

Industrial Use Parking Zoning Change

Fall Town Meeting 2016

Rob Anderson
Community Development Director



Zoning Update for Industrial Parking

- Billerica has a fabulous mix of industries, from blue collar manufacturing to pharmaceutical R&D;
- The goal for the community going forward is to remain as competitive as possible in the attraction and retention of new businesses;
- These businesses will compare Billerica to other communities when it comes to their site location decision;
- The current parking requirement for industrial uses can sometimes be a limiting factor for new construction and redevelopment of existing structures since it requires more paving than may be required for the employee numbers; and
- A slight change in the requirements can have myriad benefits.



Comparing us to our competition

	Current Zoning	24,000 SF industrial facility that employs 28 people per shift
Westford	Light manufacturing // 1 per 300 square feet of gross floor area	80
Burlington	A minimum and maximum of two and one half (2.5) parking spaces for every one thousand (1,000) square feet of Gross Floor Area of manufacturing and industrial use.	60
Billerica	All industrial uses: One (1) space per each two (2) employees of the maximum working shift, plus one (1) space per each six hundred (600) square feet of floor area	54
Bedford	A minimum of two parking spaces for each 1000 square feet of gross floor area. A maximum of 2.5 parking spaces for each 1000 feet of gross floor area if the building or the property under common ownership has 10,000 square feet or more of gross floor area. Gross floor area does not include permanent storage areas, staircases, corridors and restrooms. Preferential carpool and vanpool parking shall be provided to encourage the use of carpooling and vanpooling.	48
Chelmsford	Manufacturing, truck terminals, wholesale establishments, public utility buildings other than their business office, warehouses and similar uses not normally visited by the general public // 1 space per 500 feet of net floor area; provided, however, that the Inspector of Buildings may waive the actual construction of said space to no less than 1 space per 1.4 employees, plus 1 space for each vehicle used in the operation upon issuance of a building permit or occupancy permit	48
Reading	Industrial and Manufacturing Establishments // One space for each five hundred (500) square feet of gross floor area or fraction thereof.	48
Tewksbury	Manufacturing: One (1) space for each two thousand (2,000) square feet of gross floor area for the first twenty thousand (20,000) square feet plus, one (1) space for each additional ten thousand (10,000) square feet of gross floor area and one (1) space per employee on the largest shift.	39
Littleton	Industrial, wholesale: one (1) space per one and twenty-five hundredths (1.25) employees on the largest shift.	35
Wilmington	Industrial Use: 1 space per 800 sq. ft. of gross floor area	30
Framingham	R&D establishment, manufacturing, industrial services, or extractive industry // 1 per 800 SF of gross floor area	30
Marlborough	Industrial and manufacturing establishments shall provide one parking space for each three workers based on peak employment and adequate space for loading and unloading all vehicles used incidental to the operation of the establishment. All new commercial and mixed use buildings shall construct loading facilities. Renovated structures shall provide for loading facilities insofar as possible. Provision for loading facilities shall be shown on site plans.	10



Industrial Use Parking Proposed Change

Section 8 (Parking and Loading Regulations); **C** (Parking requirements); **3**

Current Zoning:

All industrial uses One (1) space per each two (2) employees of the maximum working shift, plus one (1) space per each **six hundred (600)** square feet of floor area

Proposed Change

All industrial uses One (1) space per each two (2) employees of the maximum working shift, plus one (1) space per each **eight hundred (800)** square feet of floor area

Example: A 24,000 SF industrial facility that employs 28 people per shift currently needs 54 parking spaces. The proposed zoning change would make the parking requirement 44.



The Benefits

- Since sites will not need to devote as much of the site to asphalt for parking, there can be a corresponding **increase in the size of the building** for new construction.
- Property owners will appreciate the flexibility, and the **tax revenue** and **curb appeal** benefits seen with new construction apply to the redevelopment of existing facilities as well; and
- Less paving in the industrial parks will have **environmental, open space, and storm water** benefits since there will be less impervious surfaces and the opportunity to increase **landscaping**.

