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REGULATIONS OF THE PLANNING
BOARD GOVERNING THE DESIGN,
CONSTRUCTION AND MAINTENANCE
OF OFF-STREET PARKING AND
LOADING AREAS

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REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF WEST NEWBURY
GOVERNING THE DESIGN, CONSTRUCTION AND MAINTENANCE OF OFF-
STREET PARKING AND LOADING AREAS.

- 1.0. Purpose:
- 1.1. The intent of these regulations is to assure safe, well designed, attractive and well maintained parking and storage areas.
- 2.0. General
- 2.1. Areas to which regulations apply. The following standards apply to all off-street parking and loading spaces as required by the By-law of the Town of West Newbury, except for off street parking spaces for one family dwellings.
- 2.2. Intent. All required off-street parking and loading bay spaces, including traffic lanes and maneuvering space therefor, as well as driveways, shall be paved, shall be located entirely on the same lot as and within a reasonable distance of the principal use they are designated to serve, and shall be cleaned, plowed and maintained in good condition at all times by the owner or occupant thereof as the responsibility between them shall have been determined. The owner shall have ultimate responsibility for compliance.
- 3.0. Design Requirements
- 3.1. Setback
- 3.1.1. There shall be no parking spaces nor space for loading bays, except for driveways, within the first ten (10) feet of the applicable front yard setback requirement. In Business and in Industrial Districts there shall be no off-street parking spaces nor space for loading bays within the side yard or rear yard setback requirements except as to any such side and rear yard which is adjacent to similarly zoned land, or where a single common driveway serves both parcels of similarly zoned land.
- 3.1.2. All exterior loading bays shall be between the rear of the building and the rear yard setback line.

3.2. Coverage

- 3.2.1. No more than seventy-five (75) percent of the developed lot area not covered by building(s) shall be devoted to parking and loading spaces. The balance shall be devoted to driveways, islands and landscaped areas.

3.3. Landscaping

- 3.3.1. The first ten (10) feet in each yard depth shall be maintained open, except for driveways, with grass, bushes, flowers or trees indigenous to the area, and in the case the boundary abuts property being used for residential purposes or in a residential district, a fence to provide suitable screening between properties shall be erected in such area in addition to appropriate landscaping. A minimum of ten (10) percent of the total area of the lot area not covered by buildings shall be landscaped. A minimum of ten (10) feet adjacent to all structures except for areas used for sidewalks, loading and unloading bays and entrances to underground parking shall be appropriately landscaped.

3.4. Screening

- 3.4.1. In addition to the screening required in Section 3.3. all loading bays and aprons shall be screened from view from abutting properties.

3.5. Driveways and/or Service Roads

- 3.5.1. Interior driveways and/or service roads shall have minimum widths as follows:

One-way traffic - fifteen (15) feet
Two-way traffic - thirty (30) feet

- 3.5.2. The minimum turning radius shall be twenty (20) feet.

3.5.3. The profile gradient of driveways or service roads shall be no steeper than three (3) percent for a distance of at least fifty (50) feet from the nearest edge of an intersecting roadway or drive.

3.6. Parking Aisle Width

3.6.1. Aisles widths shall be provided as follows:

<u>Angle of Parking</u>	<u>Number of Tiers</u>	<u>Aisle Width</u>	
		Two-way traffic	one-way traffic
Parallel to curb	One each side of aisle	24 feet	24 feet
90 degrees	One each side of aisle	24 feet	24 feet
60 degrees	One each side of aisle	24 feet	18 feet
45 degrees	One each side of aisle	24 feet	16 feet
30 degrees	One each side of aisle	24 feet	15 feet

In the case of herringbone parking the aisle size may be reduced by three (3) feet.

3.7. Bay Alignment

3.7.1. In no case shall parking bays be aligned at an angle of less than thirty (30) degrees to the aisle except for parallel parking.

3.8. Designated Parking Areas

3.8.1. No more than twenty (20) spaces shall be provided in a row without separation by an interior driveway and by a landscaped area. In the case of double rows, this separation shall mean twenty (20) spaces on each side of the bay areas.

3.9. Sidewalks or Crossings

3.9.1. Paved sidewalks, painted pedestrian crossings and painted pedestrian aisles shall be provided for pedestrian safety and convenience as approved by the Board of Selectmen.

3.10. Lighting

3.10.1. Lighting facilities shall be provided as approved by the Board of Selectmen as to style, intensity and location and shall be so arranged that they do not:

3.10.1.1. Unreasonably distract occupants of adjacent properties.

3.10.1.2. Glare onto public ways or adjacent properties.

3.11. Entrances and Exits (See also Section 3.5.)

3.11.1. Entrances and exits to parking lots shall be for one-way traffic, unless divided by a suitable landscaped median strip. Driveway entrances shall be at least fifty (50) feet from the intersection of any streets and in the case of parking lots in excess of one hundred (100) vehicle capacity they shall not be closer than two hundred (200) feet from a street intersection, unless otherwise approved by the Board. Each such entrance and exit shall have a minimum lane width of twelve (12) feet. The location of all intersections with Main Street and the design shall also be approved by the Board of Selectmen.

3.12. Apron Size

3.12.1. For all loading areas, there shall be an apron of sixty (60) feet, which added to the bay requires a minimum dock approach area of one hundred and twenty (120) feet from the interior driveway or service road.

3.13. Direction Markers and Signs and Space Designation

3.13.1. All spaces shall be delineated by painted pavement markings. Each intersection of an aisle and interior driveway shall be marked by traffic flow direction signs or by pavement arrows marking flow direction. Each intersection of an interior driveway and a public street shall be marked by a stop sign and traffic flow direction signs.

3.14. Snow Storage

- 3.14.1. An area shall be designated on the plan to be off the parking lot surface for snow storage, equal in amount to at least five (5) percent of the gross parking lot area. The area will be located where the storage of snow will not interfere with flow of traffic, the line of vision or the preservation of landscaping.

3.15. Utilities

- 3.15.1. All utility lines shall be installed underground.

3.16. Decked or Garage Parking and Decked or Interior Loading Areas

- 3.16.1. These areas shall be approved subject to the approval of the Inspector of Buildings.

4.0. Construction Requirements

4.1. Pavement

- 4.1.1. Parking lots, loading areas, drives and sidewalks shall conform with the relevant requirements for street and sidewalk construction under the current Rules and Regulations Governing Subdivision of Land of the West Newbury Planning Board and the Common Driveway By-law of the Town.

4.2. Drainage

- 4.2.1. Grading shall be such that no drainage flows from parking areas across public walks and public ways, or onto abutting property without the consent of the abuttor. Paved areas larger than ten thousand (10,000) square feet in area shall be provided with a closed drainage system with at least one catch basin provided for each twenty thousand (20,000) square feet of drainage area or fraction thereof. Drainage systems shall extend to an existing water course or may connect to a town drainage system with the approval of the Board of Selectmen.

Each catch basin shall have at least a three (3) foot sump and shall be connected to a drainage man hole. Minimum drainage pipe size shall be ten (10) inches diameter. Trunk drains shall be adequate in capacity to carry the flow of a ten (10) year storm frequency (rational method) when flowing full. Drainage flow calculations with backup data prepared by a registered professional engineer shall be provided to the Board upon its request. Finished grade elevations shall be shown on the parking lot plan for at least the following:

- a) pavement low points and high points,
- b) pipe inverts, rim grades of drainage structures, ditch inverts, existing invert and water level in existing water courses, abutting existing traveled ways and
- c) sidewalks, existing and proposed building entrances.

4.3. Curbing, Wheelstops, and Islands

4.3.1. Curbing or wheel stops a minimum of six (6) inches high and maximum of nine (9) inches high shall be provided at all locations where parking spaces abut lawn or landscaped areas and pedestrian areas including aisles and sidewalks.

4.4. Pavement Slopes and Grading

4.4.1. Pavements shall be graded to avoid sheet flow of snow melt and rain water. Low points shall be kept at a minimum number and shall be provided with at least one catch basin or other approved outlet. Pavement slopes shall be shown on plan or profiles. The following maximum and minimum slopes shall apply:

<u>Areas</u>	<u>Maximum</u>	<u>Minimum</u>
Parking Lot Surface	4 %	1.0 %
Access Drive		
Profile	10 %	1.0 %
Cross Slope	3/4"/ft.	3/4"/ft.
Pedestrian Walks		
Profile	10 %	level
Cross Slope	3/4"/ft.	3/8"/ft.

5.0. Maintenance

5.1. All off street parking and loading areas shall be plowed and suitably sanded at all times when weather conditions warrant same before they are available to the public for use.

5.2. Landscaping, pavement, signs and other improvements shall be maintained by the owner. This maintenance includes but is not limited to painting, mowing, weeding, trimming and in the case of pavement and curbing to patching and reconditioning as needed.

6.0. Administration

6.1. These regulations shall be enforced in the same manner as the Protective Zoning Bylaw with the same procedure for appeal.

6.2. The Planning Board may vary the above parking regulations to accommodate areas clearly marked and designated for use by compact cars only, and the loading regulations for areas similarly designated for pick-up trucks only, and may vary design and construction standards where the projected use of the parking or loading area is infrequent or otherwise does not warrant the standards included herein.

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