

**Suggested changes to the Parking Standards  
Madbury Site Plan Review Regulations  
4-5-15**

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**Article VII  
Standards**

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**Section 1. Off-Site Impacts**

Development proposal shall be reviewed so as to minimize traffic congestion, traffic hazards, unsightliness, annoyance to abutters, erosion, surface water drainage and other effects detrimental to abutters, the neighborhood and the Town.

**Section 2. Landscaping**

- A. Whenever practicable, native site vegetation shall be retained, protected, or supplemented. Any stripping of vegetation shall be done in a manner that minimizes soil erosion.
- B. Appropriate buffers shall be maintained or installed to screen the use from neighboring properties.
- C. Landscape treatment shall consist of natural vegetation or ground cover, shrubs or trees as deemed appropriate by the Planning Board.
- D. Site landscaping shall consist of native plantings appropriate for the site conditions: grasses, shrubs and/or other native plants in sufficient numbers and density to screen the site, prevent soil erosion and achieve the water quality treatment requirements of this section.

**Section 3. Parking**

- A. Each parking space shall be not less than 8.5' x 19'
- B. Sufficient off-street parking facilities must be provided to accommodate employees, occupants and visitors and shall be designed and constructed in compliance with applicable requirements of the Americans with Disabilities Act (ADA).
- C. All parking spaces and aisles, as well as site driveways, drive-through lanes, fire lanes and other paved surfaces shall be situated not closer than XX (20) feet to a side or rear property line and not closer than XX (30) feet to a front property line.
- D. No parking or maneuvering should be forced into a public way.
- E. Off-street parking facilities shall be constructed so as to minimize dust, erosion, and run-off conditions that would have a detrimental effect on abutting or neighboring properties. Sidewalks may be required for pedestrian safety.

***Comment: Section 3A would be retained. I do think 8.5 feet for the width of the space is rather narrow and would suggest making it at least 9 feet. Proposed Section 3B is the most critical to include. The remaining subsections might be helpful but not critical; language is for the Board's consideration.***