

ARTICLE 23-10
OFF-STREET PARKING AND LOADING

SECTION 10.1 OFF-STREET PARKING

SECTION 10.101 PROVISIONS AND MAINTENANCE

Every use of a building or land hereafter established shall provide off-street parking area in compliance with this section. Such area shall not be reduced except as permitted herein.

SECTION 10.102 REDUCTION OR INCREASE WHEN USE CHANGES

Parking spaces required herein may be reduced when the use or capacity of the building or land is changed to a use or capacity for which fewer parking spaces are required; and parking spaces required herein shall be increased when the use or capacity of a building or land is changed to a use or capacity for which more parking spaces are required.

SECTION 10.103 SEPARATION FROM LOADING AREA

No loading area as required in this ordinance or access drives to serve such loading area shall be considered as parking areas.

SECTION 10.104 LOCATION OF PARKING AREA

- A. Parking area required herein shall be located on the same zoning lot as the principal use except as specifically provided herein. Where cooperative provision for parking is established by contract between owners of abutting lots, and such contract filed with the Building Inspector, the parking area provided on any one lot may be reduced to not less than one half the parking area required for the principal use occupying such lot. Any such cooperative parking area shall not be less than the sum of the parking area requirements for the uses computed separately.
- B. No parking area or driveway shall be located over a sand filter or nitrification field.

SECTION 10.105 UNLISTED USES

On receiving an application for a building permit for a use not specifically listed in this section, the Building Inspector shall apply the off-street parking requirements specified herein for a use which is listed and which is similar to the use for which said permit is requested.

**SECTION 10.106 JOINT USE--CHURCHES, TEMPLES, AND OTHER PLACED OF
PUBLIC ASSEMBLY**

Public parking areas or parking areas provided to meet parking requirements for business or industrial uses, and lying within four hundred (400) feet of a church, temple, or other place of public assembly may be used to meet not more than seventy-five (75) percent of the parking requirements for such church,

temple, or similar place of public assembly; provided that written agreement is obtained by an authorized person for the use of said parking area and filed with the Building Inspector.

SECTION 10.107 APPROVAL OF DRIVEWAY LOCATION FOR BUSINESS, COMMERCIAL OR INDUSTRIAL USES:

A. Entrance, State Highway

Any entrance or exit driveway to or from the parking area of a business, commercial, or industrial use from a state highway shall be approved as to design and location by the District Engineer of the Massachusetts Department of Public Works prior to issuance of a building permit for such business, commercial or industrial use.

B. Entrance, City Street

Any entrance or exit driveways to or from the parking area of a business, commercial, or industrial use from a public street, shall be approved as to design and location by the Commissioner of Public Works, prior to issuance of a building permit for such business, commercial or industrial use.

SECTION 10.108 DESIGN STANDARDS FOR PARKING AREA:

A. Parking Space

A parking space shall be not less than nine (9) feet in width nor twenty (20) feet in length.

B. Driveways

Access to all required parking spaces shall be provided for by roads adequate in width to accommodate two-way traffic, except for residential uses containing not more than six (6) dwelling units, and for parking areas designed and clearly marked for one-way traffic.

C. Lighting

Any lighting shall be so shielded as to cast no direct light upon adjacent property or public ways.

D. Wheel-Stops or Curbs

Wheel-stops or curbs shall be provided in such locations as to prevent any vehicle using the parking area from encroaching either on a public right-of-way or adjacent property.

E. Signs

No signs, other than those designating entrances, exits and conditions of use by the public, shall be erected within any required parking area.

F. Screening Where Adjacent to Residence District or Site of an Institutional Use

Any parking area of more than five (5) parking spaces shall be screened on any property boundary line which abuts upon or faces a Residence District or site in residential or institutional use, in accordance with the screening regulations as set forth in this ordinance.

SECTION 10.109 PARKING AREAS AND REQUIRED YARDS:

- A. In any yard required by this ordinance, abutting upon a street or highway, no parking area shall be nearer to the street line than the required setback distance.
- B. With the exception of walkways and access driveways, the required setback area between the street line and any parking area shall be landscaped and adequately maintained.
- C. Any part of a required side or rear yard, not abutting upon a street or highway, may be occupied by an off-street parking area, in accordance with design standards as set forth in this ordinance, and with due regard for traffic circulation and accessibility of any given motor vehicle without requiring the movement of any other vehicle.

SECTION 10.110 COMPUTING REQUIREMENTS:

- A. When units of measurement determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded; and any fraction over one-half shall require one parking space.
- B. Where seating consisting of benches or pews, each twenty (20) inches of a bench or pew shall be considered as one seat.
- C. For the purpose of computing parking requirements based on the number of employees, the owners or managers of the establishment shall be considered employees.
- D. Where more than one work shift is employed for any operation, the parking requirement based on the number of employees shall be calculated for the largest number of persons on any single shift.
- E. Zoning lots containing more than one principal use shall provide parking in the amount equal to the total of the requirements for all such uses.
- F. The number of parking spaces required under the provisions of this ordinance for any use located in any zoning district may be reduced or eliminated by the granting of a special permit by the Community Development Board subject to the findings that said reduction in parking spaces does not substantially derogate from the public good and further subject to any additional requirements which in the judgment of the Board, are necessary for the protection of the public health, safety and welfare. **(ORD#422-1982) (ORD #853-1999)**

SECTION 10.111 TABLE OF OFF-STREET PARKING REQUIREMENTS:

The following requirements indicate the minimum number of off-street parking spaces required by use, existing and proposed.

OFF-STREET PARKING REQUIREMENTS

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Adult Entertainment Establishments [Added 10-26-2004 by Ord. No. 936]	One space for each three seats based on the legal capacity of the use, plus two spaces for each three employees and/or independent contractors.
Airports or Heliports [Amended 6-28-2022 by Ord. No. 1250]	As determined by Community Development Board for patrons, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Armories, Ball Parks, Meeting Halls, Fair Grounds, or Other Places of Public Assembly Not Having Fixed Seats.	One space for each fifty (50) square feet of spectator area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Assisted Living Residence (ORD. #791, 1995)	One space for each two (2) dwelling units plus one (1) space for each three (3) employees, plus one (1) space for each vehicle used in the operation; plus one (1) space for each regularly scheduled visiting professional person, plus two (2) spaces for each five (5) dwelling unit for visitors.
Auditoriums, Stadiums, Coliseums, Community Center Buildings, In-Door Theaters, Churches or Temples, and other Places of Public Assembly having Fixed Seats.	One space for each four seats, plus two spaces for each three employees
Automobiles, or Other Motor Vehicles, Agricultural Implements, Trailers or Heavy Machinery for Retail Sales, Repair or Rental.	One space for each two hundred (200) square feet of sales, rental, or repair area, plus one space for each employee, plus one space for each vehicle used in the operation.
Auto Wrecking Yards, Building Materials Salvage Yards, or Wholesale Lumber Yards	One space for each ten thousand (10,000) square feet of site area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Bed-and-Breakfast Home / Tourist Home [Added 5-27-2003 by Ord. No. 913]	One space for each guest room and one space for the homeowner.
Billiard Parlors	Two spaces for each billiard table plus two spaces for each three employees.
Bowling Establishments	Four spaces for each lane, plus two spaces for each three employees.
Broadcasting Studios, Radio or Television	One space for each four spectator seats, plus two spaces for each three employees including performers.
Cemeteries	Parking on private internal roads, plus two spaces for each three employees.
Clubs, Lodges, or Associations	One space for each two memberships, plus two spaces for each three employees.

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Colleges	One space for each three students plus two spaces for each three staff or other personnel.
Commercial/Industrial-Sace Battery Energy Storage System Facilities [Added 2-13-2024 by Ord. No. 1274]	One space for each three employees, plus one space for utility vehicle
Contractors' Construction Yards	Two spaces for each three employees on the premises, plus one space for each vehicle used in the operation.
Correctional Institutions	One space for each ten inmates, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Dance Halls	One space for each two persons based on the legal capacity of the facility, plus two spaces for each three employees.
Dental Laboratories	One space for each employee, plus one space for each vehicle used in the operation.
Dwellings-One Family	One space for each dwelling unit.
Dwellings-Two Family	One space for each dwelling unit.
Dwellings-Three Family [Added 2-11-2020 by Ord. No. 1221]	One space for each dwelling unit.
Dwellings-Multi-Family	One and one-half spaces for each dwelling unit.
Dwellings-Garden Apartments	One and one-half spaces for each dwelling unit.
Eating Establishments (no car or curb service)	One space for each three seats based on the legal capacity of the facility, plus two spaces for each three employees.
Exhibition Buildings, Galleries, or Showrooms	One space for each two hundred (200) square feet of exhibit area, plus two spaces for each three employees.
Fire Stations	One space for each employee, plus two spaces for visitors.
Fish Hatcheries	Two spaces for each three employees plus one space for each vehicle used in the operation.
Flammable Liquids or Gases, Bulk Storage	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Freight Terminals, Trucks or Rail	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Funeral Homes	One space for each five seats in the Chapel(s), plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Golf Courses	Two and one-half spaces for each green, plus two spaces for each three employees, plus one space for each vehicle used in the operation.

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Golf Courses, Miniature	One space for each two tees.
Golf, Driving, Par 3	Two spaces for each green, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Golf Driving Ranges	One space for each tee, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Health or Welfare Centers or Institution	Three spaces per staff doctor or visiting doctor, plus two spaces for each three employees.
Home Occupation	In addition to the off-street parking required herein for dwelling uses, the number of parking spaces required for the specific permitted home occupation shall be equal to the amount required for such uses as listed herein, that are most similar to such uses.
Hospice House [Added 8-14-2007 by Ord. No. 1000]	Two parking spaces for each bed for visitors; two spaces for each three employees serving on the shift having the greatest number of employees; one space for each two volunteers; one space for each regularly scheduled visiting professional person and one space for each vehicles used in the operation.
Hospitals	One space for each bed (excluding bassinets), plus four spaces for each five doctors on the staff, plus two spaces for each three employees serving on the shift having the greatest number of employees, plus four spaces for each five teaching staff.
Laboratories: Analytical, Experimental Testing or Industrial Processes	One space for each three employees, plus one space for each two hundred (200) square feet of gross floor area.
Landfill, Sanitary	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Laundries, Dry Cleaning, or Linen Supply Service	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Libraries, Public	One space for each two hundred (200) square feet of gross floor area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Lumber or Building Materials Yards Retail	One space for each ten thousand (10,000) square feet of site area, plus two spaces for each three employees, plus one space for each vehicle used in the operation, plus one space for each three hundred (300) square feet of gross floor area of retail sales.
Manufacturing, Processing or Fabrication	Two spaces for each three employees, plus one space for each vehicle used in the operation.

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Medical Laboratories	One space for each employee, plus one space for each two hundred (200) square feet of gross floor area.
Mobile Home Parks	One space for each mobile home site, plus one space for each three mobile homes for visitors.
Motels and Hotels	One space for each guest room, plus two spaces for each three employees.
Nursing Homes: Urban	One space for each four beds, plus two spaces for each three employees serving on the shift having the greatest number of employees, plus one space for each visiting staff member, plus one space for each vehicle used in the operation. Ten (10) percent reduction of total parking space requirement is public or private off-street parking is available within one thousand (1,000) foot walking distance of nearest property line.
Nursing Homes: Suburban	One space for each three beds; plus one space for each three employees serving on the shift having the greatest number of employees plus one space for each two visiting staff members, plus one space for each vehicle used in the operation.
Offices (Other than Medical or Dental)	One space for each two hundred (200) square feet of gross floor area.
Offices: Medical, Dental or Allied Professional	Four spaces for each doctor, or other allied professional person.
Offices in B-D District (other than medical or dental)	One space for each four hundred (400) square feet of gross floor area
Orphanages and Children's Homes	One space for each ten beds, plus two spaces for each three employees, plus one space for each two visiting staff members, plus one space for each vehicle used in the operation.
Printing Plants	Two spaces for each three employees, plus one space for each two hundred (200) square feet of customer area, plus one space for each vehicle used in the operation.
Public or Quasi-Public Utilities	One space for each employee, plus one space for each vehicle used in the operation.
Quarries or Other Extractive Industries	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Riding Stables	Two spaces for each three stalls, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
SCHOOLS: Kindergarten, Nursery or Day Care Centers	Two spaces for each three employees

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Elementary or Junior High School	One space for each twenty (20) students for staff purposes, plus one space for each ten (1) students for special events, plus one bus space for each forty (40) students.
Senior High School	One space for each four (4) students for students, plus one space for each twenty (20) students for staff, plus one bus space for each forty (40) students.
Vocational, Technical or Professional	One space for each three (3) students, plus two spaces for each three employees plus one space for each vehicle used in the operation.
Scrap Metal Processing Yards or General Salvage Yards.	Two spaces for each three employees plus one space for each vehicle used in the operation.
Service Stations, Automotive	Two spaces for each lubricating or other service space, plus one space for each employee, plus one space for each vehicle used in the operations.
Shooting Ranges, Outdoor	Two spaces for each firing point.
Shopping Center Complex in B-D District	4.85 spaces for each 1,000 square feet of gross floor area.
Skating Rinks	One space for each two patrons based on legal capacity of the facility.
Slaughter Houses or Dressing Plants	Two spaces for each three employees plus one space for each vehicle used in the operation.
Storage Yards	Two spaces for each three employees, plus one space for each vehicle used in the operation.
Stores or Shops, Retail or Service Including but Not Limited to: Appliance, Drapery Feed, Floor or Wall Covering, Florist, Furniture, Hardware, Hobby, Interior Decorator, Photographer or Upholstery (Low Generator)	One space for each eight hundred (800) square feet of gross floor area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Stores or Shops Retail or Service Including But Not Limited to: Bakery, Barber, Beauty, Cleaning or Laundry Pickup Stations, Dress, Hat, Jewelry, Paint, or Shoe Repair (Medium Generator)	One space for each three hundred (300) square feet of gross floor area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Stores or Shops Retail or Service Including But Not Limited to: Automobile Accessories, Department Stores, Drug, Food, Laundry (Coin Operated), or Variety (High Generator)	Two spaces for each three hundred (300) square feet of gross floor area, plus two spaces for each three employees, plus one space for each vehicle used in the operation.
Swimming Pools	One space for each one hundred (100) square feet of water surface area.
Taxi Dispatch Centers.	One space for each vehicle employed in the operation,

USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
	plus two spaces for each three employees.
Terminals, Bus	Four spaces for each loading station, plus two spaces for each three employees.
Veterinary Hospitals	Four spaces for each doctor.
Waste Transfer Station [Added 3-23-2004 by Ord. No. 925]	Two spaces for each three employees, plus one space for any vehicles used in the operation and two visitor spaces.
Wholesale Establishment or Warehousing	Two spaces for each three employees, plus one space for each vehicle used in the operation.

SECTION 10.2 OFF-STREET LOADING

SECTION 10.201 PROVISION AND MAINTENANCE

Off-street loading spaces shall be provided as required herein for new buildings and for altered, enlarged, increased in capacity, or relocated, or at the time a use listed in this section is established. Such loading spaces shall be of all-weather surface, adequately maintained and shall not be reduced except as permitted herein.

SECTION 10.202 REDUCTION WHEN USE CHANGES

Off-street loading spaces required herein may be reduced when the use or capacity of a building or land is changed to a use or capacity for which fewer loading spaces are required. No such reduction shall result in fewer loading spaces than are required herein.

SECTION 10.203 SEPARATION FROM PARKING AREA

No parking area, as required in "Off-Street Parking Requirements", or access drives to serve such parking area, shall be considered as required loading area.

SECTION 10.204 LOCATION

No loading area or driveway shall be located over a sand tiller or nitrification field.

SECTION 10.205 UNLISTED USES

On receiving an application for a building permit for a use not specifically listed in this section, the building Inspector shall apply the off-street loading requirements specified herein for a use which is listed and which is similar to the use for which said permit is requested.

SECTION 10.206 APPROVAL OF DRIVEWAY LOCATIONS FOR BUSINESS, COMMERCIAL OR INDUSTRIAL USE

A. Entrance, State Highway

Any entrance or exit driveways to or from the loading area of a business, commercial, or industrial use from a state highway shall be approved as to design and location by the District Engineer of the Massachusetts Department of Public Works prior to issuance of a building permit for such business, commercial or institutional use.

B. Entrance, City Street

Any entrance or exit driveways to or from a loading area of a business, commercial or industrial use from a public street, shall be approved as to design and location by the Commissioner of Public Works of the City of Pittsfield prior to issuance of a building permit for such business, commercial or industrial use.

SECTION 10.207 DESIGN STANDARDS FOR LOADING AREAS

A. Loading Space:

1. For uses containing gross floor area of less than twenty thousand (20,000) square feet, each off-street loading space shall not less than ten (10) feet in width and not less than twenty-five (25) feet in length.
2. For uses containing a gross floor area of more than twenty thousand (20,000) square feet, each off-street loading space shall be not less than twelve (12) feet in width and fifty (50) feet in length.

B. Minimum Overhead Clearance

When a required loading space is located in a structure or under cover, there shall be a minimum height clearance of fifteen (15) feet.

C. Lighting

Any lighting shall be so shielded as to cast no direct light upon adjacent properties.

D. Wheel-Stops or Curbs

Wheel-stops or curbs shall be provided in such locations as to prevent any vehicle using the loading area from encroaching either on a public right-of-way or on adjacent property.

E. Screening where a Loading Area is Adjacent to a Residence District or Site of an Institutional Use

Any loading area shall be screened on any side which abuts upon or faces a Residence District or site in which residential or institutional use, in accordance with the screening regulations as set

forth in this ordinance.

1. The area between the street or highway right-of-way and any setback line shall be landscaped and adequately maintained.
2. A masonry wall not less than three (3) feet nor more than four (4) feet in height shall be erected on any setback line. A masonry wall not less than three (3) feet nor more than six (6) feet in height shall be erected on any side or rear lot line.

SECTION 10.208 OFF-STREET LOADING REQUIREMENTS:

A. Uses Handling Goods in Quantity

Uses which normally handle large quantities of goods, including but not limited to industrial plants, wholesale establishments, storage warehouses, and freight terminals shall provide off-street loading facilities in the following amounts:

GROSS FLOOR AREA	MINIMUM NUMBER OF SPACES
5,000 - 8,000 square feet	One space
8,100 - 20,000 square feet	Two spaces
For each additional 20,000 square feet or fraction thereof	One additional space

B. Uses Not Handling goods in Quantity

Commercial establishments which do not handle large quantities of goods, including but not limited to hospitals or sanatoriums, retail sales establishments, office buildings, restaurants, auditoriums, convention halls, coliseums, exhibition halls, funeral homes, hotels and motels shall provide off-street loading in the following amounts:

GROSS FLOOR AREA	MINIMUM NUMBER OF SPACES
5,000 - 20,000 square feet	One space
For each additional 50,000 square feet or fraction thereof	One additional space

C. Special Uses (ORD #791-1995)

Assisted Living Residences shall provide an off-street loading space for each forty thousand (40,000) square feet of gross floor area or a fraction thereof. No portion of the off-street parking area shall be considered as an off-street loading area. Off street loading requirements shall not apply to those uses in a BG or BD district, or those uses currently in existence on the date of

adoption of this section.

SECTION 10.209 JOINT FACILITIES
[Amended 6-28-2022 by Ord. No. 1250]

Required off-street loading space may be provided by facilities designed to serve jointly two or more buildings on adjoining lots; provided that, the number of berths in such joint facilities is not less than that required or the total combined floor area of such buildings under the provisions of this section; and further provided, that the adequacy and layout of such joint facilities is subject to the approval of the Community Development Board.

SECTION 10.210 MIXED USES

Where a building has a mixture of uses for which off-street loading space is required under this section, the number of berths will be the sum of the requirements for the various individual uses.

SECTION 10.211 EXEMPTIONS

The provisions of "Design Standards for Loading Area" and of "Off-Street Loading Requirements" as set forth herein shall not apply to quarries or other extractive industries.

**SECTION 10.212 MODIFICATION OF REQUIREMENTS AND/OR DESIGN
STANDARDS (ORD #853 - 1999)**

- A. The number of off street loading spaces and/or design standards required under provisions of this ordinance for any use located in any zoning district may be reduced, eliminated, or modified by the granting of a special permit by the Community Development Board subject to the following findings:
1. the reduction in the number of spaces and/or modification of design standards will not cause undue traffic congestion on the adjoining streets;
 2. that the reduction in the number of spaces and/or modification of design standards may facilitate or improve on site parking and waiting space use for the use; and
 3. that the proposed change will not be substantially more detrimental than the existing conditions on the site.
- B. The Special Permit Granting Authority may impose additional conditions if in its judgment such conditions are needed to increase the compatibility of the project with the surroundings.

SECTION 10.3 OFF-STREET WAITING SPACES

SECTION 10.301 DEFINITION

SECTION 10.302 DESIGN STANDARDS FOR OFF-STREET WAITING SPACES
DELETED (ORD #768, 1994)