



Sec. 18-130. Requirements.

Required off-street parking space or spaces are to be made available to and provided for the use of the occupant or occupants and, if applicable, patrons or customers of such uses. At the determination of the zoning administrator, adequate parking space to park vehicles belonging to and which are a part of the business activity within a building shall be provided and such space(s) shall be in addition to space requirements required by this chapter.

Off-street parking space(s) shall be provided as follows:

<i>Use</i>	<i>Minimum Required Off-street Parking Spaces</i>	<i>Notes/Additional Requirements</i>
Commercial building (except as provided for in other uses listed)	1 space per 200 square feet of floor area on all floors	Floor area does not include stairs and elevators

Sec. 18-252. - Site plan specifications.

Any person, corporation, firm or other organization or association, shall, prior to or at the time of filing application for a building permit to erect or alter any structure in a C-1, C-1A, C-1B, C-2, CM, T, RTH, RM-2, or PR zone, submit to the director of public works a site plan prepared by a registered architect, registered engineer or certified land surveyor authorized by the commonwealth to practice as such. Additionally, the provisions for replacement of trees as set forth in section 18-252 E shall apply to any of the following located in the RS-16, RS-12.5, and RS-10 zones: the development of an undeveloped tract; the redevelopment of any existing tract by removal of a dwelling and replacement with a new dwelling; or the addition to an existing dwelling that results in an area of disturbed soil exceeding 2,500 square feet.

Such plan shall include the following data:

- A.
 - 11. A schedule showing compliance with the parking requirements of this chapter.
- C. A tabulation listing the site plan specifications as they compare to minimum zoning requirements shall be furnished with each copy of the site plan.



Sec. 18-256. - Modification of requirements.

Where an applicant for a building permit subject to the requirements of this article can demonstrate to the council that the most practical, efficient or aesthetic development of the site involved cannot be achieved within the requirements of this chapter, the council, after receiving the recommendation of the planning commission, or not less than 30 days after requesting such recommendation in writing, may modify such requirements upon a finding that the integrity of this chapter and the health, safety and morals of the Town will not be thereby impaired.

Sec. 18-257. - Procedure for requesting modification.

1. Requests for modifications authorized under [section 18-256](#) shall be submitted to the director of public works in writing and shall be accompanied by a written statement setting forth the reasons therefor. Each such request shall also be accompanied by a site plan, including thereon all of the information required by this article shown to indicate the development as modified or building as it is proposed for construction by the applicant. The granting or denial of any such modification shall be discretionary with the council and this article shall not be deemed to create any right to any such modification.
2. 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.
3. Approval by the Town Council of any such modified site plan, shall constitute authority for the director of public works to issue the necessary building permits therefor, provided other applicable provisions of law have been complied with.