



City of Hutto

Agenda

**Zoning Board of Adjustment Meeting
Wednesday, January 27, 2021 at 7:00 PM
City Council Chambers**

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

1. CALL SESSION TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Zoning Board of Adjustments on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on December 16, 2020.
[Zoning Board of Adjustment - 16 Dec 2020](#)

3 - 5

- 4.2. Consideration of a public hearing and possible action on a variance request #1.57 for the property located at 573 Chris Kelley Boulevard from the Building Envelope and Parking and Loading Space Number Standards, as outlined Chapter 4, Sections 10.403.4 and 10.405.9 of the Unified Development Code (UDC), to allow a reduction in the required parking spaces and exceed the maximum building height for a press box both at the stadium.

[Agenda Item Report - AIR-21-005 - Pdf](#)

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the **January 27, 2021** Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **January 22, 2021 by 5:00 P.M.**




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.



MINUTES

Zoning Board of Adjustment Meeting

6:30 PM - Wednesday, December 16, 2020
City Council Chambers

The Zoning Board of Adjustment of the City of Hutto was called to order on Wednesday, December 16, 2020, at 6:30 PM, in the City Council Chambers, with the following members present:

PRESENT: Member Maureen Rooker, Commissioner Randal Clark, and Parks Advisory Board Member Wendell Teltow

EXCUSED: Board Member David Meyer

1 CALL SESSION TO ORDER

Chair Randal Clark called meeting to order at 6:30 pm.

2 ROLL CALL

Member of City of Hutto staff present were Ashley Lumpkin, Executive Director Development Services and Ashby Grundman, Director of Development Services

3 PUBLIC COMMENT

Chair Randal Clark opened to public at 6:31 pm- Close public comment at 6:31 pm.

- a) Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

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4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on September 23, 2020.

A Motion was made by Commissioner Wendell Teltow to accept the meeting minutes for the Zoning Board of Adjustment regular meeting held on September 23, 2020 as written, Seconded by Commissioner Maureen Rooker. Motion passed 3 Ayes to 0 Nays

- b) Consideration of a public hearing and possible action on a variance request #1.56 for the property located at 1311 Chris Kelley Boulevard, Benzer Pharmacy, from the Bufferyard and Building Setback Standards as outlined in Chapter 4, Sections 10.403.3 and 10.403.6 of the Unified Development Code (UDC), to allow a reduction in the landscape screening and building setbacks.

Chair Randal Clark opened the public hearing at 6:53 pm and Barbara Marynowski-1016 Beacon Cove ,Perry Mitchell-1011 Beacon Cove and Richard Dry-1017 Beacon Cove, spoke on the following: Property Value, Loss of Landscaping, Noise factor
Chair Randal Clark closed the public hearing at 6:57 pm.

A motion was made by Commissioner Maureen Rooker to accept a variance request #1.56 for the property located at 1311 Chris Kelley Boulevard, Benzer Pharmacy, from the Bufferyard and Building Setback Standards as outlined in Chapter 4, Sections 10.403.3 and 10.403.6 of the Unified Development Code (UDC), to allow a reduction in the landscape screening and building setbacks with the condition that there will be a 6' masonry wall, seconded by Commissioner Wendell Telow. Motion passed 3 Ayes to 0 Nays

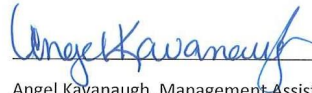
5 ADJOURNMENT

Having no further business meeting was adjourned at 7:01pm

6 CERTIFICATION

I certify that this notice of the **December 16, 2020** Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **December 11, 2020 at 3:00 P.M.**




Angel Kavanaugh, Management Assistant

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CAO

Mayor

Zoning Board of Adjustment

AGENDA ITEM REPORT



To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action on a variance request #1.57 for the property located at 573 Chris Kelley Boulevard from the Building Envelope and Parking and Loading Space Number Standards, as outlined Chapter 4, Sections 10.403.4 and 10.405.9 of the Unified Development Code (UDC), to allow a reduction in the required parking spaces and exceed the maximum building height for a press box both at the stadium.

Meeting: Zoning Board of Adjustment - 27 Jan 2021

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The applicant is proposing a renovation to the existing stadium. The renovation and addition would include a new press box and additional seating.

The proposed additional stadium seating will take the capacity of the stadium up to 10,000 occupants. The UDC requires 1 space per 5 seats, requiring 2,000 spaces for the capacity of the proposed stadium with the addition. Hutto ISD is proposing 1,362 spaces on site with an additional 213 at Nadine Johnson Elementary, creating a shortfall of 425 spaces. Staff understands that the stadium will not be at full capacity very often, maybe 5-10 times a year, and therefore this variance requests makes sense.

As far as the building height is concerned, Hutto ISD is proposing an 83 foot tall press box. This is 48 feet over the maximum allowed height for the SF-1 zoning district, which is 35 feet. The proposed press box complies with the maximum height allowed in the International Building Code, but is well beyond the UDC allowance.

The UDC Sections are attached to the staff report.

Staff Analysis:

1. *There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.*

Staff finds that the requested variance are requested on a self-created hardship.

2. *Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.*

The strict application of the UDC standards would not make this lot unusable.

3. *The variance is in harmony with the spirit of the UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.*

Staff finds that the requested parking variance is in harmony with the UDC, but the building height variance is not.

4. *Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.*

The conditions of the site are self-created by the applicant. The design and configuration of the proposed development would need variances as the press box is taller than the UDC allows and the site would be underparked per the code.

5. *The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.*

The requested variance does not confer any special privilege to the applicant that is not permitted on other similar properties.

6. *The variance is the minimum necessary to grant relief.*

Staff finds that the requested variances are the minimum needed to grant relief.

As of the writing of this staff report, staff has received 1 response to the public notice, which was in favor of the variance requests.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends that the Zoning Board of Adjustment approve the variance with the conditions that Hutto ISD have offsite shuttle service for the larger events.

ATTACHMENTS:

[LOI](#)

[Exhibits](#)

[UDC Sections](#)



December 1, 2020

City of Hutto Development Services Department
500 W. Live Oak St.
Hutto, Texas 78634

Reference: Modernizations and Improvements to Hutto Memorial Stadium
Hutto Independent School District
VLK Project No. 20-081.00

Attention Development Services Department:

Please accept this letter as an explanation of the requested variances, along with VLK Architects' findings of the review criteria, for land known as Hutto Memorial Stadium located at 573 Chris Kelley Blvd.

A. To reduce the parking required for assembly areas.

Per Table 10.405 of the City of Hutto Development Standards, a place of worship or assembly shall have a minimum 1 parking space per 5 seats. Improvements to Hutto Memorial Stadium will allow for 10,000 seats, requiring 2,000 parking spaces. After said improvements, the stadium will incur a new parking count of approximately 1,362 spaces. With overflow parking located adjacent to the site at Nadine Johnson Elementary, this would bring the total count to 1,575 spaces, leaving us 425 spaces under the required amount. As part of Hutto ISD's 2019 Bond Program, Hutto High School will undergo \$34 million dollars of additions and renovations improvements. This project is scheduled after completion of the stadium, with additional required parking to be addressed. To ensure proper phasing, Hutto ISD requests to maintain the current parking count to ensure paving improvements align with future work to the high school.

1. The existing parcel will undergo future renovations, presenting a unique condition that does not exist on adjacent parcels. The parcel is also a presently developed high school, leaving little room to expand the current parking count.
2. Application of the UDC would create an undue hardship on Hutto Independent school District (HISD), causing rework during later phased development.
3. The requested variance will not adversely affect adjacent properties, given the nature of future planned development, along with planned use of the site. Outside of 8 major events (7 home varsity football games and graduation), parking on the site will be largely unused.
4. The UDC will be addressed to its fullest intent during later phased construction.
5. Given the nature of its current use as an assembly, the allowed variance, combined with the anticipated 2019 Bond Program additions, would not present a special privilege otherwise afforded to similar zoning districts.
6. The minimum necessary to grant the variance includes maintaining the existing parking count, which will allow for future growth upon completion.

B. To increase the allowable building height for a new press box at Hutto Memorial Stadium.

Per table 10.403 of the City of Hutto Development Standards, zoning district SF-1 (presented improvements land) allows a max building height of 35 ft and 2.5 stories. We are requesting to build up to the height allowable by the International Building Code (IBC) per construction type IIA, which would equate to 85' and 4 stories (Table 504.3.)

1. The unique condition of the existing parcel is use for gatherings for stadium events that is not present elsewhere adjacent to the site. Building to the allowable height will align with other 6A high school stadiums throughout the state.
2. Strict application of the UDC would limit the use of the site as it currently stands. 35 feet is not an adequate height to fully develop the intended use of a stadium.
3. The variance will not adversely affect adjacent properties, as this site is currently used for large assemblies.
4. This request is not in disregard to the UDC; rather, if following the guidelines of the existing use of the site, combined with application of the IBC, the requested variance would further enhance the intended use.
5. Given the nature of its current use as a school, increasing the allowable height would not necessitate a special privilege otherwise afforded to similar zoning districts.
6. To fully develop the intended use, the minimum necessary to grant relief would equal the allowable height given by the IBC.

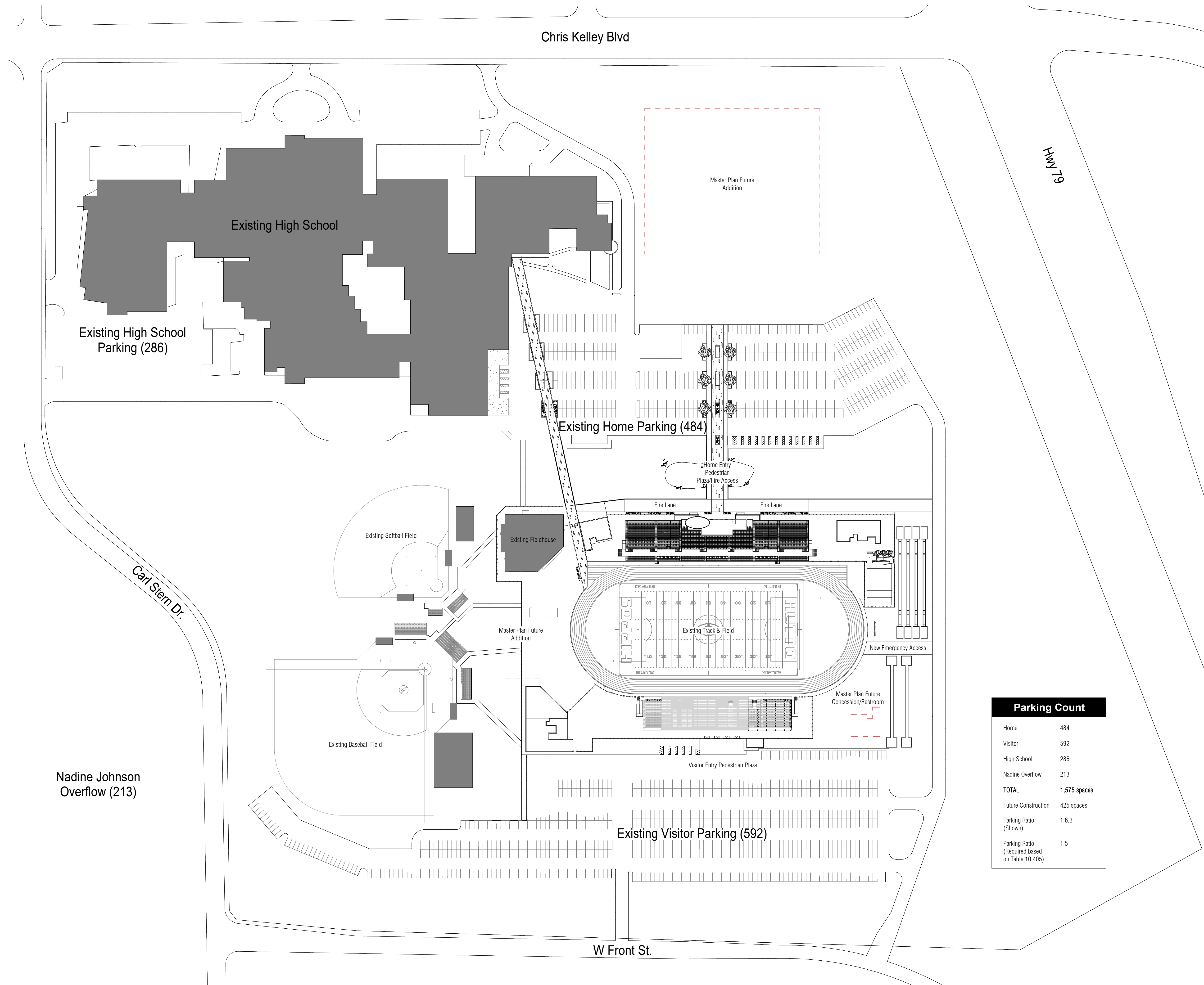
Should you have any questions, please do not hesitate to contact me.

Sincerely,



Tim Kunz
Principal

Attachment – (Exhibit A), (Exhibit B)



Parking Count	
Home	484
Visitor	592
High School	286
Nadine Overflow	213
TOTAL	1,575 spaces
Future Construction	425 spaces
Parking Ratio (Shown)	1:6.3
Parking Ratio (Required based on Table 10.405)	1:5

1 SITE PLAN - Exhibit 'A'
SCALE: 1" = 80'-0"

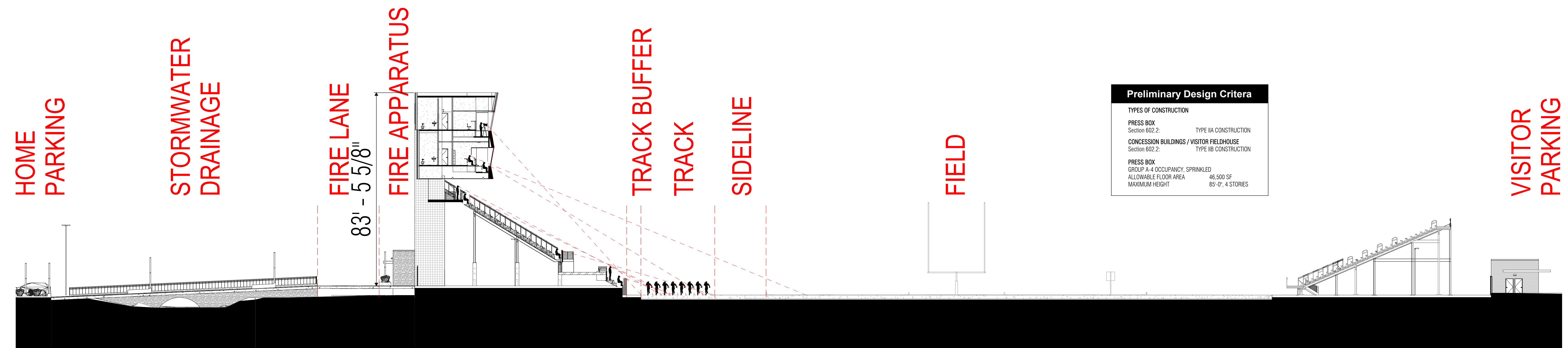


HUTTO INDEPENDENT SCHOOL DISTRICT
Modernizations and Improvements to Hutto Memorial Stadium
HUTTO, TEXAS

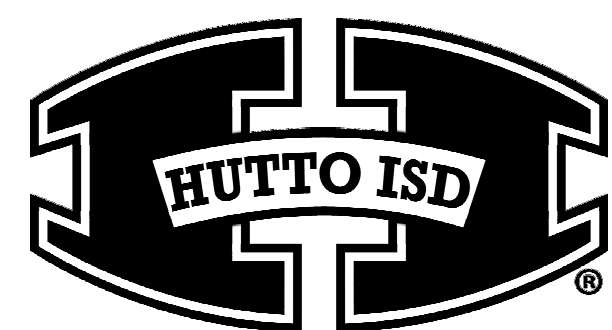


12/1/2020

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.



① Site Section - Exhibit 'B'
SCALE: 1/16" = 1'-0"



HUTTO INDEPENDENT SCHOOL DISTRICT
Modernizations and Improvements to Hutto Memorial Stadium
HUTTO, TEXAS



12/1/2020 NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

10.403.3 Lot dimensions and area

Required lot dimensions and area are:

	Zoning district										
	SF-R	SF-1	SF-1 alley load, cul-de-sac or detached garage	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	L/I
Lot area (min)	87,120 sq. ft. (2 ac)	7,800 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	20,000 sq. ft.	217,800 sq. ft. (5 ac)	43,560 sq. ft. (1 ac)	43,560 sq. ft. (1 ac)	87,120 sq. ft. (2 ac)
Lot width at building line (min)	200 ft.	60 ft.	50 ft.	45 ft.	45 ft.	45 ft.	100 ft.	200 ft.	100 ft.	100 ft.	200 ft.

- Flag lots must have at least 50 ft. frontage along a public right-of-way.
- Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- Within a townhouse development, internal lots for the purpose of individual ownership of dwellings with undivided interest in the common areas and facilities may be less than 4,500 square feet in area and have a lot width less than 45 feet.

Lot configuration standards, governing the arrangement of lots in a subdivision, are in Section 10.202.2.

10.403.4 Building envelope**10.403.4.1 General**

If there is a conflict among the setback and landscape/bufferyard standards in this code when applied to a certain site, the more restrictive standards will apply.

10.403.4.2 Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	L/I
Front yard (min)	50 ft.	25 ft.	15 ft.	15 ft.	20 ft.	25 ft.	25 ft. MH site	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	n/a	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	50 ft.; 40 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.	25 ft.	n/a	20 ft.	25 ft.	25 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Side yard (min)	20 ft.	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	0 ft. for common walls or 10 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft. or building height
Rear yard (min)	50 ft.	20 ft.	10 ft.	20 ft. (house and garage)	20 ft.	25 ft.	25 ft. MH site	25 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft.
Side and rear yard for accessory building (min)	20 ft.	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	n/a	n/a	n/a	n/a	n/a	20 ft.	15 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.
Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non- Residential Collectors	1 story	35 feet	45 feet	45 feet
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	1 story	15 ft.	15 ft.	15 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
- Accessory structures are prohibited between the front building line of the primary building and the public right-of-way. - The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located. - Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser. - Building permitting and setback standards do not apply to accessory structures no more than 200 sq. ft. * Bufferyard standards (Section 10.403.6) may affect setbacks.										

Illustrations of setbacks and yards for various lot and building configurations are included in Section 10.202.2.

10.403.4.3 Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft.

10.403.4.4 Swimming pools and spas

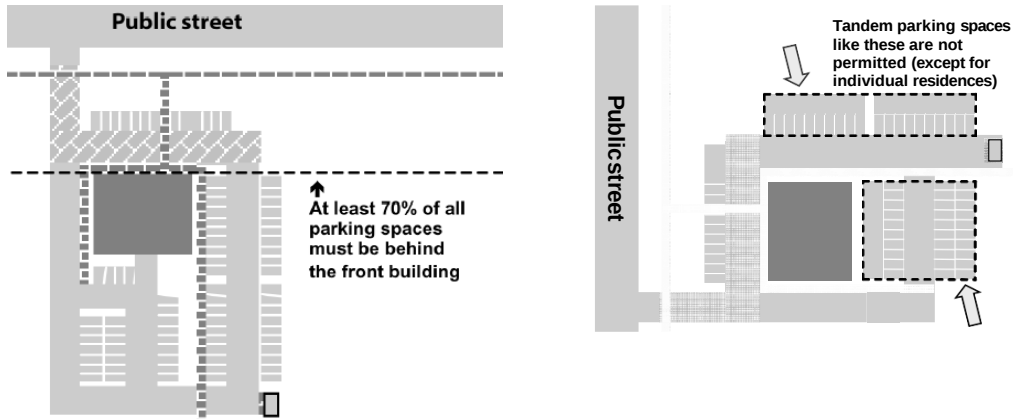
Bulk standards for swimming pools and spas are:

- Edge of in-ground or above ground pool, and in-ground spas:
 - Must be located at least 3 ft. from any freestanding structure, and at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of concrete deck:
 - Must be located at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of wood pool deck:
 - Same as for accessory structure in underlying zoning district.

General standards for pools are in Section 10.311.9.

10.405.8.3 Tandem parking

Tandem parking spaces, where the only access to a parking space is from another parking space, are permitted only for individual residential units.



10.405.8.4 Single household and two household dwelling lot coverage

Parking and driveway areas may cover no more than 33% of the front yard of a single household detached, single household village, single household zero lot line or two household dwelling, or no more than 50% of the front yard at the end of a cul-de-sac.

10.405.9 Parking and loading space number standards

10.405.9.1 Required parking spaces

Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows.

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a
Group homes	1 per employee + 1 per 4 residents (if residents may have cars)	n/a	n/a

Commercial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/lodge	1 per 150 sq. ft. GFA	1 per 75 sq. ft. GFA	1
Retail uses, including: adult oriented use (retail only); art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	1 per employee + 6 (n/a for child day care in a home)	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	1.5 per guest room + 1 per 50 sq. ft. GFA meeting/banquet room	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	1 per 2 seats	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a

Industrial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Light industrial use, trade use, vehicle major repair	1 per 1000 sq. ft. GFA	1 per 333.3 sq. ft. GFA	1 per 2500 sq. ft. GFA or 2 per user/tenant, whatever is more
Self-storage facility	5 at office	10 at office	n/a
Research laboratory	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Warehouse and distribution facility	1 per 2000 sq. ft. GFA	1 per 1000 sq. ft. GFA	1 per 5000 sq. ft. GFA
Vehicle storage facility	1 per 400 sq. ft. GFA office space + 1 per stored vehicle	1 per 200 sq. ft. GFA office space + 1 per stored vehicle	n/a

Institutional use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Cemetery, park, amenity center	No requirements	No requirements	No requirements
Community facility	1 per 500 sq. ft. GFA	1 per 100 sq. ft. GFA	n/a
Golf course	1 per 400 sq. ft. GFA clubhouse and pro shop + 2.5 per hole + 1 per 3 driving range tees	1 per 200 sq. ft. GFA clubhouse and pro shop + 5 per hole + 1 per 1.5 driving range tees	1 per clubhouse
Hospital (excluding general medical office space)	0.5 per bed + 1 per 500 sq. ft. GFA inpatient treatment area + 1 per 400 sq. ft. GFA outpatient treatment area	0.75 per bed + 1 per 250 sq. ft. GFA inpatient treatment area + 1 per 200 sq. ft. GFA outpatient treatment area	1 per 20,000 sq. ft. GFA
Place of worship or assembly	1 per 5 seats in primary sanctuary or assembly area	1 per 3 seats in primary sanctuary or assembly area	Required for accessory uses (school, etc)
School: elementary, middle and high	1 per 10 seats in auditorium/cafatorium	1 per 3 seats in auditorium/cafatorium	1 per cafeteria + 1 per gymnasium + 1 per assembly hall + 1 bus per 2 classrooms

Temporary use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales-off site	No set minimum; parking plan requires approval by CD staff	No set maximum; parking plan requires approval by CD staff	No set minimum; parking plan requires approval by CD staff
Construction field office	3 per facility	6 per facility	n/a
Garage sale, lot sales office, model home	No requirements	No requirements	No requirements

Accessory use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Agricultural activity, antenna-radio hobbyist, antenna-non-residential use, boat house, CMRS facility (attached), dock, home occupation, satellite dish, swimming pool	No requirements	No requirements	No requirements
CMRS facility (freestanding), public utility substation	No requirements	No requirements	1 per site
Drive-through facility	Refer to queuing area standards	n/a	n/a

10.405.9.2 Variance to maximum parking requirements

A variance to exceed maximum parking requirements may be considered if the developer shows the permitted maximum number of spaces will not meet the normal day-to-day needs of a proposed use. Corporate standards or worst-case scenarios based on rare events are not grounds for a variance. The Zoning Board of Adjustment may place conditions on a variance, such as requiring porous or textured pavement or additional landscaping.

10.405.9.3 Handicapped designated parking spaces

Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required for nonresidential uses is:

Total spaces	<25	36-50	51-75	76-100	101-150	151-200	201-300	301-400	401-500	501-1000	greater than 1000
Handicapped spaces	1	2	3	4	5	6	7	8	9	2%	20 + 1 per additional 100 total spaces

10.405.9.4 Motorcycle parking spaces

One or more motorcycle parking spaces must be provided for every 100 standard vehicle parking spaces provided for non-residential uses, when the parking lot has greater than 50 spaces.

10.405.9.5 Bicycle parking

One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required as a minimum for non-residential uses. Bicycle parking design must follow standards recommended by the Association of Professional and Bicycle Professionals.

10.405.9.6 Shared parking facilities

Where different non-residential uses create staggered parking demand periods, shared parking calculations among adjacent parcels may be used to justify reducing the amount of required parking.

10.405.9.7 On-street parking

Designated on-street parking spaces no more than 200 ft. from the main entrance of a building with a commercial use may be counted towards the required amount of parking spaces for a use in the B-1 and B-2 districts. On-street parking being counted towards the required amount of parking spaces for any use or business must not encroach into residential areas.

10.405.9.8 Building or use enlargement

- When a building or use is enlarged 25% or more, more parking and loading spaces must be provided based on the enlargement.

10.405.9.9 Space computation and fractions

Fractional results will be rounded up when computing the number of required parking and loading spaces.

10.405.10 Landscaping areas

Landscape planting standards are in Section 10.407.

10.405.10.1 Applicability

- These standards do not apply to single household detached, single household village, single household zero lot line, two household dwellings, or parks and greenspaces over 5 acres in area.
- Specific plant material standards are detailed in the landscaping standards in this chapter. Parking setback and bufferyard standards are detailed in the bulk standards section in this chapter.

10.405.10.2 Parking lot interior landscaping

Landscape areas must consist of at least 7% of the interior space of a parking lot. Landscaped islands must be evenly distributed to the maximum extent practicable.

10.405.10.3 Parking lot entrances

Landscape islands at least 10 ft. wide must be used to define parking lot entrances and the location and pattern of internal access drives, and provide pedestrian refuge areas and walkways.

10.405.10.4 Parking rows

- Landscape islands of at least 180 sq. ft. must be placed at both ends of a parking row.