POSTED SEPTEMBER 13, 2022
REGULAR MEETING SEPTEMBER 19, 2022

TOWN COUNCIL OF THE TOWN OF MIDDLETOWN, RHODE ISLAND

The following items of business, having been filed with the Town Clerk under the Rules of the Council, will come before the Council at a regular meeting to be held on **Monday, September 19, 2022 at 6:00 P.M. Executive Session and 6:30 P.M. Regular Meeting** at the **Middletown Town Hall, 350 East Main Road, Middletown, Rhode Island**. Said meeting will be conducted in person, by telephone conference call/ webinar, members of the public may access and listen to the meeting in real-time by calling 1-877-853-5257 (Toll Free) or 1-888-475-4499 (Toll Free) and entering Meeting ID: 840 7609 5363 or on the web at https://us02web.zoom.us/j/84076095363

If you chose to join the meeting by zoom or telephone, Council Rules allow for the Public to speak only during the Public Forum and Public Hearings. If calling in by telephone, pressing *9 raises your hand and pressing *6 will unmute.

The items listed on the Consent portion of the agenda are to be considered routine by the Town Council and will ordinarily be enacted by one motion. There will be no separate discussion of these items unless a member of the Council, or a member of the public so requests and the Town Council President permits, in which event the item will be removed from Consent Agenda consideration and considered in its normal sequence on the agenda. All items on this agenda, with the exception of the Public Forum Session, may be considered, discussed, and voted upon in executive session and/or open session.

Pursuant to RIGL §42-46-6(b). Notice – "Nothing contained herein shall prevent a public body, other than a school committee, from adding additional items to the agenda by majority vote of the members. Such additional items shall be for informational purposes only and may not be voted on except where necessary to address an unexpected occurrence that requires immediate action to protect the public or to refer the matter to an appropriate committee or to another body or official."

Any person not a member of the Council, desiring to address the Council concerning a matter on the docket of the Council, not the subject of a Public Hearing, shall submit a written request to the Town Clerk stating the matter upon which he desires to speak. Persons are permitted to address the Council for a period not to exceed five (5) minutes.

PLEDGE OF ALLEGIANCE TO THE FLAG

RECONSIDERATION

The Middletown Town Council follows the codification of present-day general parliamentary law as articulated in Robert's Rules of Order Newly Revised 10th edition (2000), together with whatever rules of order the Council has adopted for its own governance. The motion to reconsider is one of the motions that can bring a question again before an assembly, and is designed to bring back for further consideration a motion which has already been voted on: If, in the same session that a motion has been voted on, but no later than the same day or the next day on which a business meeting is held, new information or a changed situation makes it

appear that a different result might reflect the true will of the assembly, a member who voted with the prevailing side can, by moving to ***Reconsider*** [RONR (10th ed.), p. 304-321] the vote, propose that the question shall come before the assembly again as if it had not previously been considered. (From Robert's Rules of Order Newly Revised In Brief, Robert, Evans et al., De Capo Press, 2004)

EXECUTIVE SESSION

1. Executive Session - Pursuant to provisions of RIGL, Sections 42-46-2, 42-46-4 and 42-46-5 (a), (2) Collective Bargaining (IBPO), (5) Land Acquisition, (5) Land Acquisition and (1) Personnel (Non-Classified Employees) - review, discussion and/or potential action and/or vote in executive session and/or open session.

PUBLIC FORUM

2. Pursuant to Rule 25 of the Rules of the Council, Citizens may address the town on one (1) subject only, said subject of substantive Town business, neither discussed during the regular meeting nor related to personnel or job performance. Citizens may speak for no longer than five (5) minutes and must submit a public participation form to the Council Clerk prior to the start of the meeting. All items discussed during this session will not be voted upon.

CONSENT

3. Email communication Karen Day, Chair, Citizens Memorial Committee, re: Approval of MHS Class of 1972 Memorial Tree to be planted in Valley Park.

4. Applications received from the following named persons, firms or corporations for RENEWAL of Victualling House Licenses, Additional Hours of Operation, for the 2022-2023 licensing year. (Requires Advertising for a public hearing to be held on October 17, 2022)

   ADDITIONAL OPERATING HOURS LIST 2022-2023
   2:00 A.M. – 6:00 A.M.
   EXPIRES DECEMBER 1ST ANNUALLY

   AQ, LLC/Aquidneck Restaurant & Pizzeria – 27 Aquidneck Avenue
   Aquidneck Donuts, Inc./Dunkin' Donuts – 811 West Main Road
   Aquidneck Donuts, Inc./Dunkin' Donuts – 536 East Main Road
   Beebe & Family, Inc./7-Eleven Food Stores – 726 Aquidneck Avenue
   Cardinal Restaurant Corp./IHOP Restaurants – 159 West Main Road
   Colbea Enterprises, LLC/Seasons Corner Market- 207 East Main Road
   Colbea Enterprises, LLC/West Main Shell- 1149 West Main Road
   Cumberland Farms Store #1264 –94 Aquidneck Avenue
   DDO-New England, LLC/ Taco Bell- 641 West Main Road

Joe's Kwik Marts, LLC/Joe's Kwik Mart – 876 West Main Road
Kasbac, LLC/McDonald's Restaurant- 1425 West Main Road
Kasbac, LLC/McDonald's Restaurant- 300 East Main Road
Leite Donuts, Inc./Ma's Donuts & More – 78 West Main Road
Shaw's Supermarkets, Inc, - 71 East Main Road
Starbucks Corporation/Starbucks Coffee #7599- 85 East Main Road
Tecs Donuts, Inc./ Dunkin' Donuts- 159 East Main Road

PUBLIC HEARINGS

5. Public Hearing (Advertised)
   Public Hearing Remains Open.
   An Ordinance of the Town of Middletown (Second Reading)
   An Ordinance in Revision to the Comprehensive Community Plan.
   The future land use plan, language added to the plan's Housing Element, page VII-26.
   (Planning Board recommendation on file)

6. Memorandum of Town Planner, re: Potential amendments to the Middletown Zoning Ordinance, Article 13 – Off-street Parking and Loading. Proposed amendments to modify the minimum off-street parking requirements throughout the town. (Comparison chart for parking amendments).

7. Public Hearing (Advertised)
   Public Hearing Remains Open.
   An Ordinance of the Town of Middletown (Second Reading)
   An Ordinance in Amendment to the Town Code of the Town of Middletown, Title XV Land Use, Chapter 152 Zoning Code, Article 13- Off-Street Parking and Loading.
   (Planning Board recommendation on file)

OTHER COMMUNICATION

8. Memorandum of Superintendent of Schools, re: September 6, 2022 Town Council Docket Item #24 – Councillor Turano Request for Information - School ARPA Funds Allocation & Results – Beyond the Bell, results from summer program – Allocation of 200K Athletics and Arts.

9. (Continued from the September 6, 2022, Regular Meeting)
   Email communication of Claro Dimen, Middletown Youth Wrestling Club, re: Request for civic appropriation for the purchase of a new wrestling mat.

10. Memorandum of Julian Peckham, III, Roads & Utilities Committee Chairman, re: Flexi Pave product for use on Purgatory Road Project.

TOWN COUNCIL

11. At the request of Council President Rodrigues, re: Support for resolution of the City of Newport appointing an Academic Advisory Committee to discuss potential educational improvements and to prioritize and commit the use of reimbursement funds by creating an endowment to improve the educational opportunities for the students of the regionalized district.

12. Memorandum of Councillor Flynn, re: West Main /Coddington – Middletown Center.

13. Memorandum of Councillor Flynn, re: Regionalization.

14. Memorandum of Councillor Flynn, re: Marijuana.

TOWN ADMINISTATOR

15. Town of Middletown Voter's Guide on Proposed Ballot Questions.

16. Memorandum of Finance Director, re: Paving and Utility Repairs.

17. Resolution of the Council, re: To continue road paving projects – Awarding contract to East Coast Landscaping and Construction.

18. Resolution of the Council, re: Installation of Fiber Optic Cabling and conduit – Awarding contract to Third Millennium Communications.

BOARDS AND COMMITTEES

19. Appointment of seven (7) Members to the Middletown Citizens Advisory Committee.

20. Appointment of one (1) member to the Middletown Prevention Coalition, other organization involved in reducing substance abuse sector, term expiring April 2024.

21. Email communication of Kathleen Redgate, re: Resignation from the Aquidneck Planning Commission.

Wendy J.W. Marshall, CMC
Town Clerk

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing-impaired should notify the Town Clerk's Office at 847-0009 not less than 48 hours before this meeting.

Posted on September 13, 2022, at Middletown Town Hall, Middletown Public Library, Middletown Web Site and Secretary of State Web Site.

Item # 5

TOWN OF MIDDLETOWN
ORDINANCE
OF THE
TOWN OF MIDDLETOWN

AN ORDINANCE IN REVISION TO THE COMPREHENSIVE COMMUNITY PLAN OF THE TOWN OF MIDDLETOWN

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

FIRST: The 2014 Middletown Comprehensive Community plan adopted March 2, 2015, and as amended thereafter, is hereby amended as follows:
The following language is added to the plan's Housing Element, page VII-26:

"**2022 update:**

During the past few years, the Town has worked toward addressing several action items of this plan that are intended to promote the development of affordable housing. Recent and ongoing actions include the following:

- Establish an affordable housing committee to implement the affordable housing plan and review the plan's progress annually (Action Item H-VI.A.1.) – *The committee has met on a regular basis over the past year to investigate options and opportunities to create affordable housing.*
- Continue to grant tax exemptions to seniors; allow tax deferments for elderly; and freeze taxes for low-income seniors (Action Item H-II.B.4.) – *The Town is actively evaluating alternatives for enhancing policies to benefit elderly and low-income residents.*
- Permit forms of housing that are affordable without subsidies; such types of housing include multi-family housing, mobile homes and Accessory Family Dwelling Units (Action Item H-III.A.4.) – *The Town has adopted a mixed-use ordinance and amendments to make it a more attractive development option.*
- Encourage development of new rental housing by allowing multi-family and mixed-use development where appropriate in the Zoning Ordinance (Action Item H-III.A.5.) - *The Town has adopted a mixed-use ordinance and amendments to make it a more attractive development option.*
- Allow mixed use by right in appropriate areas including second story residential over commercial properties (Action Item H-IV.B.2.) – *Completed with the adoption the Town's mixed-use development ordinance.*
- Identify both municipally and privately owned properties which could be considered suitable sites for the development of affordable residential units (Action Item H-IV.C.3.) – *The Affordable Housing Committee has been active in evaluating potential development sites, including the identification of two town-owned properties with the potential for 50+ units of senior housing. The*

Town has also identified the West Main/Coddington redevelopment project as a significant opportunity to create new market-rate and affordable units.

- Consider adopting an inclusionary zoning ordinance with density bonus (Action Item H-III.A.1.) – *Identified by the Planning Board for consideration in 2022.*
- Continue use of Community Development Block Grants (CDBG) funding for programs that create low- and moderate-income units in Middletown supported by the community (Action Item H-VI.B.1.) – *The Town continues to support development and rehabilitation of affordable housing units through CDBG applications, and in partnership with outside organizations such as Lucy's Hearth and Church Community Housing Corporation.*
- Explore establishing an affordable housing trust fund (Action Item H-VI.C.3.) – *The Town is exploring funding options for creation of a trust fund.*

In addition to these actions taken by the Town, several private developers have recently expressed interest in creation of both market-rate and deed-restricted affordable multi-family residential and mixed-use developments. Projects currently under review include:

- Rosebrook Commons, West Main Rd. – Mixed-use development with 144 multi-family units, 63 of which are affordable units
- West House, Phase 2, Forest Ave. – Senior multi-family housing, 54 additional affordable units.
- Aquidneck Commerce Center, Aquidneck Ave. – 12 market-rate multi-family units.
- Polo Center Village, Aquidneck Ave. – 60 market-rate multi-family townhouse style units.

The combination of Town efforts and private development noted above, if they come to fruition, are anticipated to increase the share of residential units that meet the state definition of affordable from the current 5.2% to 8% or higher over the next several years."

SECOND: This ordinance shall take effect upon its adoption and all ordinances and parts of ordinance inconsistent herewith are hereby repealed.

Item # 7

ORDINANCE OF THE
TOWN OF MIDDLETOWN, RHODE ISLAND

AN ORDINANCE AMENDING THE TOWN CODE OF THE TOWN OF MIDDLETOWN

TITLE XV: LAND USAGE
Chapter 152, Zoning Code

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

FIRST: That Town Code Title XV, Chapter 152, Entitled "Zoning Code" , Article 13 – Off-Street Parking and Loading, is amended as follows (language to be deleted is **[~~stricken~~]** out within brackets; language to be added is **underlined**):

ARTICLE 13 OFF-STREET PARKING AND LOADING

§ 1300 GENERAL REQUIREMENTS.

No structure or use shall be erected, substantially altered or developed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this chapter.

§ 1301 SITE IMPROVEMENTS.

Off-street parking and loading facilities shall conform to the following regulations:

(A) **Except for one- or two-family dwelling uses**, **[~~T~~]t**he area shall be permanently paved and maintained and shall have adequate and safe ingress and egress. **[~~Parking spaces required in connection with one- or two-family dwelling uses need not be permanently paved~~.]** For the purposes of this section, the term PAVING shall mean a uniform, hard, smooth covering which will bear travel by vehicles or by pedestrians in all seasons, which includes concrete, bituminous concrete, oil-penetrated gravel, brick and paving stone but shall not include such materials as gravel, crushed clamshells or any other similar material. The use of porous pavements, space paving blocks or similar pavements which provide for infiltration of ground water are permitted **and encouraged**, provided they will result in a durable and dust-free surface.

(B) Parking spaces required in connection with one- or two-family dwelling uses need not be permanently paved, but must have a durable, dust-free, all-weather surface that does not result in soil erosion. Surface materials such as gravel, crushed stone, and clam shells are permitted, provided that an appropriate base material is provided to support vehicle parking, subject to the approval of the Town Engineer. If not paved,

the boundaries of the area dedicated to parking must be clearly delineated, such as by use of landscape blocks, stones, or wooden ties.

(~~B~~C) Except for one- or two-family dwelling uses, [~~W~~]where an off-street parking or loading area adjoins or lies within a residential district or abuts a residential use in any zoning district, a landscaped buffer strip of not less than 20 feet in width containing a double row of compact evergreen vegetative screening not less than four feet in height shall be erected and maintained between such area and the adjoining residential district or use. This screening requirement shall not apply to parking places required in connection with dwelling uses, except motels or hotels.

[~~(C) Lighting fixtures used to illuminate the parking or loading area shall reflect the light away from adjoining property and away from adjacent streets and shall not exceed one foot candle projection onto abutting property~~.]

(D) No off-street parking facility shall be located closer than ten feet to any front lot line, street line, rear lot line or side lot line in any commercial or industrial zoning district.

(E) Access driveways serving any required parking lot from a street shall not be less than 12 feet in width for one-way traffic, and not less than 24 feet in width for two-way traffic.

(F) Individual parking stalls shall be no less than nine feet wide and 18 feet in length and in no case shall the gross area of parking space including aisles be less than 162 square feet per car. Aisles between rows of parking stalls shall not be less than 12 feet for one-way traffic, and not less than 24 feet for two-way traffic.

(G) **Except for one- or two-family dwelling uses, [~~A~~]a**ll parking areas shall be landscaped in accordance with the Rules and Regulations Regarding the Subdivision and Development of Land. Design of landscaping area(s) as bio-retention cells to accept and infiltrate stormwater runoff is encouraged whenever site conditions allow.

(H) Handicapped parking spaces accessible to disabled persons shall be provided as may be applicable under the Americans with Disabilities Act (ADA) and any federal or state regulations promulgated thereunder.

(I) All off-street parking and loading facilities shall be suitably sloped and drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys, so as not to cause any nuisance to adjacent or public property. The design of all parking **[~~lot~~] area** drainage shall conform to the Rules and Regulations Regarding the Subdivision and Development of Land and Chapter 153 of this code.

(J) All off-street parking and loading facilities shall maintain distances from buildings, fire hydrants, post indicator valves and emergency access ways as required by the applicable Fire Code.

(K) No motor vehicle repair work or service of any kind shall be permitted in conjunction with parking or loading facilities provided in commercial districts, except emergency repair service necessary to start vehicles.

(L) Any parking area and loading space as defined in this chapter shall be continually maintained in satisfactory condition so as to be safe and attractive and free of hazard, nuisance, weeds, overgrown grass or other unsafe condition.

§ 1302 LOCATION OF FACILITY.

(A) All parking and loading facilities required by this chapter shall be located on the same lot as the principal use it is intended to serve. Shared parking facility plans may be approved as part of the development plan review process**, if applicable**. Parking plans shall be a part of overall site planning and shall be subject to review and approval by the Planning Board. All parking shall be in accordance with the Rules and Regulations Regarding the Subdivision and Development of Land**, as applicable**.

(B) For one- and two-family dwelling uses, required off-street parking spaces shall be contained entirely on the subject property. Driveways and other designated parking spaces located in the front yard, which is the area located between the dwelling structure and the street, shall not occupy more than 50% of the front yard area.

§ 1303 SUBMISSION OF PLANS.

Plans and specifications for the required parking or loading facility shall be submitted at the time of application for a building permit for the main use or at the time of application for development plan review pursuant to § 305.

§ 1304 MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS.

The following minimum off-street parking space requirements shall apply to all principal and accessory uses **as listed in §602 of this code**. The total parking spaces provided shall not exceed 150% of the minimum number required, except that for retail uses the total parking spaces shall not exceed 125% of the minimum number required. **Where more than one use occurs on one site, the requirements of this Section shall be cumulative unless the Board finds that the periods during which a given use requires parking which will not substantially overlap the parking periods of other uses on the site and accordingly approves a proportional reduction in required spaces. In no case shall the number of required spaces be less than the number of spaces required by the use requiring the greater number of spaces.**

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS

	~~*Type of Use (Principal and Accessory)*~~	~~*Minimum Parking Spaces Required*~~
	~~**Residential dwellings, except elderly housing**~~	~~**2 spaces per dwelling**~~
	~~**Elderly housing**~~	~~**1 space per dwelling unit**~~
	~~**Hotel or motel with restaurant/meeting room**~~	~~**5 spaces plus 1 space per unit**~~
	~~**Hotel or motel only**~~	~~**4 parking spaces plus 1 per unit**~~

	~~Extractive and industrial non-manufacturing; manufacturing uses; transportation, communication and utilities; wholesale commercial~~	~~1 space for every 2 employees on the largest shift for which the building is designed, plus 1 for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)~~
	~~Automobile service stations~~	~~1 for each employee, minimum 2; plus 4 for each service bay~~
	~~Gas station/mini-mart~~	~~1 for each employee plus 3 each 1,000 sq. ft. of GFA (not to include parking at the pumps)~~
	~~Lunchrooms, restaurants, taverns, etc.~~	~~1 space for each 3 persons of total capacity~~
	~~Large scale shopping center~~	~~2.5 for each 1,000 sq. ft. gross leasable floor area (GFA)~~
	~~Small scale shopping center~~	~~3 for each 1,000 sq. ft. gross leasable floor area (GFA)~~
	~~General retail/all other commercial uses~~	~~4 spaces per 1,000 sq. ft. of gross leasable floor area (GFA)~~

	~~Boarding and rooming houses~~	~~2 spaces plus 1 for each room~~
	~~Personal, Business and Professional Services~~	
	~~Offices, public or professional administration or service buildings~~	~~3 for each 1,000 sq. ft. of GFA~~
	~~Banks, financial institutions and similar uses~~	~~4 for each 1,000 sq. ft. of GFA~~
	~~ATM machine~~	~~2 per machine~~
	~~Theaters, concert halls, auditoriums and similar uses~~	~~1 for each 3 seats of total capacity~~
	~~Bowling alleys~~	~~4 for each alley or lane plus 1 additional space for each 100 sq. ft. of the floor area used for restaurant, cocktail lounge or similar use~~
	~~Funeral parlors, mortuaries and similar uses~~	~~1 for each 3 seats total capacity~~
	~~Unspecified personal and business uses~~	~~4 for each 1,000 sq. ft. of GFA~~
	~~Government, Institutional and Educational~~	
	~~Churches and other places of religious assembly~~	~~1 for each 5 seats~~
	~~Hospitals~~	~~1 for each bed~~
	~~Rest, retirement, convalescent or nursing homes and similar uses~~	~~1 for each 3 beds~~
	~~Medical and dental offices~~	~~1 for every 100 sq. ft. floor area of examination, treating room, office and waiting room (Minimum of 4 spaces)~~
	~~Libraries, museums and art galleries~~	~~1 for each 400 sq. ft. floor area (Minimum of 4 spaces)~~
	~~Elementary schools (private)~~	~~2 for each classroom plus 1 for every 5 seats in auditoriums or assembly halls~~
	~~High schools (private, except boarding schools)~~	~~1 for every 10 students or 1 for every 5 seats in auditoriums or assembly halls, whichever is greater~~
	~~Business, technical and trade~~	~~1 for each 2 students~~
	~~Colleges, universities (private)~~	~~1 for each 2 students~~
	~~Kindergartens, child care centers, nursery schools and similar uses~~	~~2 for each classroom but not less than 6 for the building~~

	~~Recreation~~	
	~~Marina or yacht club~~	~~1.5 spaces per boat slip~~
	~~Athletic fields and courts~~	~~1 space for each 4 persons of total capacity~~
	~~Swimming pool, ice rink, public or community club or hall~~	~~1 for each 5 persons capacity plus one 1 for each 4 seats; or 1 for each 30 sq. ft. floor area used for seating purposes, whichever is greater~~
	~~Golf course (18 holes)~~	~~80 spaces~~
	~~Golf course (18 holes) with dining facilities add:~~	~~1 space for each 3 persons of total capacity~~
	~~Health club~~	~~1 for every 250 sq. ft. of GFA plus 5 employee spaces~~
	~~Golf driving range~~	~~2 plus 1 per tee~~
	~~Miniature golf~~	~~1.25 per hole plus 2 for employees~~

	PRINCIPAL USE as per §602 of this code	**MINIMUM OFFSTREET PARKING REQUIREMENTS**
A	**AGRICULTURAL**	
	A.1 Veterinary Hospitals	**3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)**
	A.2 all other uses under the agricultural principal use category	**No parking minimums**
B	**RESIDENTIAL – CONVENTIONAL DEVELOPMENT***	
	B.1 all uses under the residential conventional development use category unless otherwise specified	**2 spaces per dwelling unit**
	B.2 Single family, two-family & multi-family dwellings	**2 spaces per dwelling up to 2,500 sq.ft. of finished space plus 1 additional space for each 1,000 sq.ft. or fraction thereof over 2,500 sq.ft.**
	B.3 Motel or hotel	**4 parking spaces plus 1 per unit or if with restaurant/meeting room then add 1 space per 3 persons of permitted fire code occupancy for restaurant/meeting room space**
	B.4 Rooming Houses	**2 spaces plus 1 for each room**
	B.5 Senior independent living facilities	**1 space per dwelling unit**
	B.6 Rest, retirement, convalescent, or nursing homes	**1 space for each 3 persons based on fire code occupancy limits**
	B. 7 Residential care and assisted living facility	**1 space per dwelling unit**

	***see §2700 for additional parking requirements for mixed use developments; Chapter 98 for parking requirements related to short-term residential leases; and §709-710 for additional restriction on parking of trailers and motorhomes**	
C	**RESIDENTIAL – CONSERVATION DEVELOPMENT**	
	C.1 all uses under the residential conservation development use category unless otherwise specified	**2 spaces per dwelling unit**
	C.2 Single family dwellings	**2 spaces for dwellings up to 2,500 sq.ft. of finished space plus 1 additional space for each 1,000 sq.ft. or fraction thereof over 2,500 sq.ft.**
D	**EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING**	
	D.1 all uses under the extractive and industrial non-manufacturing principal use category unless otherwise specified	**1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)**
	D.2 Construction general contractors, including storage of materials and equipment, but excluding outdoor storage of bulk materials	**1 space for every 1.5 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)**
	D.3 Miscellaneous special trade contractors, with outdoor storage, but excluding outdoor storage of bulk materials	**1 space for every 1.5 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)**
	D.4 Miscellaneous special trade contractors with outdoor storage, including outdoor storage of bulk materials	**1 space for every 1.5 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)**
E	**MANUFACTURING**	
	E.1 all uses under the manufacturing principal use category	**1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on**

		the premises (minimum of 4 total spaces). If retail space is included, add 1 space per 3 persons of permitted fire code occupancy for the retail space.
F	**TRANSPORTATION, COMMUNICATIONS AND UTILITIES**	
	F.1 all uses under the transportation, communications, and utilities principal use category unless otherwise specified.	**1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)**
	F.2 Self-storage	**1 space per 100 storage units (minimum of 6 spaces)**
G	**WIRELESS COMMUNICATION FACILITIES**	
	G.1 all uses under the wireless communication facilities principal use category	**No parking minimums**
H	**WHOLESALE COMMERCIAL**	
	H.1 all uses under the wholesale commercial principal use category	**1 space for every 2 employees on the largest shift for which the building is designed, plus 1 space for each motor vehicle maintained or used on the premises (minimum of 4 total spaces)**
I	**RETAIL COMMERCIAL**	
	I. 1 all uses under the retail commercial principal use category unless otherwise specified	**1 space per 1,000 sq.ft of gross leasable floor area (GFLA)**
	I. 2 Small-scale shopping center	**3 spaces per 1,000 sq.ft of gross leasable floor area (GFLA)**
	I. 3 Large-scale shipping center	**2.5 spaces per 1,000 sq.ft of gross leasable floor area (GFLA)**
	I. 4 Gasoline service station (minor repairs only)	**1 space for each employee, minimum 2 spaces; plus 4 for each service bay**
	I. 5 Gasoline station with convenience store	**1 for each employee plus 3 spaces per 1,000 sq.ft of gross leasable floor area (GFLA), does not include parking at the pumps**
	I.6 Lunchroom or restaurant (no alcoholic beverages)	**1 space for each 3 persons based on fire code occupancy limits**

	I.7 Lunchroom or restaurant (alcoholic beverages)	**1 space for each 3 persons based on fire code occupancy limits**
	I.8 Tavern, café, club bar or cocktail lounge (alcoholic beverages)	**1 space for each 3 persons based on fire code occupancy limits**
J	**PERSONAL SERVICES**	
	J.1 all uses under the personal services principal use category unless otherwise specified	**3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)**
	J.2 Mortuary of funeral home without cremation services	**1 space for each 3 persons based on fire code occupancy**
	J.3 Crematorium	**1 space for each 3 persons based on fire code occupancy**
K	**BUSINESS SERVICES**	
	K.1 all uses under the business services principal use category	**3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)**
L	**PROFESSIONAL SERVICES**	
	L.1 all uses under the professional services principal use category	**3 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)**
M	**INDOOR COMMERCIAL AMUSEMENT AND ENTERTAINMENT SERVICES**	
	M.1 all uses under the indoor commercial amusement services principal use category	**5 spaces for each 1,000 sq.ft. of gross leasable floor area (GFLA)**
N	**GOVERNMENTAL, EDUCATIONAL, AND INSTITUTIONAL ON PRIVATELY OWNED LAND**	
	N.1 all uses under the governmental, education, and institutional on privately owned land principal use category unless otherwise specified	**1 space for each 5 persons based on fire code occupancy**
	N.2 Day nursery school kindergarten or other agency giving day care	**2 spaces for each classroom but not less than 6 total spaces**
	N.3 Cemeteries	**No parking minimums**
O	**COMMERCIAL OUTDOOR RECREATION**	
	O.1 all uses under commercial outdoor recreation unless otherwise specified	**No parking minimums**
	O.2 Miniature golf, driving range, pitch and putt, etc.	**Driving range: 2 spaces plus 2 per tee; Mini Golf: 1.25 spaces per hole plus 2 spaces per employee**
	O.3 Golf course	**80 spaces for 18-hole courses and 1 space for each 3 persons based on fire code occupancy if dining is included**

	O.4 Tennis/other outdoor court games	**1 space per court**
	0.5 Swimming pools, water slides, other water-based amusements	**1 space for each 5 persons of total pool/slide capacity plus 1 space for each 4 seats; or 1 space for each 30 sq.ft. of customer accessible floor area, whichever is greater**
P	**ACCESSORY USES**	
	P.1 all accessory uses	**No parking minimums, except see parking requirements for Farm-Promotion Accessory Uses, Section 722 of this Chapter**

§ 1305 OFF-STREET LOADING - APPLICABILITY.

No land shall be used or occupied and no structure shall be erected or used for nonresidential purposes in any zoning district unless the off-street loading spaces required herein are provided. Off-street loading spaces as specified in this chapter shall be provided for any enlargement or alterations to any such existing structure of use. These off-street loading requirements shall not apply to residential uses except motels or hotels.

§ 1306 OFF-STREET LOADING - LOCATION.

No off-street loading spaces required by this chapter shall be located closer than ten feet to any front lot line, street line or side lot line in any zoning district. Off-street loading spaces may be located closer than ten feet to any rear lot line, provided, however, that if the use lies within a residential zoning district, or the rear lot line abuts a residential zoning district or existing residential use, said off-street loading space shall be screened from said adjacent residential district or use as required in § 1301(B).

§ 1307 OFF-STREET LOADING - REQUIREMENTS.

Each nonresidential use or structure in which services or commodities are used, sold, displayed, serviced, repaired, altered or fabricated as the principal or special use permit use of the parcel or lot shall provide the following:

(A) Each use or structure of under 1,000 square feet of gross floor area or ground area shall provide one off-street loading space of at least 300 square feet in area.

(B) Each use or structure of over 1,000 square feet of gross floor area or used ground area shall provide one off-street loading space, plus one additional loading space for each 20,000 square feet of area. Each loading space shall have a minimum area of 450 square feet, with a minimum vertical clearance of 14 feet and shall include sufficient space for standing, loading and unloading of commercial vehicles.

SECOND: This ordinance shall take effect upon adoption and its provisions shall supersede any inconsistent or contrary provision in any other ordinance.