

**EAST LYME ZONING COMMISSION
REGULAR MEETING
Thursday, FEBRUARY 15th, 2007
MINUTES**

The East Lyme Zoning Commission held a Regular Meeting on February 15th, 2007 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT.

PRESENT: Mark Nickerson, Chairman, Pamela Byrnes, Marc Salerno,
Norm Peck, William Dwyer, Alternate, Joe Barry, Alternate

ALSO PRESENT: William Mulholland, Zoning Official
Rose Ann Hardy, Ex-Officio, Board of Selectmen

ABSENT: Rosanna Carabelas, Secretary, Ed Gada, Bob Bulmer, Alternate

PANEL: Mark Nickerson, Chairman, Pamela Byrnes, Marc Salerno,
Norm Peck, William Dwyer, Alternate, Joe Barry, Alternate

FILED IN EAST LYME TOWN
CLERK'S OFFICE

FEB 20 2007 at 11:40 AM PM

Esther B. Williams
EAST LYME TOWN CLERK

1. Call to Order

Chairman Nickerson called this Regular Meeting of the Zoning Commission to order at 8:04 PM after the previously scheduled Public Hearing. Mr. Nickerson noted that Mr. Dwyer and Mr. Barry; both Alternates were seated at the table. Mr. Peck recused himself and was seated in the audience.

Public Delegations

Mr. Nickerson called for anyone from the public who wished to address the Commission on subject matters not on the Agenda.

There was no one.

Regular Meeting

1. East Lyme Zoning Commission proposal to amend Section 13.3 "AqP Aquifer and Primary Recharge District and AqS Secondary Recharge District."

Mr. Nickerson said that this has been withdrawn so that it can be re-written and resubmitted at a later date.

2. Application of Gray School if Irish Dance LLC, for a Special Permit (indoor recreation) to operate a dance school at property identified in the application as 11 Liberty Way Suite A-4 and A-5, Niantic, CT.

Mr. Mulholland noted that this has been re-scheduled to their March 1, 2007 meeting as an incorrect address was put on the application.

3. Application of Gabriele's Karate Inc., for a Special Permit (indoor recreation) to operate a Karate School at property identified in the Application as 324 Flanders Road, Niantic, CT.

Mr. Nickerson called for discussion on this application as they had just closed the Public Hearing.

Mr. Salerno said that they would need to figure out the number of parking spaces and what the divisor will be in sq. ft. based upon the information that they have regarding the rest of the businesses in the retail plaza. They only have 16 parking spaces left and if they give all of them to the Karate School, then they are all gone. He asked if they would be setting a precedent if they were to use 200 sq. ft as the divisor.

BOARD OF ZONING COMMISSIONERS
TOWN OF WINDSOR
108 TOWN HALL
WINDSOR, CONNECTICUT

The East Lyme Zoning Commission held a Regular Meeting on February 13th, 2007 at Town Hall, 108
Pineyknob Avenue, Wainlic, CT.

PRESENT: Mark Nickerson, Chairman; Pamela Byrnes, Marc Salerno,
Norm Beck, William Dwyer, Alexander, Joe Barry, Alexander

ALSO PRESENT: William Mulholland, Zoning Official
Rita Ann Hardy, Ex-Officio, Board of Selectmen

ABSENT: Rosanna Cordeiro, Secretary; Ed Sada, Bob Bulmer, Alexander

PANEL: Mark Nickerson, Chairman; Pamela Byrnes, Marc Salerno,
Norm Beck, William Dwyer, Alexander, Joe Barry, Alexander

1. Call to Order

Chairman Nickerson called this Regular Meeting of the Zoning Commission to order at 8:04 PM after the
previously scheduled Public Hearing. Mr. Nickerson noted that Mr. Dwyer and Mr. Barry both Alternates
were seated at the table. Mr. Beck excused himself and was seated in the audience.

Public Delegation

Mr. Nickerson called for anyone from the public who wished to address the Commission on subject matters
on the agenda.

There was no one.

Regular Meeting

1. East Lyme Zoning Commission proposal to amend Section 12.2 "App. Auditor and Primary
Recharge District and App Secondary Recharge District."

Mr. Nickerson said that this has been withdrawn so that it can be re-written and resubmitted at a later date.

2. Application of Gray School for a Special Permit (indoor recreation) to operate
a dance school at property identified in the application as 11 Liberty Way Suite A-4 and A-5,
Wainlic, CT.

Mr. Mulholland noted that this has been re-scheduled to their March 1, 2007 meeting as an internet address
was put on the application.

3. Application of Goshute's Karate Inc., for a Special Permit (indoor recreation) to operate a Karate
School at property identified in the application as 324 Flanders Road, Wainlic, CT.

Mr. Nickerson called for discussion on this application as they had just closed the Public Hearing.

Mr. Salerno said that they would need to figure out the number of parking spaces and what the divisor will be
in so it based upon the information that they have regarding the rest of the business in the retail plaza.
They only have 10 parking spaces left and if they give all of them to the Karate School, then they are all
gone. He asked if they would be setting a precedent if they were to use 200 sq. ft. as the divisor.

Mr. Mulholland said that generally parking spaces are based on use and gross floor area. They try to keep the uses similar in determination of the spaces.

Mr. Nickerson said that they should be basing it on what they have in their regulations and that 250 sq. ft. seems to be the standard. If they divide the 2600 sq. ft. gross floor area of the Karate School by 250 sq. ft. they would come up with 10 spaces.

Ms. Byrnes said that she is concerned that they have enough spaces and that they have a few left in the event that they are needed.

****MOTION (1)**

Mr. Salerno moved to approve the application of Gabriele's Karate Inc. for a Special Permit (indoor recreation) to operate a Karate School at property identified as 324 Flanders Road, Niantic, CT with the requirement of one (1) parking space for every 250 sq. ft. of gross floor area (2600 sq. ft.) which equals 10 parking spaces.

Ms. Byrnes seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Mr. Nickerson said that this would publish on Thursday 2/22/07 and become effective on 2/23/07.

Note: Mr. Peck returned from the audience and was seated at the table.

4. Approval of Minutes – Special Meeting, Public Hearings I and II and, Regular Meeting of February 1, 2007

Mr. Nickerson asked that they hold off on approval of these minutes until their March 1, 2007 meeting as they had not received them in time to read them.

Old Business

1. Stormwater

Mr. Barry commented that he had gone out to visit the Jordan Cove site that Mr. Morton had spoken about in his presentation and that he found the roads to be very narrow.

2. Subcommittee – Niantic Village – CB Zones (Mark Nickerson, Marc Salerno & Norm Peck)

Mr. Nickerson said that they are still working on this and that it is moving along.

3. By-Laws Subcommittee (Mark Nickerson & Pamela Byrnes)

Mr. Nickerson said that the draft of these changes is with the Town Attorney for his review. He said that he still has not heard anything on this and that he would check with the Attorney to see if they would be ready for their next meeting.

4. Subcommittee – Adult Uses (Rosanna Carabelas)

Ms. Carabelas was not present to report.

New Business

1. Any other business on the floor, if any, by the majority vote of the Commission.

Mr. Nickerson said that he would take from the floor, the Special Permit Drive-thru Text Amendment that he had asked Mr. Mulholland to prepare for them. He asked that Mr. Mulholland explain this to them.

Mr. Mulholland passed out information on the text amendment change. He said that he added a Section 8.2.12 which states: 'Drive-thru facilities are permitted as an accessory use for Banks, Financial Institutions, Pharmacies, Bakeries and 'Fast Food' (added) Restaurants.'

The Commission members asked that he insert 'Fast Food' before Restaurants so that it would be in agreement with what they had already passed.

The Commission members asked that the term 'Fast Food' before Restaurants so that it would be in agreement with what they had already passed.

Mr. Mulholland passed out information on the text amendment change. He said that he added a Section 8.2.12 which states: "Drive-thru facilities are permitted as an accessory use for general financial institutions, Pharmacies, Bakeries and 'Fast Food', (added) Restaurants."

Mr. Mulholland to prepare for them. He asked that Mr. Mulholland explain this to them. Mr. Richardson said that he would take from the floor the Special Permit Drive-Thru Text Amendment that he had asked Mr. Mulholland to prepare for them. He asked that Mr. Mulholland explain this to them.

1. Any other business on the floor, if any, by the majority vote of the Commissioner.

New Business

Mr. Campbell was not present in report.

4. Subcommittee – Abdul Ujeer (Rosanna Campbell)

Mr. Richardson said that the list of these changes is with the Town Attorney for his review. He said that he still has not heard anything on this and that he would check with the Attorney to see if they would be ready for their next meeting.

3. By-Laws Subcommittee (Mark Richardson & Pamela Bynnes)

Mr. Richardson said that they are still working on this and that it is moving along.

2. Subcommittee – Atlantic Village – GE Jones (Mark Richardson, Marc Salera & Norm Beck)

Mr. Bynnes commented that he had gone out to visit the location. He said that the road is very narrow and that he found the road to be very narrow.

1. Stormwater

Old Business

Mr. Richardson asked that they hold off on approval of these minutes until their March 1, 2007 meeting as they had not received them in time to read them.

1. 2007

4. Approval of Minutes – Special Meeting, Public Hearings 1 and 2 and Regular Meeting of February

Note: Mr. Beck returned from the audience and was seated at the table.

Mr. Richardson said that the work order on Thursday 2/22/07 and become effective on 2/23/07.

Vote: 2 – 0 – 0 Motion passed.

Mr. Bynnes seconded the motion.

equals 10 parking spaces.

the requirement of one (1) parking space for every 282 sq. ft. of gross floor area (2000 sq. ft.) which (recreation) to operate a Kataris School at property identified as 224 Flinders Road, Newark, CT with the requirement of one (1) parking space for every 282 sq. ft. of gross floor area (2000 sq. ft.) which

*MOTION 4)

event that they are needed.

Mr. Bynnes said that she is concerned that they have enough spaces and that they have a few left in the

they would come up with 10 spaces.

Mr. Richardson said that they would be taking it on what they have in their regulations and that 282 sq. ft. the area stated in determination of the spaces.

Mr. Mulholland said that generally parking spaces are based on use and gross floor area. They try to base

Mr. Mulholland said that he would also like to delete the 'Drive-In' for LI with three items listed under it in Section 25.5 as they did not get rid of it with their recent update and they need to delete it as a housekeeping item only.

Mr. Nickerson asked that Mr. Mulholland schedule this for a Public Hearing.

2. Zoning Official

Mr. Mulholland reported that he had heard back from the DEP regarding the Aquifer Public Hearing that they have withdrawn as the list they had was an inventory list. After speaking with them, he said that they came up with a preliminary list and that they said that they would be happy to come down and speak to them about this as the mapping becomes more refined.

Mr. Nickerson said that the DEP even told them to wait on this due to the mapping timelines.

Mr. Mulholland passed out the list of items for review.

Mr. Salerno said that he thinks that they would be creating a lot of non-conforming uses that might not be so under and when the mapping A is completed. This would mean that people would be hand-cuffed for a year and he said that he does not think that is fair.

Mr. Nickerson asked that Mr. Mulholland define non-conforming.

Mr. Mulholland cited a 'Regional Shopping Center' in an LI District where Bob's Furniture is now and due to their regulation change is now a non-conforming use. They can continue to operate what they have there however they cannot expand it. He further cited Section 21 of the regulations noting that there are businesses present in aquifer areas that may not be allowed when the mapping is completed and that may not conform to this list. He noted that this is a double-edged sword and that it could be used to regulate.

Ms. Byrnes said that she would like to see this go to Public Hearing and hear what the people have to say.

Mr. Salerno said that he would like them to first go through the list and see what they have now in the aquifer areas and that they look at Section 21 and let these people and businesses know so that they are aware of what may happen. He asked for an inventory of the businesses in the aquifer area.

Mr. Mulholland said that from what he is hearing that the current aquifer areas will shrink from what they are now – perhaps to 1000 feet around the wells. It would be cumbersome at best to try to prepare an inventory of businesses especially when the area may change.

Mr. Salerno maintained that he hates putting in regulations that push people to have to go to the ZBA for variances especially before the mapping is complete.

Mr. Barry asked about non-conformity and how it relates to a business as it is now and when it becomes non-conforming.

Mr. Mulholland explained that they could continue to do business however they could not expand that business.

Mr. Salerno said (for example) that meant that they could not add a handicap ramp or a patio area for their employees to be able to eat outside.

Mr. Peck said that he would suggest that they define 'vehicle' from the DEP standpoint, 'electrical equipment' and what 'Production or fabrication of metal products' means from the DEP view.

Mr. Mulholland said that this is the way that this came from the State.

Mr. Peck said that he would like to make it clear what the DEP is worried about here and that their definitions should be put here so they are known. He said that if they knew this that they could write a better list.

Mr. Salerno said that his concern is that the DEP Level A mapping is not done and that they are creating non-conforming uses that may not actually be that way when the mapping is done.

Mr. Nickerson asked that Mr. Mulholland address their concerns and tweak the language and then set it for Public Hearing.

Ms. Byrnes asked about the status of the rip-rap.

Mr. Nickerson said that it has been replanted with grasses, etc. and that they will not spray or cover it. He said they would wait to see how the grasses do in the spring.

Ms. Byrnes asked Mr. Mulholland about the progress on the Starbucks site as it seems to be slow.

Mr. Mulholland said that they have probably noticed that the drainage product came in and they would be moving forward. The recent weather change has slowed them down.

3. Comments from Ex-Officio

Ms. Hardy said that she did not have anything to report.

4. Comments from Zoning Commission liaison to Planning Commission

No one was present to comment.

5. Comments from Chairman

Mr. Nickerson said that he had no further comments.

6. Adjournment

****MOTION (2)**

Mr. Dwyer moved to adjourn this Regular Meeting of the East Lyme Zoning Commission at 9:00 PM.

Mr. Barry seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Mr. Jackson asked that Mr. Mitchell advise their concerns and what the language was that was in the Public Hearing.

Mr. Byrnes asked about the status of the report. Mr. Mitchell said that it has been completed with general info and that they will get a report in a few days and they would want to see how the process is in the spring.

Mr. Byrnes asked Mr. Mitchell about the progress on the feedback that as it seems to be slow. Mr. Mitchell said that they have probably noticed that the average feedback came in and they would be moving forward. The recent weather change has slowed them down.

3. Comments from Ex-Officio
Mr. Hardy said that she did not have anything to report.

4. Comments from Jointing Commission Liaison to Planning Commission
He was present in person.

5. Comments from Chairman
Mr. Jackson said that he had no further comments.

6. Adjournment

MOTION (S)
Mr. Byrnes moved to adjourn this Regular Meeting of the East Lynn Jointing Commission at 8:00 PM.
Mr. Hardy seconded the motion.
Vote: 5 - 0 - 0. Motion passed.

Respectfully submitted,

Kevin Smith
Recording Secretary

Town of

P.O. Drawer 519
Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
(860) 691-4114
Fax (860) 691-0351

February 15, 2007

TO: East Lyme Zoning Commission Members
FROM: William Mulholland, Zoning Official
RE: Special Permit Drive-thru Text amendment

At the Zoning Commission meeting February 1, 2007 the board approved a text amendment for drive thru facilities for Banks, Financial Institutions, Pharmacies, Bakeries and Fast Food Restaurants.

During the deliberation of the commission it was suggested that these facilities should be by special permit. After some debate it was determined that the published legal notice was not broad enough to encompass what was considered a substantive change in the notice. The commission subsequently voted to adopt the proposal as it was and to ask that I draft an amendment that required a Special Permit for the subject use.

The draft text amendment as proposed uses the same format as currently exists for Special Permit uses. While it is recognized that the uses are generally viewed as accessory uses, the placement of the changes should coincide with past practice. To that end, I have added a new Section 8.2.12 to Special Permit uses in CA Zones. I have also placed the Drive-thru standards in Section 25.5 "Table of Minimum controls for specific special permit". This section typically lists all special permit requirements.

Attached you will find a copy of the specific proposals.

/jl

Zoning 2/15/07

Proposed East Lyme Zoning Commission text amendment for drive thru facilities and special permit controls.

Proposed language is underlined and bold.

SECTION 8

CA COMMERCIAL DISTRICTS

General Description and Purpose - A commercial district along arterial routes. The purpose of this district is to provide for convenient neighborhood and community oriented commercial development.

- 8.1 **PERMITTED USES** - The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.
- 8.1.1 Single family detached dwelling
 - 8.1.2 Two family dwelling
 - 8.1.3 Business or professional offices
 - 8.1.4 Inn, Hotel, Motel, Bed and Breakfast.
 - 8.1.5 Hospital, convalescent home or rest home
 - 8.1.6 Retail sales stores, gasoline service station, standard restaurant
 - 8.1.7 Personal service establishment
 - 8.1.8 Undertaking establishment
 - 8.1.8.1 Child Care Center
 - 8.1.9 Any related accessory uses customarily incidental to the above permitted uses.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

- 8.2 **SPECIAL PERMIT USES** - The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit requirements of Section 25.
- 8.2.1 Commercial facilities which provide indoor recreation, such as assembly halls, dance halls, bowling alleys, video arcades and similar places of public recreation operated as a business.
 - 8.2.2 **Mixed Use Dwelling Units** - Dwelling units, limited to mixed use situations in which dwelling units are contained within a building dedicated principally to a permitted commercial, non-residential use. A portion of the jointly used building committed to dwelling units shall not exceed 50 percent of the improved floor area. Sub-grade floor area is not to be considered in this calculation.
 - 8.2.3 Commercial golf, tennis or similar club

- 8.2.4 Wholesale store
- 8.2.5 Laundromat
- 8.2.6 Auto sales agency
- 8.2.7 Fast food restaurants
- 8.2.8 Elderly housing, CA
- 8.2.9 Small Animal Veterinary Clinic
- 8.2.10 Car Wash
- 8.2.11 Parking Lots

Fast food



8.2.12 Drive-thru facilities are permitted as an accessory use for Banks, Financial Institutions, Pharmacies, Bakeries and Restaurants.

(ALSO SEE SECTION 20 - - GENERAL REGULATIONS)

(See Section 25.5 Table of Minimum Controls for Special Permit)

8.3 DIMENSIONAL REQUIREMENTS

8.3.1 **LOT SIZE** - All lots used for commercial purposes shall have a minimum of 7,500 square feet of lot area. All lots used for mixed residential and commercial purposes shall have a minimum of 5,000 square feet per family in addition to the 7,500 square feet required for commercial use. All lots used solely for residential use shall have a minimum of 10,000 square feet per family.

8.3.2 **FRONTAGE** - Each lot shall have frontage of not less than 80 feet.

8.3.3 **SETBACKS** - No building or structure shall be placed less than 20 feet from the street line or 12 feet from other property lines, if not built on the property line in accordance with Section 20.18.

8.3.4 **COVERAGE** - The total area covered by all buildings and structures on a lot shall not exceed 35 percent of the lot area.

8.3.5 **HEIGHT** *No building or structure shall exceed 30 feet in height except that the Zoning Commission may, under the provisions of Section 25 (Special Permit) of these regulations, permit an increase in height to a maximum of 55 feet, upon finding that the following standards are met;*

- A. Any building exceeding 30 feet in height shall be designed and used primarily for office and /or hotel use.
- B. The total lot coverage of all buildings exceeding 30 feet in height shall not exceed 10 percent of the lot area.
- C. The increase in height will not significantly impair views from, or the availability of light and air to, abutting or nearby properties.
- D. Where a CA zone abuts a Residential zone, a setback of 100 feet shall be maintained from structures over 30 feet in height;

8.3.6 OFF-STREET PARKING AND LOADING SPACE - Off-street parking and loading space shall be provided for each commercial use in accordance with the provisions of Section 22 of these regulations.

Proposed language is bold and underlined.

25.5 TABLE OF MINIMUM CONTROLS FOR SPECIFIC SPECIAL PERMIT

<u>USE</u>	<u>DISTRICT</u>	<u>CONTROLS</u>
Agricultural or Farm	All Rural & Residence Districts	<ol style="list-style-type: none">1. Use shall be on a lot not less than two acres.2. No animals or poultry (except household pets) shall be kept less than 100 feet from any property line.
Antique Shop	RU-80 RU-40	<ol style="list-style-type: none">1. No permanent exterior displays.2. All temporary exterior displays shall be kept in a neat and orderly manner.
Antique Shop	R-10	<ol style="list-style-type: none">1. Lot shall not be less than 40,000 square feet.2. No permanent or temporary exterior displays.3. Business must be in dwelling of proprietor.
Assisted Living Facility	CB	<ol style="list-style-type: none">1. Minimum lot area: 40,000 square feet, with public water and sewer2. Minimum living floor area: Efficiency Unit without cooking facilities 275 Square feet. Efficiency Unit with cooking facilities 325 Square feet One bedroom 475 Square feet Two bedroom 650 Square feet3. Common area: The common area of the structure shall be at least 35% of the total building area. Common area shall be defined as all area not devoted to residential units.4. Parking requirements: .4 spaces per living unit5. Transportation: The facility shall provide daily private transportation for residents to local facilities and services.6. Occupancy: Residential units shall be for persons of at least 62 years of age and in the case of multiple occupancy of a dwelling unit, one (1) person shall be at least 62 years of age, none less than 55 years.7. Emergency call system: Each residential unit shall have an emergency call/intercom system with 24 hour on site response.

- 8. Residential unit facilities: a.) Each residential unit shall include at least a toilet, sink and one shower. b.) A residential unit may include cooking facilities.
- 9. Density: 40 residential units / acre maximum density
- 10 Noise regulation: No outdoor sound systems shall be allowed.
- 11 Sidewalks: Sidewalks shall be available or constructed to provide access to neighborhood facilities and services.
- 12 Gross floor area: The minimum gross floor area for a building containing an Assisted Living Facility shall be 20,000 square feet.
- 13 Common kitchen/dining facilities: The facility shall have kitchen facilities for preparing and serving full meals to all residents. Common dining facilities shall be provided.
- 14. Open Space: In addition to required buffers and parking/roadway area, the facility shall provide a suitably landscaped recreational /open space of not less than 10% of the total lot area. Calculation for this area shall include all passive/active outdoor recreational facilities as well as other landscaped areas exclusive of the buffers and roadway/parking area.
- 15. Staffing: A registered or licensed practical nurse shall be on site or on call 24 hours/day.

Bed &
Breakfast

R-12, R-10

1. The lot must be a minimum of 10,000 square feet. There will be not less than 5000 square feet of lot area for each bedroom in the facility including those of the resident.

RU-40, RU-80

2. The lot must be a minimum of 40,000 square feet for RU 40 and a minimum of 80,000 square feet for RU80. There will be not less than 5,000 square feet of lot area for each bedroom in the facility including those of the resident.

3. *The lot must be a minimum of 200,000 square feet.*

4. No retail facilities are permitted.

CA, CB, CM

5. The Owner of the facility must reside on the premises.

all districts

6. Rooms must have bath facilities separate from those of residents.

7. Parking Area must be screened from adjoining properties with appropriate fencing of landscaping. A landscaped buffer of not less than ten feet must be provided. In lieu of a fence, plantings within the buffer must provide for six foot

vertical growth with sufficient density to protect adjoining properties.

8. There will be a maximum stay of seven nights for guests of the facility.

9. 1 Parking Space per bedroom is required.

CA, CB, CM all districts

Car Wash

CA

1. Facility must hook into Municipal Sewers.

Cemeteries

Rural, Residential & Commercial

1. Located on a plot of not less than two acres

Commercial Golf or Tennis Club, Private Club

Rural, Residence & Commercial

1. It shall be located on a plot of not less than five acres.
2. No building shall be located within 100 feet of any street line nor within 150 feet of any other property line.
3. No activity shall be carried on which results in objectionable noise audible off the premises.

Commercial Indoor Recreation

LI

1. Lot shall not be less than 80,000 square feet
2. Off-street parking shall be provided in accordance with the use as determined by the Zoning Commission.

Drive-in

LI

Needs to be deleted

1. The lot shall be not less than Theatre five acres
2. Lights must be adequately screened from adjacent residential areas.
3. The access road must be adequate to handle traffic loads.

Drive-thru

Drive-thru facilities for Banks, Financial Institutions, Pharmacies, Bakeries and Restaurants.

1. The drive-thru facilities shall clearly be accessory and subordinate to the primary use.
2. Drive-thru facilities, including required stacking lanes, shall be located in the rear or side yards only.
3. Drive-thru facilities shall not generate the need for additional driveway curb cuts.
4. A minimum of five vehicle stacking spaces shall be provided on site for each drive-thru station, including the vehicle being serviced. Where a restaurant order board and service window are proposed each service aisle shall provide a minimum of ten (10) stacking spaces with a

- minimum of five (5) stacking spaces before the order board. Each service aisle shall not have more than two service windows.
5. Stacking lanes shall be separate from internal traffic aisles to allow traffic to circulate through the site without entering the drive-thru facilities.
 6. Stacking lanes shall be a minimum of ten feet (10') wide and each vehicle stacking space shall be twenty feet (20') in length.
 7. Stacking lanes shall be designed to minimize traffic congestion and to promote pedestrian safety.
 8. Drive-thru facilities shall be screened from view from public streets with substantial landscaping using a variety of evergreen and deciduous species.
 9. Outdoor speakers shall be located a minimum of one hundred (100) feet from the boundary of any residentially zoned property and shall not be audible from other property.
 10. Drive-thru facilities should be designed as a compatible architectural element of the primary building;

NOTE: All Fast Food Restaurants are by Special Permit. See Section 8.27.

Elderly
Housing

CA

1. All lots used for Elderly Housing, CA use shall have a minimum of 15,000 square feet
2. At least one (1) off street parking space shall be provided per family unit.
3. No building shall be less than 20 feet from the street line or 12 feet from the property lines, if not built on the property line in accordance with Section 20.18.
4. Each lot shall contain not less than 80 feet frontage.
5. Required floor area in units shall contain not less than 650 square feet for one bedroom and 800 square feet for each two bedroom unit.
6. Each dwelling unit shall be occupied by: