

**AN ORDINANCE AMENDING ARTICLE XV  
OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991  
RELATIVE TO THE ADAPTIVE REUSE OVERLAY DISTRICT**

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

**SECTION 1.** The Worcester Zoning Ordinance be and is hereby amended by deleting the existing Subsections A, C, and D of Article XV, Section 5- Parking Requirements, and inserting the following new Subsections 5A, 5C, and 5D as follows:

"A. Subject to Subsection 5(C) of this Article XV, for all new buildings and structures, the parking requirements of Table 4.4 of this Ordinance shall apply.

C. For reuse or substantial restoration of existing buildings or structures within the Adaptive Reuse Overlay District and new Multi-Family Dwelling buildings (low-rise and high-rise), the parking requirements of Table 4.4 of this Ordinance shall apply with the following exceptions:

1. All residential parking shall require 1.5 parking spaces for each dwelling unit; and
2. Office, professional/general uses shall require one (1) parking space for every 500 square feet of gross floor area.

D. In addition, notwithstanding anything to the contrary contained in Article IV, Section-7, the Planning Board shall be authorized to grant a special permit to modify parking, loading requirements, dimensional requirements for off-street parking and loading areas; landscaping requirements; intensity of use buffer area requirements; layout requirements and number of required spaces for uses permitted in the Adaptive Reuse Overlay District (by right or by special permit) pursuant to Section 3 of this Article. This provision shall only apply to Multi-Family Dwelling (low-rise and high-rise) uses (new or existing) and uses in the Adaptive Reuse Overlay District which are located in buildings or structures in existence as of October 22, 2022. Per **Article**

**IV, Table 4.4 Notes,** the required number of spaces cannot be reduced below (1) space per dwelling unit."

**In City Council**

**May 9, 2023**

**Passed to be Ordained by a yea and nay vote of Eleven Yeas and No Nays**

**A Copy. Attest:**

A handwritten signature in black ink, appearing to read 'Nikolin Vangjeli', is written over a rectangular area with a light green dot grid pattern.

**Nikolin Vangjeli**  
**City Clerk**