



ARTICLE 42 Parking and Loading Standards

Annual Town Meeting || April 27, 2026

*Kin Lau, Chair
Arlington Redevelopment Board*



Parking and Loading Standards

- Article 42 was a result of a discussion by members of the Redevelopment Board in December 2025, following approval of an applicant's request to reduce the drive aisle width on a proposed development to 22 feet from the required 24 feet.
- In reviewing mixed-use projects, it is difficult to balance the desire for larger commercial spaces with meeting parking requirements.
- Narrowing the drive aisle is a small change, but it creates an opportunity for slightly larger commercial spaces.
- In reviewing the bylaws of neighboring communities, the Board found that the widths vary between 20 to 24 feet, so the proposed change is in keeping with the requirements of other municipalities.



Drive Aisle Widths in Surrounding Communities

Town/ City	Required Minimum Drive Aisle Width (in feet)				
	Parallel	30°	45°	60°	90°
Melrose	12 one-way 20 two-way	11 one-way	13 one-way	18 one-way	20 residential/mixed-use with residential 24 all other uses
Belmont*	13 one-way	12 one-way	13 one-way	18 one-way	24 standard & compact
Winchester	12 one-way	11 one-way	13 one-way	18 one-way	20 one-way 22 two-way overnight 24 other two-way
Lexington	---	---	14 standard 13 compact	16 standard 15 compact	22 standard 20 compact
Cambridge	---	---	---	22 standard 20 compact 22 handicapped	22 standard 20 compact 22 handicapped
Somerville	12 one-way 20 two-way	---	12 one-way n/a two-way	12 one-way n/a two-way	n/a one-way 20 two-way

* Standards shall serve as a guide for Planning Board decisions





AMENDMENT TEXT

Article 42



AMENDMENT TEXT

Amend Section 6.1.11.C.(3), as follows:

6.1.11 Parking and Loading Space Standards

C. All parking and loading areas containing over five spaces, including automotive and drive-in establishments of all types, shall be paved and subject to the following:

(3) Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of ~~24~~ 22 feet in the case of two-way traffic or the following widths in the case of one-way traffic only:

Angle of parking	Minimum
Parallel	12 ft
30 deg	11 ft
45 deg	13 ft
60 deg	18 ft
90 deg	24 <u>22</u> ft

