

PART II - CODE OF ORDINANCES  
Chapter 18 - ZONING AND SUBDIVISION ORDINANCE  
ARTICLE 5A. - DEVELOPMENT STANDARDS - COMMERCIAL, INDUSTRIAL, AND MIXED USES  
DIVISION 5. PARKING AND LOADING

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**Sec. 18-524. Off-Street Parking Generally.**

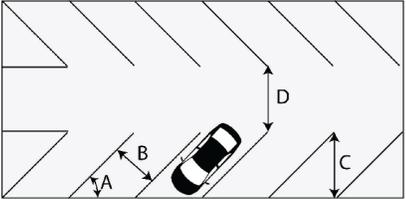
- 1. No application for a building permit, use permit, or occupancy permit shall be approved unless at least the minimum off-street parking requirements are accommodated either on site or off site in accordance with the requirements herein.
- 4. Required parking for all principal and accessory uses must be maintained at all times, consistent with all site plans and permits.

**Sec. 18-527. Parking Standards.**

- 2. All spaces in parking lots shall be provided with bumper guards, as deemed necessary by the Director of Public Works, in order to:
  - A. Protect buildings from vehicular bumpers,
  - B. Protect public sidewalks from overhanging bumpers,
  - C. Prevent vehicles from rolling down embankments or onto adjacent property, and
  - D. Provide protection against other hazards peculiar to the topography or site development of a particular parcel of ground.

**Sec. 18-529. Space Allocation for Parking and Measurement.**

- 3. For purposes of computation under this Chapter, one compact automobile parking space shall be eight feet wide by sixteen (16) feet long.
- 4. All off-street parking spaces and adjacent aisles provided in compliance with the requirements of this article shall at least conform to the following minimum dimensions:

Minimum Standard Parking Spaces and Aisle Width Dimensions				
A. Parking Angle (degrees)	B. Stall Width (in feet)	C. Stall Length (in feet)	D. Aisle Width, One-way/Two-way (in feet)	
0 (parallel)	8	22	16/22	 <p>A - Parking Angle B - Stall Width C - Stall Length D - Aisle Width</p>
45	9	19	16/20	
60	9	20	18/20	
90	9	18	23/23	

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**Sec. 18-531. Minimum Required Off-Street Parking for Vehicles.**

Minimum required off-street parking spaces required by use are listed in the table below:

<b>PROPOSED USE</b>	<b>Minimum Required Off-Street Parking Spaces</b>	<b>Notes/Additional Requirements</b>
Restaurant	1 space per 4 seats	

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## Sec. 18-830. Modification of Requirements.

1. **Purpose.** Applications for modifications of requirements, in which the proposed development cannot be achieved within the requirements of the Zoning Code, must submit a narrative and Major Site Plan demonstrating the requested modifications to any of the following standards:
  - A. Setbacks per Article 2.
  - B. Lot Area per Article 2.
  - C. Lot Coverage per Article 2.
  - D. Number of units per Article 2.
  - E. Height of an architectural feature per Article 2.
  - F. Open space standards per Article 2.
  - G. Screening or landscaping standards per Articles 4B, 5A and 5B.
  - H. Parking standards per Articles 4B, 5A and 5B.
2. **Application and Review Process.**
  - A. **Requests must be in writing.** Requests for Modifications of Requirements shall be submitted to the Director of Planning and Zoning, accompanied by a written statement including the code sections from which relief is sought and setting forth the reasons therefor.
  - B. **Completeness and Compliance.** Applications for modifications of requirements are reviewed for completeness and compliance with the Code of Vienna by the Director of Planning and Zoning, the Director of Public Works, the Director of Parks and Recreation, and the Zoning Administrator.
  - C. **Transmission to Planning Commission.** Once staff review is complete, the application will be transmitted to the Planning Commission for review at a regular meeting. The Planning Commission shall make a recommendation on the application to the Town Council, which shall include reviewing for consistency with the Comprehensive Plan and the integrity of the Town Code.
  - D. **Final Decision by Town Council.** The application and Planning Commission's recommendation are then transmitted to the Town Council for review and determination at a public hearing. The Town Council's review shall include, but not necessarily be limited to, determining whether the requested modifications would, if approved, be consistent with the Comprehensive Plan and would not impair the integrity of the Town Code.
  - E. **Notification.** Prior to the Town Council granting or denying any such modification, notification letters by certified mail to adjoining property owners and those abutting across a public street shall be sent not less than five days prior to council's consideration of the request for modification. See also Division 5
  - F. **Final Approval Required before the Issuance of Other Permits.** Applications for modifications of requirement must be approved by Town Council and the final site plan must be stamped as approved prior to the issuance of building permits or a Certificate of Occupancy.
  - G. **Referral to Board of Architectural Review.** All site plans, except those for single-unit residential properties, may require referral to the Board of Architectural Review prior to approval. See § 18-821.