

5. The proportional relationship between the width and the height of the exterior walls of a proposed buildings.
6. The proportional relationship between the width and the height of doors and of windows.
7. The rhythm of ordered, recurrent alteration of solids and voids within front facades to assure appropriate rhythm of mass to openings.
8. The rhythm of the spacing of building masses to the spaces between buildings or structures.
9. The rhythm of spacing of walkways, entrances, porches or other projections.
10. The types, textures and colors of exterior buildings and trim materials, and of architectural details such as cornices, sills, lintels, arches, quoins, balustrades, iron work, chimneys, dormers, gutters, downspouts, and the like.
11. The type, material and proportions of the roof shapes.
12. The type, material and proportions of walls, fences, landscaping or other elements providing enclosure.
13. The arrangement and species of landscaping materials, if any.
14. The type and proportion of material used for sidewalks or other walkways.
15. Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

H. Limitations on the Commission's Authority

1. The Historic District Commission shall consider only the exterior features of a structure visible from an adjacent public way within a historic district, and shall not consider any interior arrangements.
2. The Historic District Commission shall not have the authority to approve uses not otherwise permitted by Section 305 of this Ordinance.
3. The Historic District Commission shall be strict in its judgment of plans for those structures deemed to be valuable according to studies performed for districts of historic or architectural value. The Commission shall be lenient in its judgment of plans for structures of little historic value or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding structures of the surrounding area.

4. The Historic District Commission is not required to limit new construction, alteration, or repairs to the architectural style of any one period.
5. The Historic District Commission shall not disapprove an application except on the basis of the criteria specified in Sub-Section G, above.

ARTICLE 6. OFF-STREET PARKING AND LOADING

600 Required Off-Street Parking Space

Off-street parking spaces shall be provided and satisfactorily maintained in accordance with the following provisions for each building or use which, after the effective date of this Ordinance, is established, erected, enlarged or altered for use for any of the following purposes in any district; for uses not specifically listed, the requirements for the most similar use listed shall be followed:

Use	One (1) Off-Street Parking Space Required for Each	Plus One (1) Off-Street Parking Space Required For Each
A. <u>RESIDENTIAL USES</u>		
1. Single family, two-family and multi-family dwellings.	0.5 dwelling unit (2 spaces per unit).	-----
2. Mobile Home Parks.	1 dwelling unit (mobile home).	-----
3. Conversions, rooming houses.	1 dwelling unit.	-----
4. Home occupations, home professional offices.	Non-resident employee.	100 Sq. Ft. of floor space used for the occupation or office.
B. <u>PUBLIC OR PRIVATE RECREATIONAL USES</u>		
1. Private or membership clubs or lodges.	6 members or 6 persons of total capacity.	Full-time employee.
2. Bowling alleys.	0.25 lanes (4 spaces per lane).	Full-time employee.

Use	One (1) Off-Street quired for Each	Plus One (1) Off- Street Parking For Each
3. Golf courses, driving ranges, miniature golf.	3 persons of total capacity.	Full-time employee.
4. Theaters, auditoriums, libraries, skating rinks, stadiums.	6 seats (bench capacity computed at one seat for each 20 inches).	Two full-time employees.
D. <u>INSTITUTIONAL AND EDUCATIONAL USES</u>		
1. Churches or other places of worship.	4 seats (bench capacity computed at one seat for each 20 inches).	100 Sq. Ft. of meeting room area plus one space for each two full-time employees.
2. Licensed hospitals.	3 patient beds.	Staff and visiting doctors, plus one space for each two full-time employees.
3. Medical or dental offices, clinics.	0.25 practitioner (4 spaces per practitioner).	Full-time employee.
4. Meeting or assembly halls for fraternal or civic organizations.	50 square feet of floor space.	Two full-time employees.
5. Schools, as listed in Section 304.D. 53-56.	0.8 faculty and other full-time employees (1.25 spaces per employee).	Two students aged 16 years or older (see Section 601.E).
E. <u>RETAIL AND COMMERCIAL SERVICES USES</u>		
1. Automobile servicing and repair.	1/4 service bay (4 spaces per bay).	Full-time employee.
2. Automobile, truck, furniture or appliance stores.	300 square feet of sales floor area.	Full-time employee.

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| 3. | Business service such as banks, credit unions. | 100 Sq. Ft. of floor area used for serving customers. | Full-time employee. |
| 4. | Professional offices such as real estate, insurance, consultants. | 200 Sq. Ft. of gross floor area. | Full-time employee. |
| 5. | Retail stores and business. | 100 Sq. Ft. of area used for serving customers. | Two full-time employees. |
| 6. | Funeral homes. | 4 seats for patron use or 50 Sq. Ft. of gross floor area. | Full-time non-resident employee. |
| 7. | Hotels, motels. | Rental room or suite. | Full-time employee. |
| 8. | Personal service businesses such as barber shops, photo shops, appliance repair. | 100 Sq. Ft. of floor area used for serving customers. | Two full-time employees. |
| 9. | Restaurants, taverns. | 3 seats for customers (booth capacity computed at 1 seat for each 20 inches). | Two full-time employees. |
| 10. | Drive-in restaurants. | 100 Sq. Ft. of gross floor area. | Table or booth, plus one space for each two counter stools, plus one space for each two employees. |
| 11. | Self-service laundromats. | Washing or dry-cleaning machine. | Two full-time employees. |
| 12. | Shopping centers and neighborhood convenience centers. | 167 Sq. Ft. of retail sales area (6 spaces per 1000 sq. ft.). | ----- |

F. MANUFACTURING AND INDUSTRIAL USES

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| 1. | Wholesaling and warehousing. | 200 Sq. Ft. of office and customer-service floor area. | 1.5 Full-time employees. |
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2. Manufacturing and industrial uses as listed in Section 304.F.

0.9 company officials, managers and the like.

1.5 other employees in the total of the two largest successive shifts, plus one space for each company vehicle based at the plant.

601 General Regulations Applying to Required Off-Street Parking Facilities

- A. Existing Parking -- Structures and uses in existence at the effective date this Ordinance shall not be subject to the requirements of this Article so long as the kind or extent of use is not changed, provided that any parking facility now serving such structures or uses shall not in the future be reduced below such requirement.
- B. Changes in Use -- Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwellings, seating capacity or otherwise to create a need, based upon the requirements of Section 600, for an increase of ten percent (10%) or more in the number of existing parking spaces, the number of additional spaces to be provided shall be based upon the incremental change or enlargement.
- C. Conflict with Other Uses -- No parking area shall be used for any other use that interferes with its availability for the parking need it is required to serve.
- D. Continuing Character of Obligation -- All required parking facilities shall be provided and maintained so long as the use which the facilities were designed to serve still exists. Off-street parking facilities shall not be reduced in total extent except when such reduction is in conformity with the requirements of this Article in conjunction with a change in the nature of the use.
- E. Joint Use
1. Two or more uses may provide for required parking in a common parking lot; the total number of spaces in such lot shall not be less than the sum of the spaces required for each use individually, unless such lot is provided as specified in sub-section E.(2), as follows.
 2. Up to fifty percent (50%) of the parking spaces required for (a) theaters, auditoriums, bowling alleys, or private clubs, and up to one hundred percent (100%) of the parking spaces required for churches or meeting halls, may be provided collectively and used jointly by (b) banks, offices, retail

stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in (a); provided, however, that a written agreement assuring the continued availability of such parking areas shall be properly drawn and executed by the parties concerned, approved as to legal sufficiency by the County Attorney, and filed with the application for the zoning permit.

- F. Fixed Uses -- Where a permitted use contains or includes more than one of the types of uses identified in Section 600, the number of parking spaces required shall be the sum of the computed requirements for the separate types of uses.
- G. Location of Parking Spaces -- Required off-street parking spaces shall be on the same lot or premises with the principal use served, or where this requirement cannot be met, within four hundred (400) feet walking distance of the principal use.
- H. Fractional Spaces -- Where the computation of required parking spaces results in a fractional number, only the fraction of one-half or more shall be counted as one.

602 Design Standards

The design standards specified in this Section shall be required for all new off-street parking facilities with a capacity of four (4) or more vehicles. Such facilities shall be designed so that their use shall not constitute a nuisance, or hazard, or unreasonable impediment to traffic.

- A. Parking lot dimensions shall be no less than those listed in the following table.

Angle of Parking	Width	Stall Depth	Aisle Width	
			One-Way	Two-Way
1. <u>Automobile Parking</u>				
90 Degrees	10'	20'	22'	24'
60 Degrees	10'	21'	18'	21'
45 Degrees	10'	20'	15'	18'
30 Degrees	10'	18'	12'	15'
Parallel	8'	22'	12'	18'
2. <u>Automobile and Trailer Parking</u>				
30 Degrees	10'	53'	15'	--

- B. Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
- C. The width of entrance and exit drives shall be:
 - (1) a minimum of twelve (12) feet for one-way use only;
 - (2) a minimum of twenty (20) feet for two-way use;
 - (3) a maximum of forty (40) feet at the street line.
- D. No parking areas shall be designed to require or encourage parked vehicles to back into public street in order to leave the lot.
- E. Except for areas that are landscaped and so maintained, all portions of required parking facilities, including driveways shall be graded, surfaced with asphalt or other suitable material, and drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties.
- F. All lighting fixtures used to illuminate parking areas shall be arranged to prevent glare into public streets and adjoining properties.
- G. Except where entrance and exit drives cross street lines, all parking areas for any purpose other than single family residences shall be physically separated from any public street by a concrete curb and by a planting strip which shall be not less than ten (10) feet in depth. This ten (10) foot planting strip shall be parallel to the street line and shall be measured from the future right-of-way.

603 Off-Street Loading Areas

- A. Off-street truck-loading berths shall be provided as an accessory to any use specified on the following page:
 - 1. For a public library, museum, or similar quasi-public institution, or governmental building, community center, hospital or sanitarium, nursing or convalescence home, institution for children or the aged, school, professional, governmental, or business offices, or laboratory establishments, with a gross floor area between ten thousand (10,000) and twenty-five thousand (25,000) square feet, one (1) additional berth for each additional twenty-five thousand (25,000) square feet, or fraction thereof.

2. For buildings with offices and retail sales and service establishments, with a gross floor area between eight thousand (8000) and twenty-five thousand (25,000) square feet, one (1) berth shall be provided, plus one (1) additional berth for each additional twenty-five thousand (25,000) square feet or fraction thereof.
 3. For manufacturing, wholesale and storage uses, and for drycleaning and rug cleaning establishments and laundries, with a gross floor area between five thousand (5000) and ten thousand (10,000) square feet, one (1) berth shall be provided, plus one (1) additional berth for each additional twenty thousand (20,000) square feet or fraction thereof.
- B. Each required off-street truck-loading berth shall be at least fifty-five (55) feet long, measured perpendicular to the loading dock, shall be at least fourteen (14) feet wide, and shall provide a minimum overhead clearance of sixteen (16) feet.
- C. Each required off-street truck-loading berth shall have unobstructed access to a public street. Such access may be combined with access to an off-street parking lot; provided, however, that all berths shall be designed so that maneuvering of trucks to reach the loading dock shall not require the use of any required off-street parking spaces or intrude into any street right-of-way. No off-street loading berth shall be located in any required front yard.
- D. All permitted or required loading berths shall be on the same lot as the use to which they are accessory, except that berths may be provided in spaces designed to serve jointly two (2) or more adjacent establishments, provided that the number of berths in such joint facilities shall not be less than the total required separately for all such establishments.

ARTICLE 7: SIGN REGULATIONS

700 Purpose

This article recognizes that signs perform an important function by identifying residences and businesses and that some control of signs is necessary to promote the community's safety and general welfare by lessening safety hazards to pedestrian and vehicular traffic, by conserving property values, by preventing unsightly and detrimental development which has a blighting influence upon residential, business and industrial uses, by preventing signs from reaching such excessive size that they obscure one another to the detriment of all concerned, and by securing fundamentals of design to protect the scenic qualities which form an essential basis for part of the Town's economic well-being.