

PROPOSED REGULATIONS – TO REPLACE SECTION 10. OFF STREET PARKING AND LOADING (BELOW PROPOSED)

Section 10. Site Plan Review

10.1 Purpose:

The purpose of this section is to protect the safety, public health, convenience and general welfare of the inhabitants of the Town of Seekonk by providing detailed review of the design and layout of certain developments which may have a substantial impact upon the character of the Town and upon traffic, utilities and services therein.

10.2 Powers and Administrative Procedures:

All site plans are subject to the review and approval by the Planning Board (Board). The Board shall impose any conditions they find reasonably appropriate to improve the site design as based on the design standards below.

10.3 Applicability:

Any construction or alteration of a non-residential structure or change of use of a building or property to a non-residential use that would necessitate an on-site change to any of the design standards of 10.6 shall be subject to Site Plan Review.

10.4 Pre-Application Review:

The applicant is strongly encouraged to request a pre-application review with the Town Planner, Building Official, Health Agent, Conservation Agent, Fire Chief, Water Superintendent and Public Works Superintendent. The purpose of this review is to outline the applicant's preliminary plan and receive comments from the members of the town staff listed above so as to minimize the applicant's costs for engineering and other technical experts that may arise throughout the development process.

10.5 Procedure:

For a Site Plan Review application to be deemed complete, the following must be submitted:

1. Site Plan Review application
2. A filing fee of \$100
3. Certificate of Good Standing from the Town Treasurer
4. Drainage plan/calculations, landscaping plan, lighting plan and traffic study or documentation that section 10.6.1.21 does not apply.

5. A site plan conforming to the applicable contents, as determined by the Board, of section 5.3 within the Rules and Regulations Governing the Subdivision of Land in Seekonk, Massachusetts

When reviewing an application for approval, the Board may determine that the assistance of outside consultants is warranted due to a project’s potential impacts. The cost of such outside consultants shall be borne by the applicant.

Prior to the issuance of a building permit, a site plan shall be submitted to the Planning Board for review of compliance with these By-Laws. A building permit shall not be issued without either an approved plan signed by the Clerk of the Planning Board or by indicated approval as follows. If the Planning Board does not act to reject such plan within sixty (60) consecutive days after receipt of a completed application, it shall be deemed to be acceptable and the plan shall be signed “Approved by Default” by the Town Clerk.

All construction will be completed within one year of approval in accordance with the approved plan.

10.6 Design Standards:

The following elements, in addition to any standards prescribed elsewhere in this by-law, shall be utilized by the Board in considering all site plans.

10.6.1. Parking Requirements

10.6.1.1 Number of Spaces: Off-street parking shall be provided in all districts for uses where off-street parking is required, according to the standards set forth in the following schedule.

10.6.1.2 Shared Parking: Where mixed primary uses occur, applicants may propose a reduction in parking requirements based on an analysis using data from the Institute of Traffic Engineers (ITE). For peak demands of non-competing uses, a reduction up to 75% of the parking requirements in 10.1.3 may be approved by the Planning Board. For peak demands of competing uses, a reduction up to 30% of the parking requirements in 10.1.3 may be approved by the Planning Board.

10.6.1.3 Parking Space Schedule

Land Use	Minimum	Maximum
Residential	2 per dwelling unit	2 per dwelling unit
Hotel or Motel	1 per guest room	1.2 per guest room
Place of assembly, church, meeting hall or room, club, lodge and country club	1 per five seats	1 per three seats

Restaurant, stadium, gymnasium, auditorium, arena	1 per five seats	1 per three seats
Theater	1 per four seats	1 per two seats
Bank	1 per 400 square feet of gross floor area	1 per 150 square feet of gross floor area
Commercial establishments at least 20,000 square feet	1 per 500 square feet of gross floor area	1 per 250 square feet of gross floor area
Commercial establishments less than 20,000 square feet	1 per 400 square feet of gross floor area	1 per 200 square feet of gross floor area
Automotive retail and service	1 per 2000 square feet of gross floor area	1 per 1000 square feet of gross floor area
Wholesale, warehouse, or storage establishment	1 per each employee on the largest shift	1.2 per each employee on the largest shift
Medical or dental office	2 per each doctor plus one for each employee	3 per each doctor plus one for each employee
Hair, Nail, Massage, Tattoo establishment	2 per each practitioner plus one for each employee	3 per each practitioner plus one for each employee
Hospital	1.5 per bed	2 per bed
Nursing Home	0.25 per bed	0.5 per bed
Business, trade or industrial school or college	1 per 400 square feet of gross floor area	1 per 200 square feet of gross floor area
School or college dormitory facilities	1 per resident	1.2 per resident
Other schools	4 per classroom	2 per classroom
Office	1 per 500 square feet of gross floor area	1 per 300 square feet of gross floor area
Golf course	1.5 per green	2 per green
Tennis court	1.5 per court	2 per court
Swimming pool or skating rink	1 per four spectator capacity	1 per four spectator capacity plus one per each 1000 square feet of gross floor area
Sports field	1 per six spectator capacity	1 per four spectator capacity
Amusement park	1 per each 600 square feet of amusement area	1 per each 300 square feet of amusement area
Ranges (golf, batting, etc.)	1 per station	1.5 per station
Campgrounds	2 per campsite	2.5 per campsite
Public utility	1 per 400 square feet of gross floor area	1 per 200 square feet of gross floor area
Manufacturing or industrial establishments	1 per each three employees of the largest working shift	2 per each three employees of the largest working shift

The Planning Board shall determine the closest similar use for any use permitted by these By-Laws not interpreted to be covered by this schedule. Only the primary land use needs to be considered in

calculating the required parking spaces. The Planning Board may suggest an appropriate number of spaces for a specified land use within the range of minimum and maximum parking spaces. Handicapped spaces shall be in conformance with 521 CMR and an appropriate notation stating such conformance shall be placed on the prepared site plan.

10.6.1.4 Dimensions: Each off-street parking space shall be a minimum of nine (9) feet in width by twenty (20) feet in length. Each off-street handicapped parking space shall be a minimum of twelve (12) feet in width by twenty (20) feet in length. In the case of angle parking, the minimum dimensions for stalls and aisles shall be in compliance with the Institute of Traffic Engineers (ITE) standards.

10.6.1.5 Aisle and Entrance Dimensions: The minimum width of aisles and entrance drives providing access to more than two spaces shall be at least 24 feet wide. On lots where one entrance and exit driveway or access is constructed, the access shall not exceed fifty-four (54) feet in width. Where two or more driveways or accesses are constructed, the accesses shall each not exceed thirty (30) feet in width. For automotive service stations, the maximum width shall be thirty-two (32) feet for each driveway or access.

10.6.1.6 Off-Street Loading: For every building hereafter erected and for every use hereafter established in an existing building or area, the off-street loading requirements presented in the Loading Space Schedule apply. Provided however, that for any building existing prior to October 2, 1973, but not expanded after such date, the Zoning Board of Appeals may grant a variance to allow for on or off loading on the street where conditions unique to the use reasonably justify such loading.

10.6.1.7 Loading Space Schedule

Use	Minimum number of loading spaces per units
All uses under 5000 square feet	No minimum, sufficient provision to eliminate all on or off loading on the street pursuant to normal economic activity
Retail trade, manufacturing and hospital establishments with over 5000 square feet of gross floor area	1 per 20,000 square feet or fraction thereof of gross floor area up to two spaces; one additional space for each 60,000 square feet or fraction thereof of gross floor area over 40,000 square feet; spaced used for ambulance receiving at a hospital is not to be used to meet these loading requirements.
Business services, other	1 per 75,000 square feet or fraction thereof of gross floor area up to two spaces; one additional space for each 20,000 square feet or fraction thereof of gross floor area over 150,000 square feet

- 10.6.1.8 Dimensions: Each space for off-street loading shall be a minimum of five (5) feet longer than and four (4) feet wider than the largest vehicle which shall use the loading space. Each loading space shall have a vertical clearance of at least fourteen (14) feet. Each loading space shall have an additional area adequate for parking, loading, and maneuvering off any public street, sidewalk, or any portion thereof.
- 10.6.1.9 Computation of Spaces: When the computation of required parking or loading spaces results in the requirements of a fractional space, any fraction over $\frac{1}{2}$ shall require one additional space.
- 10.6.1.10 Location of Parking Spaces: Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve, or when practical difficulties prevent their establishment upon the same lot, the Planning Board shall rule upon the acceptability of alternative plans.
- 10.6.1.11 Rental Spaces: No lot in common ownership shall contain more than two spaces for rental or lease except as an understood accessory to rental of a room on the same lot.
- 10.6.1.12 The location of spaces shall be suitably marked by painted lines or other appropriate markings.
- 10.6.1.13 A substantial bumper of concrete, steel, or heavy timber, or a concrete curb or berm curb which is backed, or a natural berm, shall be so located at the edge of surfaced areas except driveways as to protect abutting structures, properties, sidewalks, and landscaping.
- 10.6.1.14 No parking or loading area shall be used for the sale, repair, display, storage, dismantling or servicing of any vehicle, equipment, merchandise, material or supplies except as specifically permitted by these By-Laws in conjunction with uses directly involving sale, servicing, storage or repair of vehicles in districts where such uses are permitted.
- 10.6.1.15 Parking and loading spaces other than those for single-family or two family dwellings shall be so arranged as not to require backing of vehicles onto any public street.
- 10.6.1.16 No portion of any entrance or exit driveway shall be closer than fifty (50) feet to the nearest edge of the legal layout of an intersecting street.
- 10.6.1.17 All parking areas shall have clearly defined traffic flow into and out of the area and throughout the lot. Traffic moving in one direction may be required to be separated from traffic moving in an opposite direction at the entrance and exit to the parking lot by barrier, striping, rumble strip or the like, as determined to be

necessary by the Planning Board. The flow pattern shall direct traffic into parking units. All driveways shall be clearly identified as to exit and/or entrance and direction of traffic flow. Where possible, curb-cuts shall be located on secondary roads and limited to only one on primary roads.

- 10.6.1.18 Curbing and walkways wherever developed shall meet all standards for curbing and walkways specified in the effective Rules & Regulations Governing the Subdivision of Land in the Town of Seekonk.
- 10.6.1.19 All parking spaces shall be accessible from the driving aisles or lanes by a single turn.
- 10.6.1.20 Display lots for motor vehicle sales shall be considered parking lots but are allowed to be exempted from the Landscaping requirements of 10.5.3.2 and 10.5.3.3 as long as there is provided, adjacent to and parallel with the street lot line, a landscaped setback area not less than twenty (20) feet in depth except in the area covered by access drives. No vehicle shall be parked in the landscaped area or nearer than twenty (20) feet from the street lot line.
- 10.6.1.21 If the proposed development may generate 100 or more additional peak hour trips, based on the Institute of Traffic Engineers (ITE) Trip Generation Handbook, or if the Board determines that a safety or capacity deficiency exists, a traffic impact analysis prepared by a registered professional engineer shall be submitted by the applicant of existing conditions and future conditions with the proposed development.
- 10.6.1.22 The Planning Board may require parking lots of adjacent properties be connected so as to prevent multiple entrances and exits on to the public streets by consumers.

10.6.2 Drainage

- 10.6.2.1 Any increase in the rate and or volume of stormwater runoff from existing conditions to the proposed conditions shall be prohibited unless said runoff can be captured onsite with drainage facilities designed to handle 100-year storm events. No drainage facilities shall dispose any runoff onto abutting properties.

10.6.3 Landscaping

- 10.6.3.1 A minimum 10 foot landscaped buffer around the perimeter of all sites shall be provided. A 25 foot buffer containing landscaping, a grassed earth berm, a fence, masonry wall or some combination of these screening devices, shall be provided on

each side which adjoins or faces the side or rear lot line of a parcel in residential use or in a residence district.

- 10.6.3.2 Each double row of parking spaces shall be terminated by landscaped islands which measure not less than ten feet in width and not less than 36 feet in length. The interior of parking lots shall have at a minimum landscaped center islands at every other double row. Pedestrian paths may be incorporated within the landscaped area provided a minimum of four feet, exclusive of paved areas, is maintained for all landscaped areas.
- 10.6.3.3 The interior of parking areas shall be shaded by deciduous trees, which at maturity, each tree shall be presumed to shade a circular area having a radius of 15 feet with the trunk as the center. There must be sufficient trees so that, using this standard, 30 percent of the parking will be shaded.
- 10.6.3.4 Landscaping shall be so designed as to prevent parking or driving on any portion of a landscaped area. Landscaping shall be all live vegetation.
- 10.6.3.5 Landscaping shall include trees or shrubs of a potential height of at least three (3) feet sufficiently spaced to define and screen the area in the event the landscaping is inadequately maintained. Landscaping shall not interfere with a safe view of traffic or pedestrian flow.
- 10.6.3.6 Garbage collection, recycling areas, utility areas and other outside storage areas shall be screened by a buffer strip a minimum of five feet wide along three sides of such a facility in accordance with article I of chapter 6 (Garbage, Trash and Refuse). Planting material should include a mixture of evergreen trees and shrubs.

10.6.4. Lighting: The following shall be the minimum illumination levels measured in footcandles for all parking spaces serving the designated uses:

Industrial - 1.0; Commercial - 2.0; Shopping Centers - 3.0

The maximum spillover illumination to adjacent property shall be 1.0 footcandle. No areas shall be floodlit. Drives and parking areas shall not be illuminated by lighting fixtures higher than twenty (20) feet. Sidewalks shall not be illuminated by lighting fixtures higher than fifteen (15) feet. All lighting fixtures shall be shielded to have a total cutoff of all light at less than ninety (90) degrees. The total cutoff of all light shall occur within the property lines of the parcel to be developed.

10.6.5. Drive-thrus

10.6.5.1 Drive-through facilities shall provide a minimum of 10 stacking spaces for donut shops, fast-food restaurants and banks and a minimum of 4 stacking spaces for pharmacies. If an order board and a transaction window are proposed, a minimum of 4 spaces between the two shall be provided. The stacking spaces may be divided between

if more than one board and/or window are proposed. A minimum of 3 stacking spaces to exit the facility shall also be provided.

10.6.5.2 Each stacking space shall be a minimum of 20 feet in length and 10 feet in width along straight portions and 12 feet in width along curved segments of the stacking lanes.

10.6.5.3 Stacking lanes shall be delineated from traffic aisles, other stacking lanes and parking areas with striping, curbing, landscaping, alternative paving materials or raised medians. Said lanes shall be designed to prevent circulation congestion and shall not impede access into or out of parking spaces, pedestrian traffic, refuse/recycling areas and loading areas. An emergency by-pass lane shall be provided with all drive-through facilities.

10.6.6. Architectural Guidelines

The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roof line, arrangement of openings, color, exterior materials, proportion and scale of existing buildings in the vicinity.

10.6.7. Sustainable design incentives

The Board may waive any standards within the Site Plan Review section if any LEED certified standards or LID techniques are provided on the subject property.

10.7 Compliance:

An as-built, certified by a registered professional land surveyor or engineer shall be submitted to the Planning Board and Building Inspector before the issuance of a permanent occupancy permit. The as-built plan shall attest to a development's conformity to its approved site plan by indicating landscaping, buildings, drainage flow, number of parking stalls, and limits of parking areas and drives.

Any changes in the approved site plan, or in the activity to be conducted on the site shall be submitted to the Planning Board for review and approval.

10.8 Appeals:

Any person aggrieved by a decision of the Board under this section, may appeal to the Superior Court, the Land Court or the District Court pursuant to Chapter 40A of the Massachusetts General Laws.

EXISTING REGULATIONS

SECTION 10. OFF-STREET PARKING AND LOADING

10.1 PARKING REQUIREMENTS

~~10.1.1 Number of Spaces: Off-street parking shall be provided in all districts for uses where off street parking is required, according to the standards set forth in the following schedule.~~

~~10.1.2 Mixed Uses: Where mixed uses occur, the parking and loading spaces required shall be the sum of the requirements for the several individual uses, computed separately unless it can be demonstrated to the Board of Appeals under a variance application that the need for parking occurs at different times and that adequate spaces will exist to handle the requirements for each use.~~

~~10.1.3 Parking Space Schedule~~

LAND USE ACTIVITY	MINIMUM NUMBER OF OFF STREET PARKING SPACES
Employees	One per each employee in addition to other land uses and their required spaces as outlined below.
Handicapped Spaces	One per establishment and/or use, with a maximum of 10%, inclusive, of total parking required. These spaces shall be a maximum distance of 50' from any accessible entrance, suitable displayed, with a safe means of access/egress. This is in addition to the land uses and their required spaces within this section.
Residential	Two per dwelling unit.
Hotel or Motel	One per guest room.
Place of assembly, church, meeting	One per each four seats of total seating hall or room, club, lodge and capacity or one per 400 sq. ft. of gross floor country club area, whichever is greater.
Restaurant, stadium, gymnasium	One per each three seats of total seating auditorium, arena capacity.
Theater	One per each two seats of total seating capacity.

Bank	One per each 150 square feet of gross floor area or fraction thereof.
Commercial establishments serving the general public (except automotive service retail establishments)	One per each 200 square feet of gross
Automotive retail and service	One per each 1,000 square feet of gross floor area or fraction thereof.
Wholesale, warehouse, or storage establishment	One per each employee on the largest shift.
Medical or dental clinic or office	Three per each doctor plus one for each employee.
Hospital	Two per bed at design capacity.
Nursing home	One per two beds.
Business, trade or industrial school	One per each 200 square feet of gross floor or college area in classrooms and other teaching stations.
School or college dormitory	One space per person of ultimate dormitory facilities resident capacity.
Other schools	Two per classroom in an elementary and junior high school; four per classroom in a senior high school plus any other "mixed use" requirements.
Office	One per 300 square feet of gross floor area, or one per each employee, whichever is greater.
Golf course	Two per green.
Tennis court	One per four spectator capacity and two per court.
Swimming pool, skating rink	One per four spectator capacity plus one per each 1,000 square feet of gross floor area.

Sports field	One per four spectator capacity.
Amusement park	One per each 300 square feet of amusement area.
Ranges (golf, batting, etc.)	One and one half per station.
Campgrounds	Two and one half per campsite.
Public utility	One for each 200 square feet of gross floor area.
Manufacturing or industrial establishments	Two per each three employees in the largest working shift.
Any use permitted by these By Laws not interpreted to be covered by this schedule	Closest similar use as determined by the Planning Board.

10.1.4 **Dimensions:** Each off street parking space shall be a minimum of nine (9) feet in width by twenty (20) feet in length. Each off street handicapped parking space shall be a minimum of twelve (12) feet in width by twenty (20) feet in length. In the case of angle parking, the measurement of the width shall be perpendicular to the parking line.

10.1.5 **Aisle and Entrance Dimensions:** The minimum width of aisles and entrance drives providing access to more than two spaces shall be at least 24 feet wide. On lots where one entrance and exit driveway or access is constructed, the access shall not exceed fifty four (54) feet in width. Where two or more driveways or accesses are constructed, the accesses shall each not exceed thirty (30) feet in width. For automotive service stations, the maximum width shall be thirty two (32) feet for each driveway or access.

10.2 LOADING REQUIREMENTS

10.2.1 **Off-Street Loading:** For every building hereafter erected and for every use hereafter established in an existing building or area, the off street loading requirements presented in the Loading Space Schedule apply. Provided however, that for any building existing prior to October 2, 1973, but not expanded after such date, the Zoning Board of Appeals may grant a variance to allow for on or off loading on the street where conditions unique to the use reasonably justify such loading.

10.2.2 **Loading Space Schedule**

USE	MINIMUM NUMBER OF LOADING SPACES PER UNIT
All uses under 5,000 sq.ft. gross floor area	No minimum; sufficient provision to eliminate all on or off loading on the street pursuant to normal economic activity.
Retail trade, manufacturing and 5,000 square feet of gross floor area	One per 20,000 square feet or fraction thereof of gross hospital establishment with over floor area up to two spaces; one additional space for each 60,000 square feet or fraction thereof of gross floor area over 40,000 square feet; space used for ambulance receiving at a hospital is not to be used to meet these loading requirements.
Business services, other.	One per 75,000 square feet or fraction thereof of gross floor area up to two spaces; one additional space for each 20,000 square feet or fraction thereof of gross floor area over 150,000 square feet.
10.2.3	<u>Dimensions:</u> Each space for off street loading shall be a minimum of five (5) feet longer than and four (4) feet wider than the largest vehicle which shall use the loading space. Each loading space shall have a vertical clearance of at least fourteen (14) feet. Each loading space shall have an additional area adequate for parking, loading, and maneuvering off any public street, sidewalk, or any portion thereof.

10.3 GENERAL REQUIREMENTS

- ~~10.3.1 **Change in Use:** Whenever after the date of this By Law, there is a change in the use of ownership of the premises, except residential, or in the floor area, or number of employees, or other unit of measurement specified in the foregoing Parking Space and Loading Space Schedules, off street parking and loading facilities shall be provided on the basis of the adjusted needs as determined by the aforesaid Schedules. If there has been a change in the lawful use of the premises after October 2, 1973, of any building existing prior to October 2, 1973, the petitioner, after clearly demonstrating to the Planning Board that it is impossible due to the physical structure on the property to provide additional off street parking and loading, shall be exempt from the provisions of this section.~~
- ~~10.3.2 **Existing Spaces:** Parking or loading spaces being maintained in any district in connection with any existing use on the effective date of this By Law, or any spaces subsequently provided in accordance with this By Law, shall not be decreased in~~

number so long as said use remains, unless a reduced number of parking or loading spaces conforms to the requirements of the parking and off-street loading schedules.

~~10.3.3 **Computation of Spaces:** When the computation of required parking or loading spaces results in the requirements of a fractional space, any fraction over ½ shall require one additional space.~~

~~10.3.4 **Location of Parking Spaces:** Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve, or when practical difficulties prevent their establishment upon the same lot, the Zoning Board of Appeals shall rule upon the acceptability of alternative plans.~~

~~10.3.5 **Combined Facilities:** Parking required for two or more buildings or uses may be provided in combined facilities on the same or contiguous lots, where it is evident that such facilities will continue to be available for the several buildings or uses, regardless of ownership, with Planning Board approval.~~

~~10.3.6 **Rental Spaces:** No lot in common ownership shall contain more than two spaces for rental or lease except as an understood accessory to rental of a room on the same lot.~~

~~10.3.7 **Location of Loading Spaces:** The loading spaces required for the uses listed in the Loading Space Schedule shall in all cases be on the same lot as the structure or use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this By-Law.~~

~~10.3.8 **Illumination:** The following shall be the minimum illumination levels measured in footcandles for all parking spaces serving the designated uses:~~

~~**Industrial - 1.0; Commercial - 2.0; Shopping Centers - 3.0**~~

~~Any fixture used to illuminate any area shall be so arranged as to direct the light away from the street and away from adjoining premises used for residential purposes, and the sources of the light shall not be visible therefrom. The maximum spillover illumination to adjacent property shall be 1.0 footcandle.~~

~~10.3.9 **Permits Required:** Prior to the issuance of a building permit, a plan for parking areas and loading areas shall be submitted to the Planning Board for review of compliance with these By-Laws. A building permit shall not be issued without either an approved plan signed by the Clerk of the Planning Board or by indicated approval as follows. If the Planning Board does not act to reject such plan within twenty-four (24) consecutive days after receipt of the plan, it shall be deemed to be acceptable and the plan shall be signed "Approved by Default" by the Town Clerk.~~

~~10.3.9.1 The Planning Board and petitioner shall agree upon a reasonable time period within which the construction of parking and loading areas will be completed in accordance with the approved plan.~~

- ~~10.3.10 **Filing Fee:** The fee for submission of parking plans for approval by the Planning Board is \$2.00 per parking and loading space; \$25.00 minimum fee, to be delivered to the Planning Board with the Application for Approval of Parking and Loading Plan and site plan.~~
- ~~10.3.11 Parking and loading plans shall be designed by a Professional Engineer unless this requirement is waived by the Planning Board.~~

~~10.4 PARKING AND LOADING AREA STANDARDS~~

- ~~10.4.1 All Parking and loading areas containing over five (5) spaces in total combination shall be either contained within structures or subject to the following.~~
- ~~10.4.1.1 The area shall be screened with landscaping, a grassed earth berm, a fence, masonry wall or some combination of these screening devices, or each side which adjoins or faces the side or rear lot line of a parcel in residential use or in a residence district.~~
- ~~10.4.1.2 The area and access driveways thereto shall be surfaced with bituminous or cement concrete material, unless the provisions of Section 9.4.4 apply, and shall be graded and drained so as to dispose of all surface runoff in a manner harmless to abutting properties.~~
- ~~10.4.1.3 The location of spaces shall be suitably marked by painted lines or other appropriate markings.~~
- ~~10.4.1.4 A substantial bumper of concrete, steel, or heavy timber, or a concrete curb or berm curb which is backed, or a natural berm, shall be so located at the edge of surfaced areas except driveways as to protect abutting structures, properties, sidewalks, and landscaping.~~
- ~~10.4.1.5 No parking or loading area shall be used for the sale, repair, display, storage, dismantling or servicing of any vehicle, equipment, merchandise, material or supplies except as specifically permitted by these By-Laws in conjunction with uses directly involving sale, servicing, storage or repair of vehicles in districts where such uses are permitted.~~
- ~~10.4.1.6 A minimum ten (10) foot deep landscaped area shall be provided along the street lot line(s) when parking or driveways are planned in the required front yard area, exempting access and egress, and in conformance with Sections 10.5.3.3 and 10.5.3.4.~~

~~10.4.1.7 Parking and loading spaces other than those for single family or two family dwellings shall be so arranged as not to require backing of vehicles onto any public street.~~

~~10.4.1.8 No portion of any entrance or exit driveway shall be closer than fifty (50) feet to the nearest edge of the legal layout of an intersecting street.~~

10.5 ~~PARKING LOT LAYOUT~~

~~10.5.1 All parking areas shall have clearly defined traffic flow into and out of the area and throughout the lot. Traffic moving in one direction may be required to be separated from traffic moving in an opposite direction at the entrance and exit to the parking lot by barrier, striping, rumble strip or the like, as determined to be necessary by the Planning Board. The flow pattern shall direct traffic into parking units. All driveways shall be clearly identified as to exit and/or entrance and direction of traffic flow.~~

~~10.5.2 Traffic intersections throughout parking areas shall be designed with use of devices such as islands containing landscape plantings of trees and shrubs, curbing and intersecting lanes at angles designed to guide turning vehicles into the normal flow of traffic.~~

~~10.5.3 Parking units shall not include more than twenty five (25) adjacent spaces. Parking units shall be defined by landscaping in conformance with other requirements of this article. Any number of units is permissible.~~

~~10.5.3.1 An area equivalent to a minimum of twenty (20) percent of the paved area shall be provided in addition to said paved area for landscaped parking unit dividers, landscaped islands, pedestrian walkways and perimeter landscaping. Landscaping shall be arranged on the lot so that a landscaped area shall be within 100' from any point on the lot.~~

~~10.5.3.2 Landscaping shall be so designed as to prevent parking or driving on any portion of a landscaped area. Refer to 10.4.1.4.~~

~~10.5.3.3 Landscaping shall be all live vegetation combined with other landscaping materials excluding paved surfaces, except as in 10.5.3.5.~~

~~10.5.3.4 Landscaping shall include trees or shrubs of a potential height of at least three (3) feet sufficiently spaced to define and screen the area in the event the landscaping is inadequately maintained. Landscaping shall not interfere with a safe view of traffic or pedestrian flow.~~

~~10.5.3.5 Pedestrian walkways may be paved, but shall not exceed fifty (50) percent of areas required by 10.5.3.1. When pedestrian walkways need cross traffic lanes, crosswalks shall be clearly marked and identified.~~

- ~~10.5.4 Curbing and walkways wherever developed shall meet all standards for curbing and walkways specified in the effective Rules & Regulations Governing the Subdivision of Land in the Town of Seekonk.~~
- ~~10.5.5 All parking spaces shall be accessible from the driving aisles or lanes by a single turn.~~
- ~~10.5.6 Display lots for motor vehicle sales shall be considered parking lots but are allowed the following exemptions to layout regulations in Section 10.5 as long as there is provided, adjacent to and parallel with the street lot line, a landscaped setback area not less than twenty (20) feet in depth except in the area covered by access drives. No vehicle shall be parked in the landscaped area or nearer than twenty (20) feet from the street lot line.~~
- ~~10.5.6.1 Layout regulations 10.5.1 through 10.5.3.1, and 10.5.3.5 are waived.~~
- ~~10.5.6.2 Regulation 10.5.6 applies only if the display lot is separated in a manner to prevent public parking in the display lot.~~
- ~~10.5.6.3 The public parking area is subject to all the regulations of this section.~~
- ~~10.5.6.4 All regulations not specifically exempted apply.~~