

City of Fitchburg

TABLE OF OFF-STREET PARKING REQUIREMENTS

A. RESIDENTIAL USES	PARKING REQUIREMENT
1. Dwelling, Single-Family	Two parking spaces for each dwelling unit. In the Intown District, there is no requirement for off-street parking.
2. Dwelling, Two-Family	Two parking spaces for each dwelling unit. In the Intown District, there is no requirement for off-street parking.
3. Dwelling, Three-Family	Two parking spaces for each dwelling units. In the Intown District, there is no requirement for off-street parking.
4A. Multi-Family Development, 4-6 Units	One (1) space for each one (1) bedroom dwelling unit. One and a half (1.5) spaces for each two (2) bedroom dwelling unit. Two (2) spaces for dwelling units of three (3) or more bedrooms. In the Intown District, there is no requirement for off-street parking.
4B. Multi-Family Development, 7 or More Units	One (1) space for each one (1) bedroom dwelling unit. One and a half (1.5) spaces for each two (2) bedroom dwelling unit. Two (2) spaces for dwelling units of three (3) or more bedrooms
5. Lodging or boarding house	One (1) parking space for each sleeping room for single or double occupancy; or, where not divided into such rooms (as in a dormitory or ward): one (1) space for each two (2) beds
6. Bed and Breakfast	One (1) space per guest room or suite, plus required spaces for dwelling unit(s).
7. Assisted or Independent Living Facility	As set forth in Section 181.73
8. Flexible development	As set forth in Section 181.71
9. Planned Unit Development	As set forth in Section 181.72
10. Artist Live/Work Space	As Determined by the Planning Board
B. EXEMPT USES	PARKING REQUIREMENT
1. Use of land or structures for religious purposes	One (1) parking space for each five (5) seats or, where benches are used, one (1) space for each ten (10) linear feet of bench. Where no fixed seats are used (as in a museum), for each hundred (100) square feet of public floor area, there shall be one (1) parking space

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2.	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	One (1) parking space for each five (5) seats or, where benches are used, one (1) space for each ten (10) linear feet of bench. Where no fixed seats are used (as in a museum), for each hundred (100) square feet of public floor area, there shall be one (1) parking space
3.	Family Day Care Home, Small	One space per each non-resident employee, plus one space per each four children, plus spaces required for dwelling unit(s)
4.	Child Care Facility	One space per each non-resident employee, plus one space per each six children, plus spaces required for dwelling unit(s)
5.	Agricultural Use, Exempt (per MGL C. 40A, S.3)	Not applicable
6.	Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	As determined by the Special Permit Granting Authority
C. INSTITUTIONAL USES		PARKING REQUIREMENT
1.	Adult day care facility	One space per each non-resident employee, plus one space per each six clients, plus spaces required for dwelling unit(s)
2.	Cemetery	Not applicable
3.	Municipal facilities	Not applicable
4.	Airport	As determined by the Planning Board
5.	Hospital	One (1) parking space for each sleeping room for single or double occupancy; or, where not divided into such rooms (as in a dormitory or ward): one (1) space for each two (2) beds
6.	Essential services	As determined by the Special Permit Granting Authority
7.	Family Day Care Home, Large	One space per each non-resident employee, plus one space per each four children, plus spaces required for dwelling unit(s)
D. COMMERCIAL USES		PARKING REQUIREMENT
1.	Agriculture Use, Nonexempt	As determined by the Special Permit Granting Authority
1A.	Container Farming, Nonexempt	As determined by the Special Permit Granting Authority

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2. Farm Stand, Nonexempt for wholesale or retail sale of products	As determined by the Special Permit Granting Authority.
3. Educational Use, Nonexempt	One (1) parking space for each five (5) seats or, where benches are used, one (1) space for each ten (10) linear feet of bench. Where no fixed seats are used (as in a museum), for each hundred (100) square feet of public floor area, there shall be one (1) parking space
4. Veterinary Care	One (1) parking space per 400 square feet of gross floor area.
5. Commercial Kennel	One (1) parking space per 500 square feet of gross floor area.
6. Lodge or Club	One (1) parking space for each five (5) seats or, where benches are used, one (1) space for each ten (10) linear feet of bench. Where no fixed seats are used (as in a museum), for each hundred (100) square feet of public floor area, there shall be one (1) parking space
7. Nursing Home	One (1) parking space per employee during max daily shift plus one (1) space per four (4) beds
8. Funeral Home	For each two hundred fifty (250) square feet of public floor area, there shall be one (1) parking space
9. Hotel, Inn or Motel	One (1) space per guest room or suite, plus 1 per 4 seats in the largest assembly area, plus 1 per 500 square feet of meeting, banquet, or restaurant area
10. Retail stores and services not elsewhere set forth	One (1) parking space per 500 square feet of gross floor area
10A. Garden Center, florist or commercial greenhouse with or without open-air display of products	One (1) parking space per 500 square feet of gross floor area
10B. Other open-air retail sales	One (1) parking space per 500 square feet of gross floor area
11. Motor Vehicle and Equipment Sales and/or Lease including off site vehicle storage and/or display of vehicles/equipment for sale or lease	One (1) parking space per 500 square feet of gross floor area or one (1) parking space per 15 sale cars allowed by license (whichever is greater)
12. Motor Vehicle Repair or Body Shop	Two (2) spaces per service bay or as otherwise determined by the Special Permit Granting Authority
13. Motor vehicle service station or car wash	Two (2) spaces per service bay, plus car wash queue for five (5) cars or as otherwise determined by the Special Permit Granting Authority
13A. Motor Vehicle Fuel Dispensing Station	One space per pump plus one space per employee, plus two spaces per service bay, plus one space per 50 square feet of gross floor area

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14. Restaurant	One (1) space per four (4) seats, or, where benches are used, one (1) space for each ten (10) linear feet of bench. Where no fixed seats are used (as in a museum), for each one hundred (100) square feet of public floor area, there shall be one (1) parking space
15. Restaurant, Fast-Food	One (1) space per four (4) seats, or, where benches are used, one (1) space for each ten (10) linear feet of bench. Where no fixed seats are used (as in a museum), for each one hundred (100) square feet of public floor area, there shall be one (1) parking space
15A. Artisan Food and Beverage	Adequate parking spaces to accommodate under normal conditions, the motor vehicles of occupants, employees, clients, and visitors to the premises as may be determined by the Planning Board
15B. Artisan Food and Beverage over 7,500 square feet gross floor area	Adequate parking spaces to accommodate under normal conditions, the motor vehicles of occupants, employees, clients, and visitors to the premises as may be determined by the Planning Board
16A. Artisan Manufacturing up to 7,500 square feet gross floor area	One Space per 1000 square feet of gross floor area or as otherwise determined by the Planning Board
16B. Artisan Manufacturing over 7,500 square feet gross floor area	One Space per 1000 square feet of gross floor area or as otherwise determined by the Planning Board
17. Business or Professional Office (not including Medical)	One (1) parking space per 400 square feet of gross floor area
17A. Medical Office	One (1) parking space per 400 square feet of gross floor area
17B. Medical Treatment Center, Facility, or Clinic	One (1) parking space per 400 square feet of gross floor area
18. Bank, Financial Agency	One (1) parking space per 400 square feet of gross floor area
19. Amusement Facility	One (1) parking space for each five (5) seats or, where benches are used, one (1) space for each ten (10) linear feet of bench. Where no fixed seats are used (as in a museum), for each hundred (100) square feet of public floor area, there shall be one (1) parking space
20. Commercial Indoor Recreation	Adequate parking spaces to accommodate, under normal conditions, the cars of occupants, employees, members, customers, clients, and visitors to the premises, as may be determined by the Planning Board
21. Commercial Outdoor Recreation	Adequate parking spaces to accommodate, under normal conditions, the cars of occupants, employees, members, customers, clients, and visitors to the premises, as may be determined by the Planning Board

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22. Golf Course	Adequate parking spaces to accommodate, under normal conditions, the cars of occupants, employees, members, customers, clients, and visitors to the premises, as may be determined by the Planning Board
23. Personal Service Facility	One (1) parking space per 300 square feet of gross floor area
24. General service establishment	One (1) parking space per 300 square feet of gross floor area
25. Adult-Use	As set forth in Section 181.61
26A. Wireless Communications Facility, with accessory building	One space
26B. Wireless Communications Facility, concealed	One space
27. Building trade shop	One Space per 1000 square feet of gross floor area or as otherwise determined by the Planning Board
28. Commercial Parking Facility	Not applicable
29. Mobile Food Operations	As set forth in Section 181.56 (per principal use of the site or as otherwise determined by the Planning Board)
30. Farmers Market	As set forth in Section 181.68 (per principal use of the site or as otherwise determined by the Planning Board)
31. Artist Studio Space	As determined by the Planning Board
E. INDUSTRIAL USES	PARKING REQUIREMENT
1. Earth removal or timber harvesting	As determined by the Special Permit Granting Authority
1A. Timber Harvesting	As determined by the Special Permit Granting Authority
2. Light Manufacturing	One (1) parking space per 1000 square feet of gross floor area, or as otherwise determined by the Planning Board
3. Wholesale, Warehouse, Self-Storage, Mini-Warehouse, or Distribution Facility	One (1) parking space per 1000 square feet of gross floor area, or as otherwise determined by the Planning Board
4. Manufacturing	One (1) parking space per 1000 square feet of gross floor area, or as otherwise determined by the Planning Board
5. Contractor's Yard	Adequate parking spaces to accommodate, under normal conditions, the cars of occupants, employees, members, customers, clients, and visitors to the premises, as may be determined by the Special Permit Granting Authority

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6. Vehicle Salvage Yard	Adequate parking spaces to accommodate, under normal conditions, the cars of occupants, employees, members, customers, clients, and visitors to the premises, as may be determined by the Special Permit Granting Authority
7. Transportation terminal	Adequate parking spaces to accommodate, under normal conditions, the cars of occupants, employees, members, customers, clients, and visitors to the premises, as may be determined by the Special Permit Granting Authority
8. Lumberyard	One space per employee
9. Research and testing	One (1) parking space per 400 square feet of gross floor area
10. Publishing and printing	One (1) parking space per 400 square feet of gross floor area
11. Antenna transmission	Not applicable
12. All Marijuana Establishments (ME), except for Marijuana Retailers (MR)	Adequate parking spaces to accommodate under normal circumstances the motor vehicles of the employees and visitors to the premises as may be determined by the Planning Board
13. Marijuana Retailers (MR)	Adequate parking spaces to accommodate under normal circumstances the motor vehicles of the employees and visitors to the premises as may be determined by the Planning Board
14. Independent Marijuana Testing Laboratory	Adequate parking spaces to accommodate under normal circumstances the motor vehicles of the employees and visitors to the premises as may be determined by the Planning Board
15. Large Scale Ground-Mounted Solar Photovoltaic Facilities	One Space
F. OTHER USES	PARKING REQUIREMENT
1. Open air storage	Not applicable
2. Open-air storage of junk, including inoperable motor vehicles, except in an approved auto salvage yard, except that the Zoning Board of Appeals may issue a special permit for the storage of bona fide antique vehicles if such storage is not visible from abutting properties or public ways	Not applicable
3. Dumping of residential, commercial or industrial waste	Not applicable
4. Access through more restricted district to reach portion of same lot located in less restricted district	Not applicable

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5. Mobile Homes unless legally existing at the time of adoption of this chapter or exempt under MGL C.40A, S. 3	Not applicable
6. Renewable or alternative energy, renewable or alternative fuels research, development or manufacturing facilities	Adequate parking spaces to accommodate under normal circumstances the motor vehicles of the employees and visitors to the premises as may be determined by the Planning Board
7. Storage of bona fide antique vehicles if such storage is not visible from abutting properties or public ways	Not applicable