

Proposed Zoning Amendments

Parking Regulations

City Council
Second Reading
Public Hearing

October 13, 2026

Proposed Amendments

Retain Parking Requirements

Parking requirements continue

Retain Residential Parking

One- and two-family parking remains in Zoning Ordinance

Relocate Parking Regulations

Most parking regulations move to the Site Plan Review Regulations

Simplify Administration

Parking flexibility provisions consolidated

History of Parking

Pre-1982

Downtown generally exempt from off-street parking requirements

Recognition that most downtown lots were too small to accommodate modern parking requirements

Concern that parking requirements could encourage demolition of historic buildings

1982-1995

Off-street parking requirements introduced in the downtown

Projects requiring more than 50 spaces could seek relief through the ZBA if public parking existed nearby

1997

Parking "In-Lieu-Of" Fee Program adopted

Applicants unable to meet parking requirements could pay a fee instead of providing spaces

Initial fee: \$500 per unmet space – Intended to fund future parking facilities

History of Parking

2009-2010 Zoning Rewrite

New Zoning Ordinance adopted December 21, 2009, effective January 1, 2010

Downtown Overlay parking framework established

Most nonresidential downtown uses were no longer required to provide off-street parking

Parking requirements remained for restaurants and certain upper-floor uses

In-lieu fee increased to \$5,000 per space

2010 Downtown Parking Focus Group

Eliminate downtown off-street parking requirements

Repeal parking in-lieu fees

Treat parking as public infrastructure

Support a "park once" downtown environment

Expand public parking facilities where needed

What Moves to Site Plan Review Regulations?

- Multifamily parking requirements
- Commercial parking requirements
- Shared parking
- Bicycle parking
- Loading standards
- Parking flexibility provisions
- Parking lot design standards

Changes to Site Plan Regulations

- Simplified parking categories
- Shared parking matrix eliminated
- Parking flexibility provisions consolidated
- Loading standards simplified
- Parking demand analysis expanded
- Design standards retained

Parking Flexibility Current vs. Proposed

Current Zoning Regulations

- Shared parking occupancy matrix
- Percentage reduction tables
- Conditional Use Permit process
- Multiple parking flexibility sections

Proposed Site Plan Regulations

- Shared parking
- Parking reductions
- Off-site parking
- Reserve parking
- Parking demand analysis

What Is Not Changing

- Minimum parking requirements
- Downtown Overlay District parking provisions
- Bicycle parking requirements
- Accessible parking requirements
- Parking lot design standards
- Pedestrian circulation requirements
- Loading area review continues

Implementation

- September 17, 2026 – Planning Board voted to amend the Site Plan Review Regulations
- October 13, 2026 – City Council public hearing on zoning amendments
- Site Plan Review changes effective upon adoption of zoning amendments

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Questions &
Comments?

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