

Medway Oak Grove Zoning Task Force
Wednesday, March 6, 2019 at 7:00 pm
Medway Senior Center
76 Oakland Street
Medway, MA 02053

Members	Jessica Chabot	Andy Rodenhiser	Paul Yorkis	Matthew Hayes	Matt Buckley	Anthony Varrichione	Brian Cowan
Attendance	X	Absent with Notice	X	X	X	Absent with Notice	X

ALSO PRESENT:

Barbara J. Saint Andre, Director Community & Economic Development
Susy Affleck Childs, Planning and Economic Development Coordinator
Amy Sutherland, Recording Secretary

The meeting of the Medway Oak Grove Zoning Task Force was called to order at 7:00 pm. by Chair Jessica Chabot.

Approval of Minutes - February 6, 2019:

On a motion made by Matt Buckley and seconded by Paul Yorkis, the Oak Grove Task Force voted unanimously to approve the February 6, 2019 meeting minutes from the Oak Grove Task Force meeting.

Oak Grove Table 1 Schedule of Uses:

The members are in receipt of an updated Schedule of Uses Table. This was recently revised. (See Attached.) A new column entitled Form-Based Districts was provided with sub-columns for Oak Grove Village Center, Oak Grove Neighborhood, and Oak Grove Business Park. The members reviewed the table starting with the following section:

Agricultural, Conservation, Recreation Uses:

- The definition of nursery was read from the Zoning Bylaw. It was suggested that a florist shop be allowed in the Oak Grove Business district. There was questioning of having a nursery in the residential neighborhood. The definition was read.
- Recommendation to change nursery from PB (Planning Board) to N (Not Allowed) in the Oak Grove Neighborhood and change from N (No) to Y (Yes) in the Oak Grove Business Park.

Public Service:

- It was suggested to have a narrow definition of public utility to avoid unintended consequences and to limit what could be allowed.
- Under the Public Utility Section change PB (Planning Board) within the three districts to N (Not Allowed)

Residential Uses:

- Cottage and Cottage Court subject to Section 9.4 & 9.5. It should indicate Y (Yes) in the Oak Grove Village Center, N (No) in the Oak Grove Business Park and Y (Yes) in the Oak Grove Neighborhood.
- Assisted Living residence facility should be changed to N (No) in the Oak Grove Neighborhood.
- Adult retirement community planned unit development (ARCPUD) subject to Section 8.5 should be changed to N (No) in the Oak Grove Village Center and N (No) in the Oak Grove Neighborhood.
- Multifamily Building and Development subject to Section 9.4 and 9.5 should be changed to Y (Yes) in the Oak Grove Village Center, N (No) in the Oak Grove Business Park and Y (Yes) in the Oak Grove Neighborhood.
- Multifamily dwellings and Multifamily developments subject to Section 5.6.2 E and Section 5.6.4 should be changed to N (No) in the Oak Grove Village Center, and N (No) in the Oak Grove Neighborhood.
- Long Term Care Facility should be changed to N (No) in the Oak Grove Business Park.

Business Uses:

- Under the Retail Sales section, (PB) Planning Board should be changed to Y (Yes).
- Indoor sales of motor vehicles, trailers, boats, farm equipment... should be changed from N (No) in the Oak Grove Business Park area to (PB) Planning Board.
- Registered Marijuana Social Consumption Establishment should be N (No) throughout all the three districts.
- Bed and Breakfast should be changed from N (No) in the Oak Grove Business Park to PB (Planning Board).
- Commercial Indoor Amusement should be changed from PB (Planning Board) in the Oak Grove Business Park to Y (Yes).
- Under the Services Section, Doggie Day Care, it should be changed to N (No) in the Oak Grove Village Center and N (No) in the Oak Grove Business District. There was a suggestion to change the term Doggie Day Care to Pet Care.
- There was discussion about having ATM Kiosks. There was a question if this is really the highest and best use of the land. This could be an accessory use. Staff should research how to allow for accessory use of free standing ATM Kiosks in the Oak Grove District. There could be language written into the Oak Grove regulations which would eliminate the need to place it into the Use Table.
- Under Automotive Uses, the definition of fueling station was read. There should be some language included about charging stations. Commercial charging stations could have a cost attached for those who want to use those charging stations within this area. Charging stations could be put within a proposed parking lot which would require a charge to use.
- Under Accessory Uses, the Task Force discussed outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises. This should be limited to the hours the business is open.

Industrial and Related Uses:

- Warehouse/Distribution facility under the Oak Grove Business Park should be changed from Y (Yes) to PB (Planning Board).
- The Contractor's Yard under the Oak Grove Business Park should be changed from Y (Yes) to PB (Planning Board).
- It was suggested that the term Brewery be changed to Brewery and Winery and Distillery in the Use Table.
- Recreational Marijuana Establishment and Registered Medical Marijuana Facility should be N (No) throughout all the Oak Grove districts.

Zoning Bylaw Amendments – Section 7.1.1 Off-Street Parking and Loading

The Oak Grove Task Force is in receipt of the Zoning Bylaw Amendment Section 7.7.1 Off-Street Parking and Loading dated March 4, 2019. (**See Attached.**) The Article is to see if the Town will vote to amend portions of Section 7.1.1 of the Zoning Bylaw, Off Street Parking and Loading. Unless otherwise noted, new text is shown in bold and deleted text is shown as stricken through. The Planning and Economic Development Board has spent time discussing these recommended changes.

The Planning and Economic Development Board will be holding the public hearing on Tuesday, March 26, 2019. The Annual Town Meeting will be held on May 13, 2019. It was suggested that if any members have comments regarding this document they forward those to Susy.

All are in agreement that there should be provisions for a shared parking based on time of day and business. There was an example provided. The business "Prezzo" in Milford, the site design allows to have capability for valet parking at 6:00 pm. Valet would be for businesses that do not have enough space on site but could valet to another location.

There was discussion about the definition of structured parking which could also include a building on stilts with parking underneath or above.

On a motion made by Paul Yorkis and seconded by Matt Buckley, the Oak Grove Task Force voted unanimously to support the proposed changes to Section 7.1.1 Off-Street Parking and Loading.

Future Meeting:

- Monday, March 25, 2019 at 7:00 pm with a location to be determined.

Adjourn:

On a motion made by Paul Yorkis, and seconded by Matthew Hayes, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting.

The meeting was adjourned at 9:00 pm.

Respectfully Submitted,
Amy Sutherland
Recording Secretary

TABLE OF USES – November 29, 2018 Medway Zoning Bylaw**PROPOSED AMENDMENT - JANUARY 25, 2019**

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
A. AGRICULTURAL, CONSERVATION, RECREATION USES													
Agriculture, excluding piggeries and fur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land.	Y	Y	N	N	N	N	N	N	N	N	N	N	Y
Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations.	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y
Commercial Greenhouse	SP	SP	N	N	N	Y	Y	N	N	N	N	PB	N
Nursery	SP	SP	N	N	N	Y	Y	N	N	N	N	N	PB
Recreational facility	SP	SP	N	N	N	N	Y	Y	N	N	Y	Y	PB
Ski Area	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Golf course	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Livery riding stable	Y	Y	N	N	N	N	N	N	N	N	N	PB	PB
B. PUBLIC SERVICE													
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public utility	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	PB	PB	PB
C. RESIDENTIAL USES													
Detached single-family house <small>(Amended 5-7-17)</small>	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N
Cottage and Cottage Court subject to Section 9.4 and 9.5	PB	PB	N	N	N	N	N	N	N	N			
Two-family house/duplex, provided that the exterior of the dwelling has the appearance of a single-family dwelling. <small>(Amended 5-7-17)</small>	N	SP	SP	N	N	N	N	N	N	N	N	N	N
Infill dwelling unit, subject to Section 8.1.	N	PB	PB	N	N	N	N	N	N	N	N	N	N
Open space residential development, subject to Section 8.4	PB	PB	N	N	N	N	N	N	N	N	N	N	N
Assisted living residence facility ¹	PB	PB	N	N	N	N	N	N	N	N	PB	N	PB
Adult retirement community planned unit development, subject to Section 8.5 ¹	PB	PB	N	N	N	N	N	N	N	N	PB	N	PB
Multi-Family Building and Development subject to Section 9.4 and 9.5	PB	PB	PB	N	PB	N	N	N	N	N			

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
Multifamily dwellings and multifamily developments subject to Section 5.6.2 E and Section 5.6.4 <i>(Added 11/16/15)</i>	PB	PB	PB	N	PB	N	N	N	N	N	Y	N	Y
Multifamily units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1.	N	N	N	PB	N	N	N	N	N	N	Y	N	N
Mixed Use Building and Development subject to Section 9.4 and 9.5	N	N	N	PB	N	N	N	N	N	N	Y	N	N
Long-term care facility	SP	SP	N	N	N	N	N	N	N	N	PB	PB	PB
C. RESIDENTIAL USES													
Accessory Uses													
Accessory family dwelling unit, subject to Section 8.2	SP	SP	SP	N	SP	N	N	N	N	N	N	N	N
Home-based business, subject to Section 8.3	Y	Y	Y	N	Y	N	N	N	N	N	Y	N	Y
Boathouse	Y	Y	N	N	N	N	N	N	N	N	N	N	N
Greenhouse	Y	Y	Y	N	N	N	N	N	N	N	Y	N	Y
D. BUSINESS USES													
Retail Trade													
Retail bakery <i>(Added 11/16/15)</i>	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Retail sales	N	N	N	Y	Y	Y	Y	N	N	N	Y	PB	N
Retail store larger than 20,000 sq. ft.	N	N	N	SP	N	N	SP	N	N	N	PB	PB	N
Retail sales, outdoors	N	N	N	N	N	N	Y	N	N	N	N	PB	N
Shopping center/multi-tenant development	N	N	N	SP	N	SP	SP	N	N	N	PB	PB	N
Auto parts	N	N	N	N	N	N	Y	N	N	N	N	N	N
Florist	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop	N	N	N	Y	N	N	N	N	N	N	N	N	N
Registered Medical Marijuana Facility (Retail) <i>(Added 5-21-18)</i>	N	N	N	N	N	N	PB	N	N	N			
Recreational Marijuana Retailer <i>(Added 3-19-18 and amended 5-21-18)</i>	N	N	N	N	N	N	N	N	N	N			
Recreational Marijuana Social Consumption Establishment <i>(Added 5-21-18)</i>	N	N	N	N	N	N	N	N	N	N			

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
Hospitality and Food Services													
Restaurant providing food within a building, which may include outdoor seating on an adjoining patio	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Restaurant providing live entertainment within a building, subject to license from the Board of Selectmen	N	N	N	Y	SP	SP	N	N	N	N	Y	Y	N
Brew pub	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Hotel	N	N	N	SP	N	N	N	N	N	Y	Y	Y	N
Motel	N	N	N	SP	N	N	N	N	N	Y	PB	PB	N
Bed and breakfast	SP	SP	SP	N	SP	N	N	N	N	N	Y	N	N
Inn	SP	SP	SP	SP	SP	N	N	N	N	N	Y	N	N
D. BUSINESS USES													
Cultural and Entertainment Uses													
Studio	N	N	SP	Y	Y	Y	N	N	N	N	Y	Y	N
Museum	N	N	N	Y	SP	SP	N	N	N	N	Y	PB	N
Movie theatre/cinema	N	N	N	SP	N	N	N	N	N	N	Y	PB	N
Theatre	N	N	N	Y	SP	SP	N	N	N	N	Y	PB	N
Gallery	N	N	N	Y	Y	Y	N	N	N	N	Y	PB	N
Commercial indoor amusement	N	N	N	SP	N	N	Y	Y	Y	Y	Y	PB	N
Professional Uses and Financial Services													
Financial institution	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Professional or business office	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Services													
Personal care service establishments	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Service establishment (amended 11-13-17)	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Doggie day care	N	N	N	N	N	N	SP	N	N	N	PB	Y	N
Repair shop	N	N	N	N	Y	Y	Y	SP	N	N	Y	Y	N
Furniture Repair	N	N	N	N	Y	Y	Y	SP	N	N	N	Y	N
Educational/instructional facility, commercial	N	N	N	Y	Y	Y	Y	Y	N	N	Y	PB	N
Funeral home	SP	SP	N	SP	Y	Y	Y	N	N	N	N	N	N
Veterinary hospital	SP	SP	N	N	N	Y	Y	N	N	N	N	PB	N
Kennel	SP	SP	SP	N	SP	N	SP	SP	N	N	N	PB	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
Medical office or clinic	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Adult day care facility, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N	Y	Y	N
Automotive Uses													
Vehicle fuel station with repair services	N	N	N	N	N	N	PB	N	N	N	N	N	N
Vehicle fuel station-with car wash	N	N	N	N	N	N	PB	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	PB	N	N	N	N	PB	N
Vehicle fuel station with convenience store	N	N	N	N	N	N	PB	N	N	N	PB	N	N
Vehicle repair	N	N	N	N	PB	N	PB	Y	N	N	N	Y	N
Auto body shop	N	N	N	N	N	N	PB	Y	N	N	N	Y	N
Other Business Uses: Unclassified													
Adult uses	N	N	N	N	N	N	N	Y	N	N	N	N	N
Accessory Uses													
Electric Vehicle Charging Stations	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Drive-through facility subject to Section XXX	N	N	N	N	N	PB	PB	N	N	N	PB	PB	N
Outdoor display	N	N	N	SP	SP	SP	SP	N	N	N	Y	Y	N
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	N	N	N	Y	N
E. INDUSTRIAL AND RELATED USES													
Warehouse/distribution facility	N	N	N	N	N	Y	N	Y	Y	Y	N	Y	N
Wholesale bakery <i>(Added 11/16/15)</i>	N	N	N	N	N	N	N	Y	Y	Y	N	Y	N
Wholesale showroom or office, including warehouse	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Manufacturing <i>(Amended 5/8/17)</i>	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Light Manufacturing <i>(Added 5-8-17)</i>	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	N
Contractor's yard	N	N	N	N	N	N	Y	Y	N	N	N	Y	N
Research and development	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Brewery	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Research and development and/or manufacturing of renewable or alternative energy products	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	FORM-BASED DISTRICTS		
											OGVC	OGBP	OGN
Electric power generation including but not limited to renewable or alternative energy generating facilities such as the construction and operation of large-scale ground-mounted solar photovoltaic installations with a rated name plate capacity of 250 kW (DC) or more	N	N	N	N	N	N	N	N	Y	N	N	Y	N
Gravel/loam/sand or stone removal, commercial	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreational Marijuana Establishment <i>(Added 3-19-18 and amended 5-21-18)</i>	N	N	N	N	N	N	N	PB	N	PB			
Registered Medical Marijuana Facility (non-retail) <i>(Added 5-21-18)</i>	N	N	N	N	N	N	N	PB	N	PB			
Accessory Uses													
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
F. INSTITUTIONAL USES													
Community center	SP	SP	SP	SP	SP	SP	SP	N	N	N	Y	PB	PB
Lodge or club	SP	SP	SP	N	N	N	N	N	N	N	Y	Y	N

1. In the Oak Grove Park Districts Assisted Living Residence Facility and Adult Retirement Community can not exceed the density of a Mult-Family Building.

Zoning Bylaw Amendments – Section 7.1.1 Off-Street Parking and Loading

March 4, 2019

Article E: To see if the Town will vote to amend portions of Section 7.1.1 of the Zoning Bylaw, Off-Street Parking and Loading, as set forth below; unless otherwise noted, new text is shown in **bold** and deleted text is shown a stricken through.

7.1.1. Off-Street Parking and Loading

A. Purposes. ~~The purposes of this Section 7.1 are to ensure the availability of safe and convenient vehicular parking areas; to encourage economic development; to promote safety for pedestrians, bicyclists, motor vehicle occupants, and property and business owners; to reduce impervious surfaces; and to protect adjoining lots and the general public from nuisances and hazards associated with off-street parking areas.~~ **The purposes of this Section 7.1.1 are as follows:**

- 1. To ensure the availability of safe and convenient vehicular parking areas for existing and new development.**
- 2. To minimize excessive and inefficient off-street parking lots that result in unneeded paved impervious surfaces and lost opportunities to develop new buildings that expand the tax base.**
- 3. To promote safety for pedestrians, bicyclists, motor vehicle occupants, and property and business owners.**
- 4. To protect adjoining lots and the general public from nuisances and hazards associated with off-street parking areas.**
- 5. To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.**
- 6. To minimize the impact of sidewalk interruptions and conflict points on the walkability of the public realm.**

J. Reduced Parking. The number of parking spaces required pursuant to Table 3 may be reduced by special permit from the Planning and Economic Development Board, subject to the provisions herein. Where the Board of Appeals is the special permit granting authority for the proposed use, the Board of Appeals shall have the authority to administer this Section.

2. The applicant shall demonstrate to the Board's satisfaction that a reduction is warranted due to circumstances such as but not limited to:
 - a. **Potential for Shared Parking** - Peak parking needs generated by the proposed uses occur at different times.
 - b. Demographic or other characteristics of site users.
 - c. For a nonresidential development, the applicant agrees to participate in a transportation demand management program.
 - d. The extent to which the applicant's proposal accommodates other means of transportation to or circulation within the site, such as sidewalks or bicycle racks,

or safe and convenient pedestrian walkways between buildings in a multi-building development.

- e. Safe, convenient forms of pedestrian access between the proposed development and nearby residential uses.
- f. The presence of a public or private parking lot within 400 feet of the proposed use.
- g. The availability of legal on-street parking.
- h. The availability in a residential or mixed use development project of an active car-sharing program for residents and/or employees where cars for the car-share program are available on the site or within a 700-foot walking distance of the site.**

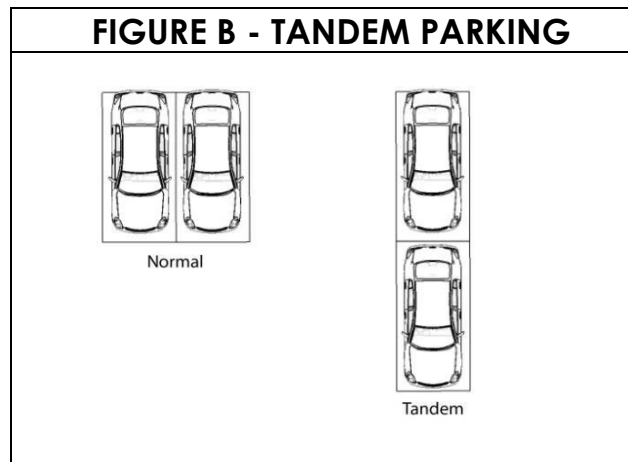
2. The Board may grant a special permit for reduced parking only upon finding that:

- ~~h.~~**a.** The reduced number of parking spaces is consistent with the general purposes of this Section 7.1.1.
- ~~i.~~**b.** The proposed number of parking spaces will be sufficient for the proposed uses.
- ~~j.~~**c.** The decrease in required off-street parking is supported by a parking analysis prepared by a registered professional engineer. Such analysis shall consider existing and proposed uses on the site; rate of parking turnover for various uses; expected peak traffic and parking loads for various uses based on customary hours of operation; availability of public transportation; industry parking standards for various uses; and other factors.

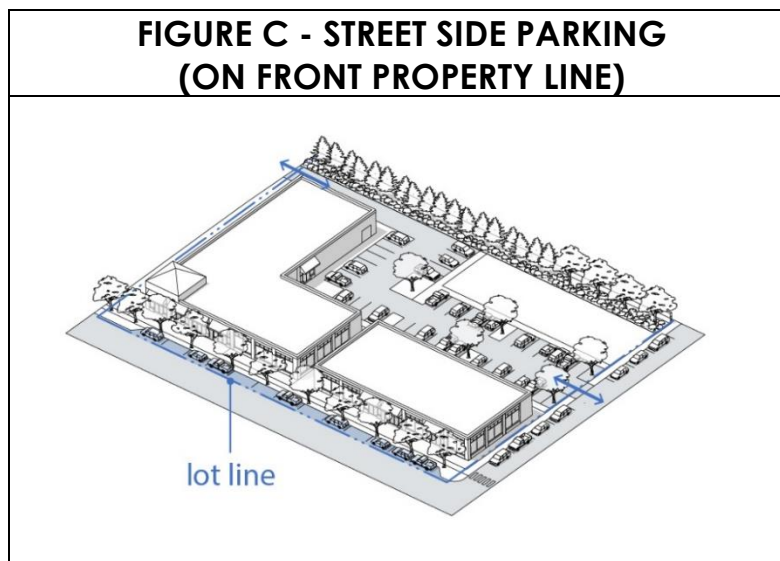
K. Special Parking Types and Standards.

1. **Valet Parking.** By special permit, the Board may allow valet parking if the building is pre-existing, the use is for food or entertainment, and where there is no physical means of providing the required number of parking spaces on the lot where the building and use are located. The required number of minimum or maximum spaces continue to apply for valet parking but parking spaces do not require individual striping and may be permitted on-site or off-site as a means of satisfying the applicable off-street parking requirements where:
 - a. A lease, recorded covenant, or other comparable legal instrument, executed and filed with the Town of Medway and Norfolk County Registry of Deeds, guaranteeing long term use of the off-site accessory parking area is provided to the Board.
 - b. An attendant is present at all times when the lot is in operation.
 - c. An equivalent number of valet spaces are available to replace the number of required off-street parking spaces.
 - d. The design of the valet parking area will not cause queuing in a vehicular travel lane.
 - e. The valet parking lot is not located in a residential zoning district.

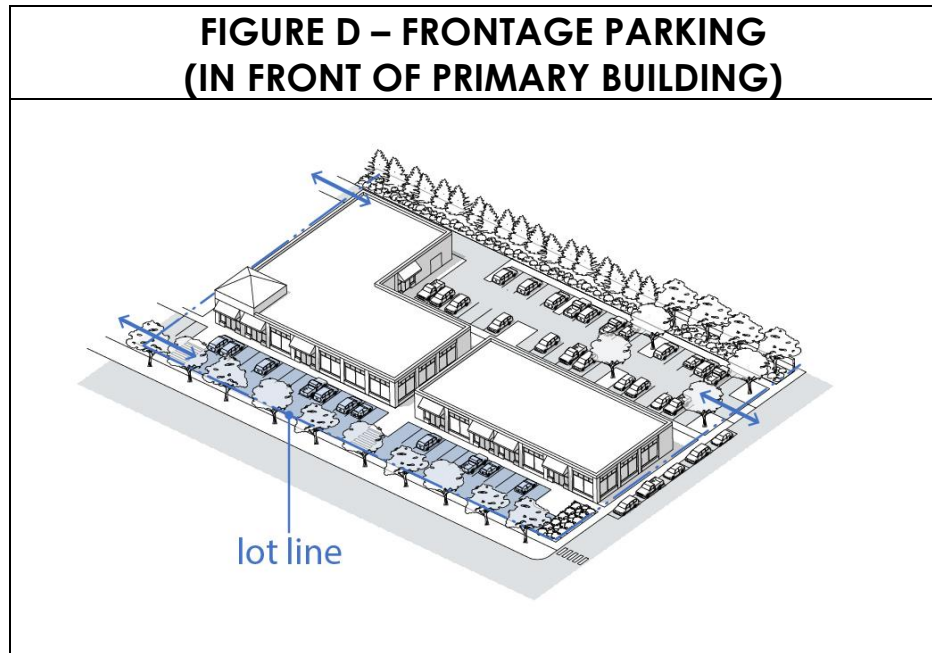
2. **Tandem Parking.** By special permit, the Board may allow tandem parking under the following conditions:
- a. To be used to meet parking requirements for residential units only. Tandem parking means two vehicles only.
 - b. Tandem spaces shall be assigned to the same dwelling unit.
 - c. Tandem parking shall not be used to provide guest parking.
 - d. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
 - f. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.



3. **Street Side Parking.** By special permit, the Board may allow parallel or angled parking provided on a privately-owned lot directly adjacent to the public street right-of-way in combination with a minimum five foot wide planting strip with street trees planted 40 feet on center, and a five foot minimum concrete sidewalk connecting to public sidewalks on abutting lots and to the primary building on-site. These parking spaces shall be privately owned but accessible to the public. These parking spaces effectively function as on-street parking.



4. **Frontage parking.** By special permit, the Board may allow a limited amount of off-street surface parking to be placed between a public street and the street facing façade of a primary building. Where this is permitted by the Board, the parking area will be setback a minimum of twenty feet from the street line and streetscape treatments including street trees, landscaping, and a minimum 5-foot sidewalk will be placed adjacent to the street line. The sidewalk shall also be connected to the front door of the primary building by a dedicated pedestrian connection. The portion of the parking lot located in front of the primary building shall be limited to one double row of vehicles and associated parking aisle.



5. **Structured Parking.** By special permit, the Board may allowed structured parking.
- a. **Permitted Types.** Off-street parking structures may include a private garage or carport, an above-ground parking structure, or an underground parking structure.
 - b. **Access.** Pedestrian access to structured parking must lead directly to a public sidewalk and to the primary building. Structured parking may also be attached directly to the primary building allowing pedestrians to enter directly into the building.
 - c. **Design and Construction.** The street facing facade of any story of a building occupied by motor vehicle parking must be designed as follows:
 - 1) Fenestration and facade openings must be vertically and horizontally aligned and all floors fronting on the facade must be level (not inclined).
 - 2) The facade must include windows of transparent or translucent, but non-reflective, glass or openings designed to appear as windows for between twenty percent and fifty percent of the wall area of each floor.

- 3) **Windows must be back-lit during evening hours and internal light sources must be concealed from view from public sidewalks.**
- 4) **The facade area masking the floors occupied by motor vehicle parking must be seamlessly integrated into the architectural design of the building's facade.**

And to add the following definitions in alphabetical order to Section II DEFINITIONS:

Shared Parking – The joint use of a parking area or facility for more than one use at different times.

Structured Parking - A building or structure consisting of more than one level and used for the temporary parking of motor vehicles.

Tandem Parking - A parking space that is located after or behind another in a lengthwise fashion. The space is accessed only by passing through another parking space from a street, lane, drive aisle or driveway.

Frontage Parking – Off-street surface parking spaces placed between a public street and the street facing façade of a building to encourage customers with their apparent convenience.

Valet Parking - A service offered by a business whereby an attendant parks and retrieves patrons' vehicles.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD