

**Proposed amendment to the 'Table of Required Off-Street Parking Spaces'  
section of the Greenfield Zoning Ordinance, Chapter 200**

Proposed by Councilors Dolan and Wheeler  
3/4/2019

Summary of revisions:

The most recent version makes the following changes:

- Proposed reductions in parking minimums have been removed, with two exceptions:
  - The proposal to require zero (0) parking spaces per dwelling unit has been amended to one (1) parking space per dwelling unit
  - The proposal to amend the “Public libraries, museums, and similar institutions” parking requirements remains. This change is in accord with Massachusetts Board of Library Commissioners standards.
- We invite the planning board and community at large to revisit the wider question of non-residential parking minimums at a later date.

**200-6.5 PARKING REQUIREMENTS**

<b>Use</b>	<b>Required Parking Space</b>
Dwellings	<del>Two (2) parking spaces per unit</del> <b>One (1) parking space per unit</b>
Uses accessory to the above	In addition to the above, one (1) space plus one (1) space for each nonresident employee.
Boardinghouse, lodging house, rooming house, bed- and-breakfast/tourist home	Two (2) spaces plus one (1) space per rooming unit.
Dormitory	One (1) space for each occupant.
Housing for the elderly	One and one-half (1 1/2) spaces per unit.
Hotel, motel, inn	One (1) space for each bedroom, plus three (3) spaces for each two hundred (200) square feet of floor area available for meetings and functions and one (1) space for each four (4) employees on the largest shift.
Convalescent, rest or nursing home	One (1) space for each four (4) beds, plus one (1) space for each employee on the largest shift.
Hospital, sanitarium or similar institution	One and one-half (1 1/2) spaces per bed capacity plus one (1) space for each employee on the largest shift.
Church or similar place of assembly	One (1) space for each three (3) seats in the largest assembly room.
Funeral home or chapel	One (1) space for each three (3) seats, or one (1) space for each forty

	(40) square feet of floor area open to the public, whichever is greater.
Community center, auditorium, gymnasium, theater, or places of public assembly	One (1) space for each three (3) seats or five (5) linear feet of bench area or one (1) space for every forty (40) square feet of floor area open to the public whichever is greater.
Public library, museum, or similar institution	One (1) space for each <del>two hundred (200)</del> <b>four hundred (400)</b> square feet open to the public.
<b>Retail business, commercial use</b>	<b>One space for each three hundred (300) square feet of floor area up to fifty thousand (50,000) square feet plus one (1) space for each six hundred (600) square feet thereafter.</b>
<b>Personal service establishment</b>	<b>One and one-half (1 1/2) spaces per chair and one (1) space for each employee on the largest shift.</b>
<b>Office, professional, business or public</b>	<b>One (1) space for each three hundred (300) square feet of floor area up to fifty thousand (50,000) square feet plus one (1) space for each thereafter.</b>
Medical or dental office or clinic	One (1) space for each practitioner, four (4) patient spaces per practitioner, and one (1) space for each employee on the largest shift.
<b>Restaurant, taverns, clubs, or other places serving food or beverages</b>	<b>One (1) space for each three (3) seats, permanent or otherwise, plus one (1) space for each employee on the largest shift.</b>
Industrial, manufacturing, warehouse storage, laboratories or similar use	Three-quarters (3/4) space for each employee on the two (2) largest shifts combined.
Automobile washing and waxing establishment	Two (2) waiting spaces per stall equipped for washing or waxing.
Repair garages and gasoline service stations	Two (2) waiting spaces for each pump, plus two (2) spaces for each service bay and one (1) space for each employee on the largest shift.
<b>Bowling alleys</b>	<b>Five (5) spaces for each alley.</b>
<b>Schools, preschool through middle or junior high</b>	<b>One (1) space for each teacher or other employee anticipated during normal school hours excluding students and one (1) space for each six (6) seats in the largest auditorium or gymnasium.</b>
<b>Schools, senior high, places of higher education, professional schools</b>	<b>One (1) space for each teacher or other employee anticipated during normal school hours, plus one (1) space for each five (5) students in a senior high school or one (1) space for each two (2) students in any other such institution plus one (1) space for each three (3) seats in the largest auditorium or gymnasium trade school.</b>

**Rationale:** These changes are supported by the Sustainable Master Plan: “Revamp parking policy to complement the Town’s vision of a pedestrian- and environmentally- friendly community. This could include decreasing the required parking minimums, establishing parking maximums, and managing the parking supply to encourage walking and biking.”

Parking minimums fail to account for the negative environmental, economic, and social effects of excessive, underutilized parking<sup>1</sup>, which destroys green space, produces little tax revenue, and compromises neighborhood safety and walkability. Recent practice favors eliminating or greatly reducing parking minimums in favor of letting developers, homeowners, and consumers decide how much parking is appropriate. In the northeast, cities as large as Buffalo, NY<sup>2</sup> and Hartford, CT<sup>3</sup>, and as small as Seabrook, NH and Provincetown, MA, have eliminated parking minimums entirely or in some cases implemented parking maximums.

---

<sup>1</sup> Shoup, D. (2017). *The high cost of free parking: Updated edition*. Routledge.

<sup>2</sup> Poon, L. (2017). Buffalo becomes first city to bid minimum parking goodbye. *CityLab*. Retrieved from <https://www.citylab.com/equity/2017/01/buffalo-is-first-to-remove-minimum-parking-requirements-citywide/512177/>

<sup>3</sup> Schmitt, A. (2017). Hartford eliminates parking minimums citywide. *StreetsBlog USA*. Retrieved from <https://usa.streetsblog.org/2017/12/13/hartford-eliminates-parking-minimums-citywide/>