



Memorandum

To: Planning Commission Members
 From: Elizabeth J Corwin, PE, AICP; Planning Director
 Date: September 13, 2024
 Re: Zoning Text Amendments-Gas Station Parking and Max Lot Coverage in HS District

In the interest of time, I propose we undertake an ordinance amendment to address two pressing issues. One is the appropriate parking requirement for vehicle gas filling stations (which isn't even the term used in our ordinance for the use list) and the second is maximum lot coverage in the HS, Highland Station District. We have other zoning ordinance issues that have been presented to us this suffer which may require additional thought and discussion. Those issues will be discussed at the October 3rd meeting, hopefully once we have forwarded the Master Plan to the Board of Trustees. These issues include:

- Event Venues
- Recreational Vehicles/Commercial Vehicles/Storage on vacant lots
- Use of storage containers as accessory structures

The changes to the parking requirement involve only Table 11.1

<i>Commercial Services</i>	
<p>Vehicle gas filling station</p> <p>Gas Stations, including convenience stores</p>	<p>1 space for each 125 200 square feet of net-gross floor area, plus 2 parking spaces per fueling station</p>

The changes to the maximum lot coverage involve only Section 9.05 -Highland Station District, Subsection B *Dimensional requirements*

5. The maximum lot coverage. ~~Twenty (20)~~ thirty-five (35%) percent.

This change would bring the requirement more in line with a typical residential or commercial lot of the typical lot sizes seen in this district.



Text amendment for gas station parking requirements
September 13, 2024

If we are satisfied with those minor revisions, I can have the draft prepared and advertised for a public hearing on October 17, 2024, which could feasibly be presented to the Board for a first reading at their November meeting and be enacted in December.