



Article: 42

Warrant Article Title:

ZONING BYLAW AMENDMENT / PARKING AND LOADING STANDARDS

Warrant Article Text:

To see if the Town will vote to amend Section 6.1.11.C.(3), Parking and Loading Space Standards, of the Zoning Bylaw, to reduce the required minimum width of drive aisles in parking and loading areas containing over five spaces; or take any action related thereto.

Requested By:

the Redevelopment Board

Report Excerpt:

The Board recommends Favorable Action (5-0).

Article 42 proposes to reduce the minimum drive aisle requirement from 24 to 22 feet. The warrant article was a result of a discussion by members of the Arlington Redevelopment Board on December 12, 2025, following approval of an applicant's request to reduce the drive aisle width on a proposed development to 22 feet. In reviewing mixed-use projects, it is often difficult to balance the desire for larger commercial spaces and meeting the parking requirements. Narrowing the drive aisle is a small change, but it creates an opportunity for slightly larger commercial spaces, which the Board wants to encourage. In reviewing the bylaws of neighboring communities, the Board found that the widths vary between 20 to 24 feet, and they believe the proposed change is in keeping with the requirements of other municipalities.

Vote Language:

That the Zoning Bylaw be and hereby is amended as follows:

Amend SECTION 6.1.11.C.(3), Parking and Loading Space Standards, as follows:

6.1.11 Parking and Loading Space Standards

...

- C. All parking and loading areas containing over five spaces, including automotive and drive-in establishments of all types, shall be paved and subject to the following:

...

- (3) Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of ~~24~~22 feet in the case of two-way traffic or the following widths in the case of one-way traffic only:

Angle of parking	Minimum aisle width
Parallel	12 ft
30 deg	11 ft
45 deg	13 ft
60 deg	18 ft
90 deg	24 <u>22</u> ft