

Amendment 753

AN ORDINANCE AMENDING THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO DRIVEWAYS AND FRONT YARD PAVING

Be it ordained by the City Council of the City of Worcester as follows:

Section 1. Article I, Section 2 of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended inserting the following new definition “COMMON DRIVEWAY” as follows:

“COMMON DRIVEWAY: A driveway serving two or more uses, located solely on the lots being served and meeting the requirements set forth in Article IV, Section 8.”

Section 2. Article I, Section 2 of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by deleting the definition for “DRIVEWAY” and inserting the following new definition in lieu thereof:

“DRIVEWAY: An improved access way, located on a lot, which provides vehicular access between the lot and an abutting street or way.”

Section 3. Article I, Section 2 of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by changing the term “PARKING AREA AISLE” to “PARKING AISLE”.

Section 4. Article I, Section 2 of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by deleting the definition for “PARKING FACILITY” and inserting the following new definition in lieu thereof:

“PARKING FACILITY: A portion of a lot which is used for the parking or temporary storage of motor vehicles and access thereto, including parking spaces, driveways and parking aisles. A parking facility may be located within a garage or structure (“PARKING STRUCTURE” as defined herein), or on an open area of a lot. A parking facility may be accessory to the principal use of the property, or itself a principal use.”

Section 5. Article I, Section 2 of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by inserting the following new definition “RESIDENTIAL DRIVEWAY” as follows:

“RESIDENTIAL DRIVEWAY: A driveway serving a single-family, two-family, or three-family residential use.”

Section 6. Article IV, Section 7(A)(2) of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by deleting the first paragraph in its entirety and inserting the following new paragraph in lieu thereof:

“The Zoning Board of Appeals, by special permit, shall have the authority to modify the parking dimensional and layout requirements specified in Table 4.4 Notes 2(b), 3 and 5; the loading requirements specified in Table 4.5; and, the number of required parking spaces specified in Table 4.4, up to one (1) parking space, or a maximum of ten percent (10%), whichever is greater, where it is demonstrated that with such modification there will be adequate space for off-street parking and/or loading to provide for the needs of the subject building or use.”

Section 7. Article IV, Table 4.4 OFF-STREET ACCESSORY PARKING REQUIREMENTS, of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by deleting Note 5 in its entirety and inserting the following new Note 5 in lieu thereof:

“**Note 5:** **a)** Parking location and layout requirements for all zoning districts

- i) The parking or storage of motor vehicles shall be permitted only in designated parking spaces or on residential driveways.
- ii) With the exception of residential driveways and common driveways, parking facilities shall be set back a minimum of five (5) feet from all boundary lines to provide a buffer area from abutting lots and shall also comply with the location requirements set forth below in Notes 5(b)(i) and 5(c)(i). The buffer areas shall consist of permeable surfaces and shall be appropriately landscaped in accordance with Article V, Section-5(C).
- iii) Residential driveways shall be set back a minimum of three (3) feet from side or rear boundary lines to provide a buffer area from abutting lots. The buffer areas shall only consist of permeable landscaped surfaces.
- iv) Driveways shall only pass longitudinally through buffer areas to connect to a street or an abutting property.

b) Additional requirements in residential zoning districts

- i) The parking or storage of motor vehicles is not permitted in the front yard within twenty-five (25) feet of the front boundary line, nor on corner lots in the exterior side yard

located within fifteen (15) feet of the exterior side boundary line, except the parking or storage of not more than two (2) motor vehicles shall be allowed within such areas on a residential driveway.

ii) Lots with eighty (80) feet of frontage or less shall be limited to one driveway. Lots with more than eighty (80) feet of frontage may have one additional driveway per additional eighty (80) feet of frontage.

iii) Impervious and semi-pervious surfaces, including concrete, asphalt, brick, pavers, crushed rock, river rock, or gravel, shall occupy no more than the following front yard or exterior side yard areas of a lot:

a) RS-10 zoning districts: thirty percent (30%);

b) RS-7 zoning districts: forty percent (40%); and,

c) RL-7 and RG-5 zoning districts: fifty percent (50%).

c) Additional requirements in non-residential zoning districts

i) The parking or storage of motor vehicles is not permitted in the front yard or required front yard setback, whichever is less, or the exterior side yard or required exterior side yard setback, whichever is less, except the parking or storage of not more than two (2) motor vehicles shall be allowed within such areas on a residential driveway.

d) Driveway design standards

i) Residential driveways shall have a maximum width of twenty two (22) feet, not including curb returns. All other driveways, except common driveways, shall have a minimum width of twelve (12) feet for one-way driveways, or twenty (20) feet for two-way driveways, and a maximum width of thirty (30) feet (24 feet preferred), not including curb returns.

ii) All driveways shall comply with applicable standards of the building code, fire code, Department of Public Works & Parks, and any other standards or regulations that may apply.

- e) In zoning districts where a fifteen (15) foot or less front yard is required, public fuel garages shall be constructed so that the center lines of the fuel pumps shall be at least fifteen (15) feet from any street right of way. In zoning districts where a twenty-five (25) foot front yard is required, the centerlines of the fuel pumps shall be at least twenty-five (25) feet from any street right of way.

Section 8. Article IV, Section 8(B)(4) of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by deleting the first paragraph in its entirety and inserting the following new paragraph in lieu thereof:

No accessory building or use may occupy any part of a required front yard or exterior side yard, except for driveways and parking facilities in accordance with the requirements of Article IV, Section-7, yard gardens without farm structures, farm stands, or as provided for in Article XVI, Section-3.

Section 9. Article IV, Section 8(D)(4) of the City of Worcester Zoning Ordinance, adopted April 2, 1991, be and is hereby amended by deleting the first paragraph in its entirety and inserting the following new paragraph in lieu thereof:

No accessory building or use may occupy any part of a required front yard or exterior side yard, except for driveways and parking facilities in accordance with the requirements of Article IV, Section-7, yard gardens without farm structures, farm stands, or as provided for in Article XVI, Section-3.

In City Council

April 28, 2020

Passed to be Ordained by a yea and nay vote of Eight Yeas and Three Nays



A Copy. Attest:

Nikolin Vangjeli

City Clerk