

ZONING

280 Attachment 3

Town of Dedham

Dedham Parking Table - Table 3

Principal Use	Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL CARE USES	
A. One, two, or multi-family residence	1.5 parking spaces per dwelling unit (2 spaces minimum), except that publicly-supported housing for the elderly shall require 1 space per dwelling unit
B. Rooming and lodging houses, rental of rooms, bed-and-breakfast accommodations, hotels and motels (exclusive of restaurants, dining rooms, or public assembly facilities open to the general public and requiring additional parking), trailer camps, and seasonal camping facilities for adults or families	1.25 parking spaces per guest room, or per 2 persons rated capacity or sleeping accommodations for 2 persons (a double bed shall be considered sleeping accommodations for 2 persons), provided that, for trailer or mobile home camps 1 space shall be located next to each site
C. Hospitals, nursing, or convalescent homes, living care, and other quasi-medical and institutional facilities providing residential care, including prisons, boarding schools for persons 16 years or age or older, and group homes	1 parking space per 2 persons rated or design capacity.
D. Assisted Living Residence	0.3 parking spaces per dwelling unit; plus 1 parking space per employee on the largest work shift.
COMMERCIAL, BUSINESS, AND OFFICE USES	
A. Retail sales and services not specifically identified below and including the floor area devoted to uses accessory to the principal retail use:	1 parking space per 200 square feet floor area or a fraction thereof, provided that:
	(1) Where goods or items for sale are produced or processed on site, such as a bakery, coping ¹ or printing shop, or a custom art studio, the area devoted to the production or storage of items to be sold shall be counted as part of the retail floor area.
	(2) Where display, sale, or related activities customarily take place outdoors, 1/2 the outdoor area devoted or available for such activities shall be added to the floor area.

¹ Editor’s Note: So in original; should be “copying.”

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	(3) Where retail sales or services are conducted in a dwelling as a permitted home occupation or as a non-conforming use, parking for such sales or services shall be in addition to the off-street parking required for the residential use.
	(4) In an enclosed shopping mall, the areas used as a public concourse and not used for storage, display, or sales of goods shall not be counted as floor area of calculating parking demand. Parking for eating places, entertainment, athletic, and other facilities identified herein separately in categories other than retail sales shall be added to the retail parking required; the Planning Board may authorize paving or constructing 80% of the aggregate required parking spaces, provided that landscaped vacant space remains available for the construction of additional parking, if needed in the future.
B. Professional, business, governmental, and similar offices and banks, including real estate offices and mail order or wholesale offices involving no on-site storage or distribution of goods or commodities	1 parking space per 200 square feet floor area on the ground or street floor, and 1 parking space per 300 square feet floor area on floors above the ground floor. Parking for offices located on residential premises shall be in addition to the required residential parking. Parking for free-standing automatic teller machines shall be provided at the rate of 4 parking spaces per terminal.
C. Physicians and dentists, medical centers, clinics, and other practicing health professionals, including veterinarians and accessory uses, but not room and board	5 parking spaces for each practicing professional plus 1 additional space per 500 square feet floor area. If the health professional has an office on residential premises, service parking shall be in addition to the required residential parking.

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D. Restaurant, cafeteria, lunch counter, or dining room open to the public, including those in a hotel, retail ² store, or another facility not intended or used for public assembly	2 parking spaces per 5 seats design or rated capacity, in addition to off-street parking required for the hotel or other uses. Drive-in or take-out service shall provide 1 additional parking space per 250 square feet of floor area of such eating establishment. The Special Permit required for an eating establishment may include modifications of these requirements based on the specifics of each case.
E. Testing or research laboratory or research facility not open to general public and not included in or accessory to manufacturing or production	1 parking space per 300 square feet floor area.
F. Funeral homes	2 parking spaces per 5 persons or seats of rated capacity of all rooms available for funeral services and related public functions, but not less than 12 parking spaces.
G. Club, recreational, amusement, athletic, sports, or exercise facility with participatory activities shall provide parking spaces equal to the sum of the following:	(1) 1/2 the number of participants, players, members, exercise equipment users, etc., at full use of the facilities design capacity, courts, or equipment.
	(2) Where space for spectators is provided: 1/3 the spectator design or actual seating capacity, indoors and outdoors. Where the seating is not fixed and comprises folding chairs or similar accommodations, and there is no maximum occupancy figure, the capacity shall be assumed at 1 seat per 20 square feet of floor or outdoor area available for viewer or spectator seating.
	(3) If the club or other facility includes 1 or more dining rooms or other eating establishments, additional parking shall be provided in accordance with Subsection D above, except that combined spectator and restaurant seats shall be counted to satisfy both requirements simultaneously.

² Editor's Note: So in original; should be "retail."

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H. Self-storage facilities	8 parking spaces plus 2 additional spaces for each 10,000 square feet of floor area or fraction thereof over the first 20,000 square feet.
I. Theater, motion picture theater, public assembly hall, auditorium, or function hall for large public gatherings, whether as a separate facility or as part of an institution	1 parking space per 3 seats design or actual seating capacity, and, in the absence of permanent seating or permitted occupancy capacity, 1 parking space per 20 square feet of floor area for public gatherings. Provided, however, that if the Planning Board makes a finding that sufficient parking has otherwise been provided at a hotel complex, the Planning Board may reduce the requirements under this subsection for such areas within said hotel complex to not less than 1 parking space per 6 seats design or actual seating capacity or permitted occupancy capacity. The Planning Board shall make detailed written findings supporting any such reduction under this subsection.
J. Bowling Alleys	5 parking spaces per lane.
K. Home Occupation	1 parking space for each person providing paid services who is not a resident of the premises.
INSTITUTIONAL USES	
A. Day Care Center	1 space for every teacher and employee, 1 space for visitors, plus 1 space for every 6 children based on the largest enrollment on site at any given time; the Planning Board may allow a reduction in the number of required parking spaces for the purpose of improving site utilization, but not to increase permitted enrollment if the number of spaces provided is adequate to provide 1 space for every teacher and employee, and to support, without detriment to the neighborhood, drop-off and pick-up areas for the maximum number of children arriving and departing the facility at any 1 time in accordance with a parking and traffic management plan approved by the Planning Board.
B. Elementary and Middle Schools, and other educational institutions for children under 16 years of age	1 parking space per 16 children design or licensed capacity, but not less than 5 spaces.

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C. High Schools, colleges, vocational schools, and other educational institutions for persons over 16 years of age	1 parking space per 2 students design or licensed capacity, provided that, if it can be shown that the students are trainees shall not or cannot drive and will require no parking, now or in the future, the standards of paragraph n. ³ above shall apply.
D. Civic and veterans organizations, libraries, museums, public utilities buildings, religious and social organizations	1 parking space per 400 square feet floor area, except that for meeting rooms, auditoriums, places of worship, assembly halls, and the like, parking spaces in accordance with Subsection G under “Commercial, Business and Office Uses” above shall be provided; and for restaurants or cafeterias, dining rooms, or other food service facilities, spaces shall be provided as called for respectively in Subsection D under “Commercial, Business and Office Uses” and Subsection C under “Residential and Residential Care Uses” above. Where the use of assembly, food service, or living facilities shall be limited exclusively to members, occupants, students and staff of such institutions and never leased or made available to outsiders or the general public, only the parking spaces needed to satisfy the requirements of the 1 use calling for the highest number of such spaces shall be provided.
E. Substance Abuse Treatment Center	5 parking spaces for each practicing professional, plus 1 additional space per 500 square feet floor area.
AUTOMOTIVE AND RELATED USES	
A. Service stations and repair garages, including self-service or split island filling stations, body and paint shops, and car washes	5 parking spaces arranged so as not to interfere with access to pumps and service or repair facilities, plus 1 additional space per bay or garage door. Where the number of bays or repair/service facility entrances cannot be determined, 1 additional space per 250 square feet floor area shall be provided instead.
B. Car, truck, trailer, tractor, or other vehicle on wheels or treads, including snow or all-terrain vehicles and construction machinery, or boat sales	1 parking space per 500 square feet area, indoors or outdoors, used, designed, or available for sales, offices, storage, servicing, or repair. No part of the designated indoor or outdoor parking area shall be used for the display or storage of vehicles to be sold, displayed, serviced, or repaired.

³ Editor’s Note: So in original; apparently should refer to Subsection B above.

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C. Transportation terminals, passenger stations, park-and-ride lots, and similar facilities designed for parking as the principal use	The number of off-street parking spaces shall be based on long-range projection of expected demand. Any part of the parking lot not initially needed shall be landscaped, to be paved when parking demand requires it.
INDUSTRIAL AND WAREHOUSE USES	
A. Manufacture, processing, assembly, testing, research and development, including the customary accessory uses, but no on-site sales	1 parking space per 500 square feet floor area, but at least 5 parking spaces.
B. Warehouse, storage, and distribution of transshipment as the principal use, which may include customary office and repackaging accessory uses, such as mail order or wholesale, but no on-site retail sales, servicing, or other uses listed in Subsection A above:	1 parking space per 1,000 square feet floor area, but at least 5 spaces. Where outdoor storage is allowed, 1 additional parking space shall be provided for every 2,000 square feet of outdoor storage area. Separate additional parking shall be provided for trucks, vans, and other fleet vehicles and material handling equipment based on site.
C. Contractors, yards, lumber yards, bulk sales of fuel (tank farms) or building materials, utility company or public utility materials and equipment storage, and similar uses requiring large spaces for indoor or outdoor storage of trucks, special purpose vehicles, equipment, and materials:	1 parking space per 500 square feet floor area, plus 1 parking space per 500 square feet of outdoor storage of materials and commodities, in addition to off-street screened parking for fleet trucks, vans, and special purpose vehicles or equipment based on site.
D. Brewery, Distillery, or Winery with Tasting Room	1 parking space per 500 square feet floor area, but at least 5 parking spaces. 1 parking space per 200 square feet when there is a tasting room.

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LOADING AND UNLOADING REQUIREMENTS	
Principal Use	Number of Loading Spaces
Where off-street parking is required by this Section, loading berths or bays generally at least 12 feet wide and 55 feet long plus adequate maneuvering space shall be provided for the loading and unloading of stock and other materials as follows:	
A. Retail Store and Service Establishments	For each retail store or service establishment with gross floor area over 8,000 square feet, at least 1 berth. A second berth shall be provided for the floor area in excess of 8,000 and up to 80,000 square feet. Additional loading berths shall be provided at the rate of 1 berth for each additional 80,000 square feet or a fraction thereof.
B. Office Buildings and Business Establishments other than Retail	For each building with gross floor area of 15,000 square feet, at least 1 loading berth shall be provided. Additional loading berths may be required at the rate of 1 berth for each additional 80,000 square feet
C. Manufacturing, Industrial, and Similar Use	For manufacturing, processing, industrial, research and development, and similar plants and facilities with a gross floor area of 8,000 square feet or more, at least 1 loading berth shall be provided. The Planning Board may require additional berths for increases in floor area by more than 50,000 square feet