

Parking

- space for each 500 square feet of total floor area.
- d. *Places of worship and religious facilities.* Refer to division 27 of this article.
- e. *Recreation facilities, indoor.* The minimum requirement is one parking space for each 150 square feet of total floor area.
- f. *Theaters, auditoriums, meeting halls, and other similar places of public assembly, not covered elsewhere.* The minimum requirement is one parking space for each four seats plus one space per employee
- g. *Carnivals, fairs, and amusement attractions and devices.* The minimum requirement is five parking spaces provided for each permanent amusement device.
- (4) **COMBINED USES.** The number of parking spaces required for combined uses shall be the total of the spaces required for each separate use established by this schedule. Exceptions are as follows:
- a. *Joint use of parking lots.* As provided in § 34-2018,
- b. *Multiple-occupancy complexes.* This subsection applies to multiple-occupancy complexes where five or more individual business establishments are located and which all share a common parking area. Specifically excluded from this subsection are theaters and hotels. Minimum requirements are as follows:
1. If the complex contains less than 25% of its gross floor area as restaurants, bars, and cocktail lounges, 2 spaces per 1,000 square feet.
 2. If the complex contains 25% to 50% of its gross floor area as restaurants, bars, and cocktail lounges, 4 spaces per 1,000 square feet.
 3. If the complex contains 50% to 75% of its gross floor area as restaurants, bars, and cocktail lounges, 6 spaces per 1,000 square feet.
 4. If the complex contains over 75% of its gross floor area as restaurants, bars, and cocktail lounges, 8 spaces per 1,000 square feet.
- (5) **USES NOT SPECIFICALLY LISTED.** Off-street parking for uses not specifically mentioned in this chapter shall be the same as for the uses most similar to the one sought.
- Sec. 34-2021. Reserved.**
- Sec. 34-2022. Seasonal parking lots.**
- (a) Temporary use permits (see §§ 34-3041, and 34-3050) may be issued for seasonal parking lots. Approval of seasonal parking lots can be for a single period of up to 8 months long, commencing on November 15 and continuing until July 15 (subsection 34-2022(b)); or for a single period of up to 3 years on a year-around basis (subsection 34-2022(c)). For the purposes of this section, temporary use permits for seasonal parking lots may also be issued for all or part of such time period and shall not be limited to 30 days as set forth in § 34-3041(d).
- (b) A seasonal parking lot approved for a single period of up to 8 months must comply with the following regulations:
- (1) A seasonal parking lot shall only be permitted on commercially zoned property.
 - (2) Ingress and egress to seasonal parking lots shall not be through a residential neighborhood or residentially zoned district.
 - (3) The applicant must submit to the director a parking plan, drawn to scale, indicating but not limited to the following: the location of access points, ropes, and posts, and the circulation pattern within the parking lot.
 - (4) Individual spaces in seasonal parking lots do not need to be delineated provided the end of each space and all aisles are clearly delineated with temporary posts and ropes.
 - (5) Seasonal parking lots do not need to be surfaced, and may be maintained as a grass area or otherwise in a dust-free manner.
 - (6) Seasonal parking lots shall be designed so as to permit vehicles exiting the lot to enter the street right-of-way in a forward motion. The seasonal parking lot, where applicable, shall utilize an existing entrance or exit, except that no additional traffic shall be directed onto residential streets. Where no access exists, a parking lot plan showing an

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- acceptable temporary access point(s) may be approved by the director.
- (7) If the seasonal parking lot is to be used at night, adequate lighting shall be provided for the driveway's ingress and egress points. The lighting shall be directed to eliminate glare on any other use.
 - (8) The seasonal parking lot shall be secured in a manner which will not permit ingress and egress except during the designated hours of operation.
 - (9) The seasonal parking lot shall not adjoin or be less than ten feet from residential uses or residentially zoned property.
 - (10) A parking attendant shall be required during the posted hours of operation of the seasonal parking lot.
 - (11) The seasonal parking lot shall only be used for the parking of operable motor vehicles, with no overnight parking or camping.
 - (12) The maximum hours of operation shall be from 7:00 A.M. until 10:00 P.M., unless extended by the director in writing.
 - (13) The parking spaces created through the approval of seasonal parking lots shall not be used for calculating off-street parking requirements as set out in § 34-2020.
 - (14) At intersections of parking lot entrances or exits with a street right-of-way or easement, no obstruction shall be planted or erected which materially obstructs the driver's view of approaching traffic or pedestrians (see § 34-3131).
 - (15) Seasonal parking lot signs must comply with requirements for commercial development signs in § 30-151, except that the signs may remain in use for the duration of the temporary use permit. These signs must be created and displayed in a professional manner. The town manager may require the removal of any signs that do not comply with these standards, or which remain visible after the expiration of the temporary use permit.
 - (16) The town manager may require visual screening between a seasonal parking lot and any residentially zoned or used property. If additional screening is requested by the town manager, it must be installed within 30 days of written notice to the property owner or parking lot operator or the temporary use permit will be null and void.
- (c) A seasonal parking lot approved for a single period of up to 3 years must comply with subsection 34-2022(b) and with the following additional regulations:
 - (1) Compliance with all applicable regulations must be demonstrated on a paving, grading, and drainage plan acceptable to the director.
 - (2) Where a seasonal parking lot abuts residentially zoned or used property, that portion of the parking lot shall be buffered by a continuous visual screen with a minimum opacity of 50 percent and a minimum height of three feet. This screen may contain a combination of walls, fences, railings, and shrubs. Walls, fences, and railings may not exceed the maximum heights established by this code. The visual screen may be located as close as one foot from the right-of-way or street easement line but not closer than five feet from the edge of a travel lane. The town manager may require more extensive screening if the height, character, and location of the screen does not or may not adequately protect the abutting property from excessive impacts from the seasonal parking lot. Additional screening as requested by the town manager must be installed within 30 days of written notice to the property owner or parking lot operator, or the temporary use permit will be null and void.
 - (3) Where a seasonal parking lot abuts a street, that portion of the parking lot shall be buffered by a continuous visual screen with a minimum opacity of 25 percent and a minimum height of three feet. This screen may contain a combination of walls, fences, railings, and shrubs. The visual screen may be located up to one foot from the right-of-way or street easement line.
 - (4) Seasonal parking lot signs must comply with requirements for individual business establishment signs in § 30-153. These signs must be created and displayed in a professional manner. The town manager may require the removal of any signs that do not comply with these standards, or which

remain visible after the expiration of the temporary use permit.

(d) Seasonal parking lots remaining in use for longer than three years are considered to be permanent shared parking lots and must be constructed to this division's standards for single-purpose parking lots, including landscape buffering. Permanent shared parking lots must be approved by special exception (see § 34-2015(2)b.).

Secs. 34-2023--34-2030. Reserved.

**DIVISION 26-A.
PERFORMANCE STANDARDS**

Sec. 34-2031. Performance standards, environmental quality.

All uses and activities permitted by right, special exception, or temporary use permit in any zoning district, including planned development districts, shall be constructed, maintained, and operated so as to:

- (1) comply with all local, state, and federal air, and noise, and water pollution standards, and
- (2) not adversely impact water quality.

Sec. 34-2032. Performance standards, creation of nuisance.

All uses and activities permitted by right, special exception, or temporary use permit in any zoning district, including planned development districts, shall be constructed, maintained, and operated so as to:

- (1) not be injurious or offensive and thereby constitute a nuisance to the owners and occupants of adjacent premises, nearby residents, or to the community, by reason of the emission or creation of noise, vibration, smoke, dust, or other particulate matter, toxic or noxious waste materials, odors, fire or explosive hazard, light pollution, or glare; and
- (2) not cause light from a point source of light to be directed, reflected, or refracted beyond the boundary of the parcel or lot, onto adjacent or nearby residentially zoned or used property or onto any public right-of-way, and thereby constitute a nuisance to owners or occupants

of adjacent premises, nearby residents, or to the community; and

- (3) ensure all point sources of light and all other devices for producing artificial light are shielded, filtered, or directed in such a manner as to not cause light trespass; minimum standards are provided in division 20 of this article.

Secs. 34-2033--34-2050. Reserved.

**DIVISION 27. PLACES OF WORSHIP
AND RELIGIOUS FACILITIES**

Sec. 34-2051. Property development regulations.

Places of worship and religious facilities shall adhere to the dimensional regulations of their zoning district (see Table 34-3).

Sec. 34-2052. Parking.

(a) *Places of worship.* Parking for places of worship shall be provided at the ratio of one parking space for each three seats within the sanctuary or main assembly hall, whichever is greater. Where benches, pews or other similar seating arrangements are used, each 24 lineal inches shall be counted as one seat.

(b) *Religious facilities.* Parking for religious facilities shall be the same as for places of worship, with additional parking for ancillary facilities as required in division 26 of this article; provided that, where the ancillary facilities will not be used at the same time, parking shall be based upon the peak anticipated attendance at any one time, for all facilities.

(c) *Parking on grass.* Up to 75 percent of the parking spaces required for the sanctuary or main assembly hall of a place of worship may be provided as parking on grass, provided the regulations set forth in the relevant sections of division 26 of this article, are met.

Sec. 34-2053. Expansion of existing place of worship.

Expansion of existing places of worship and religious facilities, lawfully existing as of August 1,