

**ZONING-RELATED WARRANT ARTICLES APPROVED AT 2026 ANNUAL TOWN MEETING
APRIL 27, 28, 29**

ARTICLE 49: Zoning Bylaw Sections 7-02-040 Definitions and 7-09-030 Off-street parking and loading

To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Sections 7-02-040 and 7-09-030, by adding the text shown below as underlined and deleting the text with strikethrough, or take any action relative thereto.

1. Amend Section 7-02-040 Definitions, as follows:

Berth: a loading area such as a service door, bay or dock.

2. Amend Section 7-09-030 Off-street parking and loading, as follows:

C. Off-street parking design standards.

(2) Location, design and construction of off-street parking.

(b) Except for parking within an enclosed structure, e.g., a parking garage, no parking space shall be located within eight feet of a building wall. No access aisle, entrance or exit driveway shall be located within five feet of a building. ~~Loading docks~~ Berths are exempt from this requirement.

3. Amend Section 7-09-030 Off-street parking and loading, as follows:

B. Off-street parking and loading regulations.

(2) Parking and loading space requirements.

(d) Mixed uses.

[2] For buildings of more than 5,000 square feet of gross floor area with ~~several distinct~~ multiple principal uses, such as a small shopping center or a retail building with upper-story offices, ~~the total amount of required parking may be reduced by twenty-five percent (25%) for each additional 5,000 square feet of floor area.~~ for each additional 5,000 square feet of floor area, additional parking space requirements may be reduced by twenty-five percent (25%).

(5) Special regulations for the Downtown Business District.

(e) For the number of parking spaces determined under subsection (B)(2) of this section, the special permit granting authority may grant a special permit to locate up to one hundred percent (100%) of such parking on a different lot than the lot with the building or use served by such parking, provided the special permit granting authority determines that such an arrangement is superior to on-site parking and/or furthers the Town of Northborough's planning objectives, and required AAB-compliant parking is accommodated within one hundred (100) feet of the use served by such parking. Lots within residential districts shall not be used as valet parking areas. All such arrangements shall be presented by the proponent in writing, reviewed by the town's legal counsel and approved by the special permit granting authority, ~~and recorded with the property deed.~~