

Attachment A: Proposed modifications to Sections 180-5.1. Table of allowed uses, 180-5.3. Accessory uses and structures, 180-6.13. Parking and loading regulations, 180-9.2. Definitions of general use categories, and 180-9.3. General definitions

180-5.1.5. Table of Allowed Uses.

TABLE 5-1 TABLE OF ALLOWED USES		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
COMMERCIAL USES															
Food and Beverage	Fast food restaurant						•	•		•	●				
	Microbrewery, distillery and/or tasting room						•	•		•	•				
	Restaurant, bar, tavern						•	•		•	•		●		
Offices	Financial service						•	•		•	•				
	Medical office						●	•	•	•	•				180-5.2.12 180-5.2.15
	Office					●	●	•	•	•	•				180-5.2.12
Personal Services	Personal services, General					●	•	•		•	•				
Retail	Artisan studio or gallery						•	•		•	•				
	Light retail						•	•	●	•	•		●		
	Medical marijuana dispensary						•	•	•		•				180-5.2.6
	Professional trade								•						
	Professional trade retail								•						
	Regional retail						•	•							
	Retail marijuana						•	•	•		•				180-5.2.9
VEHICLES AND EQUIPMENT															
	Auto fuel sales						●	•			●				
	Auto service or wash						•	•	•						
INDUSTRIAL USES															
ACCESSORY USES															
Accessory Uses	Accessory building and use	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Accessory dwelling unit	●	●	●	●	●	●	●	●	●	●	●	●	●	180-5.3.1
	Home occupation	●	●	●	●	●					●				
	Home office	•	•	•	•	•	•	•			•	•			
	Drive-through facility						●	●			●				180-5.3.4.
	Solar energy facility	•	•	•	•	•	•	•	•	•	•	•	•	•	180-5.3.3
	Electric Vehicle Charging Station	•	•	•	•	•	•	•	•	•	•	•	•		
DISTRICT LEGEND															
RS = Residential Single-Household District															
RN = Residential Traditional Neighborhood District															
RL = Residential Low Density District															
RM = Residential Medium Density District															
RH = Residential High Density District															
GW = Gateway District															
CO = Commercial Oriented District															
LI = Light Industrial District															
CC = Central Core District															
MU = Mixed-Use District															
OS = Open Space District															
PR = Parks and Recreation District															
PF = Public Facilities District															

(Ord. No. 17-04, 6-27-17; Ord. No. 19-04, 4-9-19; Ord. No. 20-23, 1-26-21; Ord. No. 22-12, 10-11-22; Ord. No. 23-09, § 7, 3-28-23; Ord. No. 24-12, § 1, 10-22-24)

Section 180-5.3.4.: Drive-Through Facility.

- A. Purpose and Intent.** The purpose of these standards is to ensure that drive-through facilities are designed to protect the safety of pedestrians and motorists, prevent traffic congestion on public streets, and minimize negative impacts on adjacent properties.
- B. Vehicle Stacking Requirements and Traffic Flow.**
 - 1. All drive-through facilities must provide dedicated off-street stacking lanes as outlined in Section 180-6.13. Parking. The facility must also meet all parking requirements for its principal use.
 - 2. **Public Right-of-Way.** Stacking lanes must be designed so that no idling vehicle is likely to ever extend into a public street, alley, or sidewalk.
 - 3. **Separation.** Stacking lanes must be physically separated from parking areas and drive aisles by a raised curb, median, or painted striping.
- C. Site Design:**
 - 1. No stacking lane or service window shall be located within 50 feet of any residential property line.
 - 2. **Pedestrian Safety.**
 - a. **No Intersections.** Drive-through lanes should not intersect the main pedestrian path leading to the building's primary entrance.
 - b. **Marked Crossings.** Where a pedestrian path must cross a drive-through lane, it must be clearly marked with contrasting pavement, specialized striping, or raised crosswalks.

Section 180-6.13.3.A.: Table 6-1 Required Number of Parking Spaces by Land Use

USE CATEGORY	USE TYPE		PARKING SPACE REQUIREMENTS
Commercial	Drive-through facility	Stacking spaces per drive-up window	5.0
Food and Beverage	Fast food restaurant	Per 150 square feet of GFA (non-seating area)	1.0
		Plus Per 250 square feet of GFA (seating area)	1.0
		Stacking spaces per drive-up window	5.0
	Restaurant, bar and tavern	Per 250 square feet of GFA	1.0

Section 180-6.13.3.D.: Table 6-2 Minimum Required Parking Spaces – Central Core District and Mixed-Use Districts Fronting West Main Street

USE	PARKING SPACE REQUIREMENTS
Restaurants and Bars and Taverns [1]	0.0
Notes: [1] Any change in the use from retail, restaurant, or bar-or tavern GFA approved by the Town using the parking provisions contained herein to other uses (permitted or conditional) must provide parking spaces in the amounts and locations required by the Article.	

180-9.2.3. Commercial Uses

B. *Food and Beverage*. Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. **Drive-through facilities may be an accessory use where permitted in the Table of Uses.**

D. *Offices*. Uses that provide executive, management, administrative, or professional services, but do not involve the sale of merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. **Drive-through facilities may also be an accessory use for the purpose of providing services where permitted in the Table of Uses.**

E. *Personal Services*. Establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. **Accessory uses may include drive-throughs where permitted in the Table of Uses.**

G. *Retail*. Uses involving the sale of a product directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Examples include, but are not limited to, bookstores, antique stores, bakeries, grocery stores, household product stores, and similar uses. **Accessory uses may include drive-throughs where permitted in the Table of Uses.**

180-9.3. General definitions

Drive-Through Facility. A **business-facility** that offers drive-through service where customers remain seated in a vehicle occupying a drive-through service lane to the point of a window or other service area. **Drive-through uses do not include the dispensing of fuel, electric vehicle charging, washing of vehicles, or parking lot pickup of retail items.**

Microbrewery, Distillery, and/or Tasting Room. A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant, provided the beer, wine, or liquor is sold for consumption onsite or off the premises and is not sold to other drinking establishments, restaurants, or wholesalers.

Restaurant. An establishment where food and drink are prepared, table service is provided, and consumption takes place primarily within the principal structure.

Restaurant, Fast Food. An establishment where food and/or beverages are sold in a take-out fashion, no table service is provided, and all or a significant portion of the consumption takes place outside the confines of the restaurant, **and/or ordering and pick-up of food may take place from an automobile. Fast food restaurants shall not include a drive-through facility unless such a facility is permitted as an accessory use in the zoning district in which the fast food restaurant is located.**