



Article 36: Zoning Bylaw Amendment

Section 7.7.2.4 – Joint Parking

Section 7.7.2.7 – Location

Annual Town Meeting
Planning Board Public Hearing
March 3, 2026

Proposed amendment

1. Replace Section 7.7.2.4 Joint Parking with new language
2. Amend Section 7.7.2.7 to clarify Location is Off-site parking and require off-site parking agreement be executed by all owners and tenants

Envision Concord – Bridge to 2030

4.4 Land Use, Goal 1, Action Item 4: Research alternate zoning methods to preserve the natural and architectural characteristics of Concord while allowing appropriately scaled and designed redevelopment or development.

4.4 Land Use, Goal 4, Action Item 2: Recommend that new and in-fill development incorporate transportation-related sustainability features.

4.5 Mobility & Transportation, Goal 5, Action Item 1: Develop plans to decrease the demand for parking.

4.5 Mobility & Transportation, Goal 5, Action Item 3: Reduce parking requirements near village centers and other specific areas while requiring multi-modal features.

A parking study approach to proposed changes

Transportation-Parking Engineer evaluated the parking requirements in the current Zoning Bylaw

- 1) Existing parking requirements are mostly in line with industry standards
- 2) Joint Parking Bylaw is very restrictive

Current bylaw problems to solve

- Joint parking is only allowed for educational, religious, lodge and club, indoor amusement, and restaurant uses that are used jointly by banks, offices, retail stores, repair shops, service establishments, and other uses not normally open, used, or operated during similar hours.
- Only allows a decrease in the minimum parking requirements for joint uses up to 50%.
- A written agreement for joint parking approved by Planning Board and only filed with the application for the building or occupancy permit.

What is staying the same

- Joint parking approval may be rescinded if it is determined that the joint use is resulting in a public nuisance or other adverse effects on the public health, safety, and welfare.
- A written agreement is executed by all parties concerned and approved as to form and length of time by the Planning Board.
- Site Plan Approval from the Planning Board

What is changing?

- Joint parking is allowed for any permitted use in any Zoning District
- No change in any use is permitted without review and approval by the Building Commissioner and new parking agreement signed by all parties.
- Joint parking must be justified by an hour-by-hour use analysis

Hour-by-hour Analysis - 3 Uses & Maximum Parking

Parking Demand Assessment

Project: Concord Development

Date: October 19, 2023

Analyst: TEC, Inc.

Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

Time	Weekday Parking Demand				Saturday Parking Demand			
	LUC 220	LUC 710	LUC 820	Total	LUC 220	LUC 710	LUC 820	Total
12:00-4:00 AM	40	7	5	52	39	2	5	46
5:00 AM	39	7	5	51	42	2	5	49
6:00 AM	36	7	5	48	41	2	5	48
7:00 AM	31	18	5	54	40	8	5	53
8:00 AM	22	67	14	103	39	20	26	85
9:00 AM	18	123	30	171	34	29	44	107
10:00 AM	16	140	50	206	33	31	64	128
11:00 AM	15	140	66	221	30	31	81	142
12:00 PM	14	119	92	225	29	31	90	150
1:00 PM	14	118	93	225	28	31	95	154
2:00 PM	15	130	84	229	27	30	93	150

Peak Weekday Parking Demand:

229

Peak Saturday Parking Demand:

154

**Zoning Bylaw
Required Parking
Total = 323**

**LUC 220 - Multi-
family Low Rise**

Req. Parking = 52

LUC 710 – Office

Req. Parking = 169

**LUC 820 - Shopping
Center**

Req. Parking = 102

Art. 36 Joint Parking Bylaw

Examples of Bylaw Amendment Benefits

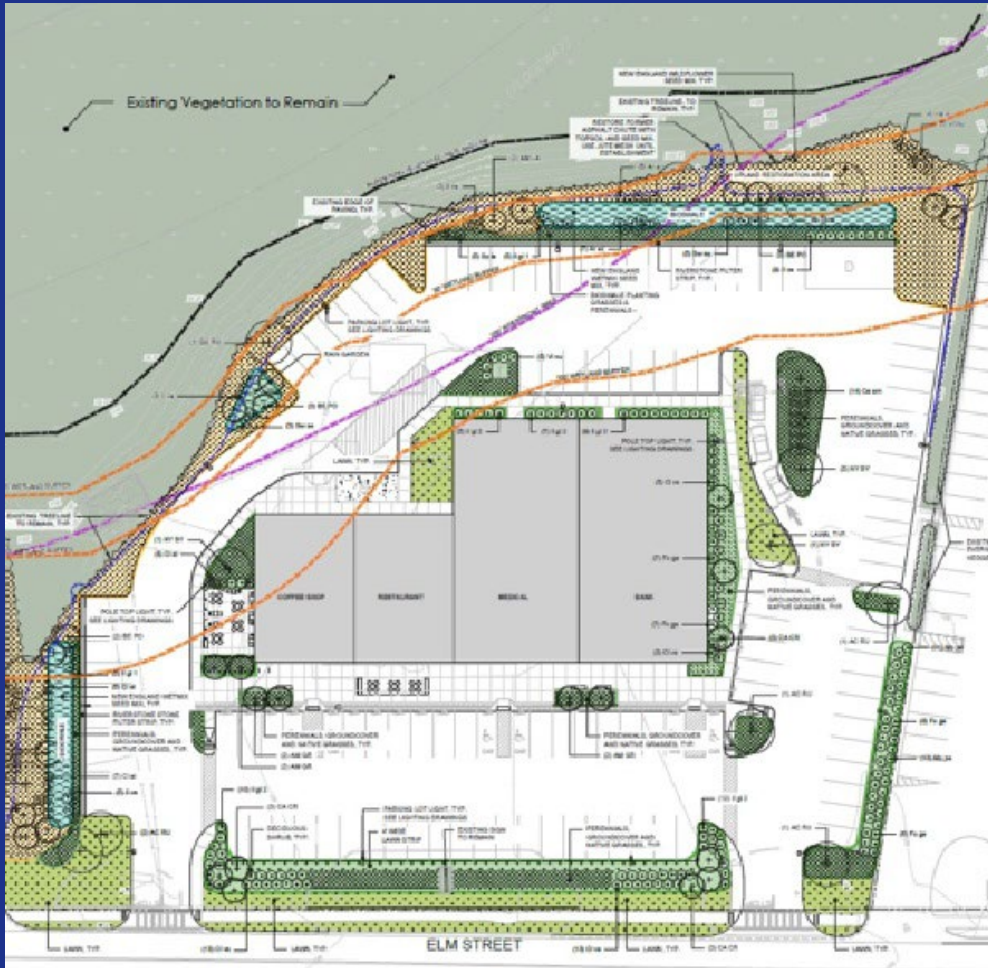
Millbrook Tarry



Art. 36 Joint Parking Bylaw

Examples of Bylaw Amendment Benefits

Redevelopment of Papa Razzi



Thank you!

Parking Demand Assessment

Project: Concord Development

Date: October 19, 2023

Analyst: TEC, Inc.

Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

Land Use:	Office Building
LUC:	710
Size	42,300 SF

85th Peak Period Parking Demand (non-December):

Weekday:	3.3 vehicles per 1,000 SF	x	42,300 SF =	140 vehicles
Saturday:	0.73 vehicles per 1,000 SF	x	42,300 SF =	31 vehicles

Parking Demand - Time of Day Distribution

Time	Weekday		Saturday	
	Percent of Peak	Demand	Percent of Peak	Demand
12:00-4:00 AM	5%	7	5%	2
5:00 AM	5%	7	5%	2
6:00 AM	5%	7	5%	2
7:00 AM	13%	18	26%	8
8:00 AM	48%	67	65%	20
9:00 AM	88%	123	95%	29
10:00 AM	100%	140	100%	31
11:00 AM	100%	140	100%	31
12:00 PM	85%	119	99%	31
1:00 PM	84%	118	99%	31
2:00 PM	93%	130	97%	30

Hour-by-hour Analysis

Office building Land Use Code 710

Parking Demand Assessment

Project: Concord Development

Date: October 19, 2023

Analyst: TEC, Inc.

Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

Land Use: Shopping Center
LUC: 820
Size 25,400 SF

85th Peak Period Parking Demand (non-December):

Weekday: 3.68 vehicles per 1,000 SF x 25,400 SF = **93 vehicles**
Saturday: 3.74 vehicles per 1,000 SF x 25,400 SF = **95 vehicles**

Parking Demand - Time of Day Distribution

Time	Weekday		Saturday	
	Percent of Peak	Demand	Percent of Peak	Demand
12:00-4:00 AM	5%	5	5%	5
5:00 AM	5%	5	5%	5
6:00 AM	5%	5	5%	5
7:00 AM	5%	5	5%	5
8:00 AM	15%	14	27%	26
9:00 AM	32%	30	46%	44
10:00 AM	54%	50	67%	64
11:00 AM	71%	66	85%	81
12:00 PM	99%	92	95%	90
1:00 PM	100%	93	100%	95
2:00 PM	90%	84	98%	93

Hour-by-hour Analysis

Shopping Center Land Use Code 820

Parking Demand Assessment

Project: Concord Development

Date: October 19, 2023

Analyst: TEC, Inc.

Source: Institute of Transportation Engineers - *Parking Generation - 5th Edition*

Land Use: Multifamily Housing Low-Rise

LUC: 220

Size: 26 Units

85th Peak Period Parking Demand:

Weekday: 1.52 vehicles per unit X 26 DU = 40 vehicles

Saturday: 1.61 vehicles per unit X 26 DU = 42 vehicles

Parking Demand - Time of Day Distribution

Time	Weekday		Saturday	
	Percent of Peak	Demand	Percent of Peak	Demand
12:00-4:00 AM	100%	40	93%	39
5:00 AM	97%	39	100%	42
6:00 AM	90%	36	98%	41
7:00 AM	77%	31	96%	40
8:00 AM	56%	22	92%	39
9:00 AM	45%	18	80%	34
10:00 AM	40%	16	78%	33
11:00 AM	37%	15	71%	30
12:00 PM	36%	14	68%	29
1:00 PM	36%	14	66%	28
2:00 PM	37%	15	65%	27

Hour-by-hour Analysis

Multi-family Low Rise Land Use Code 220