Accessible off-street parking shall be designed in accordance with Universal Design, pursuant to 521 CMR and comply with current ADA accessibility guidelines and Architectural Access Review Board of the Commonwealth of Massachusetts. Accessible off-street parking spaces shall be a minimum of 9 feet wide with an adjacent access aisle at least 5 feet wide. Accessible parking spaces shall be designated as reserved for the disabled by corresponding signage and appropriate pavement markings for each space.

□ **Tandem Parking Spaces** (Section IV.B.2.d of the Framingham Zoning Ordinance)

Off-street parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without necessitating the movement of any other motor vehicle. A Special Permit may be granted at the discretion of the Planning Board for the following circumstances:

- 1) Stacked and/or valet parking where an attendant is present to move vehicles. A written notarized guarantee must be filed with the Planning Board Administrator if stacked parking is used for the required number of off-street parking spaces to ensure that an attendant will always be present when the lot is in operation. Stacked and/or valet off-street parking may be permitted to reduce the required area of a parking space to 8'x16'.
- 2) Tandem parking for a two-family, multi-family, mixed-use residential project or dedicated employee only, off-street parking facility may be permitted.

□ **Shopping Plaza and Regional Shopping Centers** (Section IV.B.2.e of the Framingham Zoning Ordinance)

Off-street parking spaces that are perpendicular to retail storefronts may decrease the stall size to 8'x16' with proper signage noting the decrease in stall size.

□ **Location of Entrance/Exit Driveway** (Section IV.B.3.a of the Framingham Zoning Ordinance)

- 1) Driveways shall be setback a minimum of 100 feet from an intersection or blind bend in the roadway. Where possible, the use of joint access driveways, connector roadways, or the consolidation of driveways is strongly encouraged for all projects.
- 2) Any establishment that may have lines of vehicles queuing for admission or service shall be required to provide sufficient on-site space for such lines of queuing without requiring vehicles to stand on any public way. The queuing of vehicles on a public way shall not be permitted.

□ **Location of Off-Street Parking Spaces** (Section IV.B.3.b of the Framingham Zoning Ordinance)

□ **Residential Front Yard Off-street Parking in Residential Zoning Districts** (Section IV.B.3.c of the Framingham Zoning Ordinance)

Required off-street parking spaces in any residential zoning district shall not be located within a required front yard setback. Furthermore, no paved area shall be allowed within a required front yard setback area abutting a public street except where such paved area abuts an alley and/or access drive. This prohibition of paved off-street parking spaces extends from the edge of the public right-of-way into the required front yard setback for the entire width of the dwelling unit except in cases of front loading garages. Only during winter parking bans will off-street parking within a front yard setback be allowed.

- **Drive-aisles and Driveway Layouts** (Section IV.B.3.d of the Framingham Zoning Ordinance)
- **Off-street Parking Facility Design Standards** (Section IV.B.4.a of the Framingham Zoning Ordinance)
- **Off-street Parking Facility Lighting** (Section IV.B.4.b of the Framingham Zoning Ordinance)
- **Sidewalks and Crosswalks** (Section IV.B.4.c of the Framingham Zoning Ordinance)
- **Best Management Practices and Alternative Energy** (Section IV.B.4.d of the Framingham Zoning Ordinance)
- **Landscaping and Open Space**<sup>1</sup> (Section IV.B.5 of the Framingham Zoning Ordinance)
  - New Off-street Parking Lots require
    - one 3½” caliper tree shall be planted for every 27’ of the total width of all off-street parking spaces required
    - one shade tree shall be planted for every five off-street parking spaces required for the off-street parking facility
    - minimum of three shrubs shall be planted for every two parking spaces, and located within the off-street parking facility area
  - Existing Off-street Parking Lots require
    - one shade tree shall be planted for every five off-street parking spaces required for the off-street parking facility
    - minimum of three shrubs shall be planted for every two parking spaces, and located within the off-street parking facility area
  - Structured Parking Lots
    - A minimum of one shade tree shall be provided for every 20-30’ of the structure’s length.
    - A minimum of five shrubs shall be provided between every shaded tree required above.
  - Other Open Space and Landscape Requirements
- **Bicycle Parking** (Section IV.B.7 of the Framingham Zoning Ordinance)
- **Structured Parking** (Section IV.B.8 of the Framingham Zoning Ordinance)
- **Special Provisions for Neighborhood Business District** (Section IV.B.9 of the Framingham Zoning Ordinance)

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<sup>1</sup> If the Applicant can successfully demonstrate that the site cannot adequately provide for the required number of off-street parking facility trees, the Applicant may gift to the Department of Public Works the required number of off-street parking facility trees, or the Applicant may contribute the cash equivalent of the trees to the City, which shall be deposited within the City’s Open Space Maintenance Account