

Town of Nashville

BRENDA BROWN, MAYOR
RANDY LANSING, TOWN MANAGER

TOWN COUNCIL
LOUISE W. HINTON
KATE C. BURNS
LYNNE HOBBS
LARRY D. TAYLOR



PLANNING BOARD
ANN COLLIER
BILL LUMPP
JACQUELYN LEWIS
WAYNE SEARS
DENNIS EVANS
ROSS STRICKLAND
EDDIE THOMAS

REGULAR MEETING AGENDA TOWN OF NASHVILLE PLANNING BOARD TUESDAY, APRIL 25, 2023

1. **CALL TO ORDER AND ROLL CALL: 6:00pm**
2. **MINUTES OF THE PRECEDING MEETING:** March 28, 2023
3. **PLANNING BOARD PROCEDURE FOR PUBLIC HEARINGS**
4. **NEW BUSINESS (AGENDA-STAFF REPORT ATTACHED):**

PUBLIC HEARING: Consideration of amending ordinance, Chapter 18, Land Use Regulations, Article 2 of the Code of Ordinances to allow public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like to be permitted as a use by right in the A-1, R-30, R-15, R-10, R-6M, R-6, R-4, and MF zoning districts.

5. **ANNOUNCEMENT OF NEXT MEETING:** May 30, 2023, at 6pm
6. **ADJOURNMENT**

Town of Nashville

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MINUTES OF THE NASHVILLE PLANNING BOARD TUESDAY, MARCH 28, 2023

Members Present: Ann Collier, Bill Lumpp, Jacquelyn Lewis, Wayne Sears, Dennis Evans, and, Eddie Thomas

Members Absent: Ross Strickland

Staff Present: Sherry N. Moss, Planning & Development Director, Shawn Lucas, Planner/Code Enforcement Officer, and Town Manager Randy Lansing

Others Present:

1. CALL TO ORDER AND ROLL CALL: 6:00pm

The Nashville Planning Board held its monthly meeting on Tuesday, March 28, 2023 in the Town Council Chambers at 114 W. Church Street at approximately 6:00PM. Chairman Bill Lumpp recognized a quorum and called the meeting to order.

2. MINUTES OF THE PRECEDING MEETING: February 28, 2023

The minutes of the preceding meeting listed above were reviewed. Corrections were made and motioned to be approved by Board Member Jacquelyn Lewis and seconded by Board Member Wayne Sears; there was no further discussion; the motion unanimously passed 5-0.

3. PLANNING BOARD PROCEDURE FOR PUBLIC HEARINGS

Planning Director Sherry Moss introduced the procedure for public hearings to the board and the audience.

4. NEW BUSINESS (AGENDA-STAFF REPORT ATTACHED):

A. PUBLIC HEARING: Consideration of Ordinance Amendment for Rooming House to be allowed in the Multi-Family Zoning District as a special use.

Chairman Bill Lumpp introduced the item and called for a motion and second to go into a public hearing. Board Member Ann Collier motioned to go into a public hearing. It was seconded by Board Member Wayne Sears.

Planner Shawn Lucas presented the first public hearing regarding an ordinance amendment for a rooming house to be allowed in the multi-family zoning district as a special use. He stated an

application was brought in by Ms. Diane Holtzman (property owner of 223 N. Lumber). She wants to be able to use it as a rooming house/boarding house. Her plan is to be able to have a place for nurses to stay on special assignments.

Mr. Lucas stated a rooming house is a building or portion of a building which contains guestrooms which are designed or intended to be used, let or hired out for occupancy by or which are occupied by four or more but not exceeding nine individuals for compensation, whether the compensation is paid directly or indirectly. He also mentioned what the description of districts were. He stated that Ms. Holtzman's property is in an M-F zone and added that for what she's trying to do, need to be done as a special use and go before the Town board.

Mr. Lucas then directed the board to look on page seven of the agenda packet that shows the M-F zoning district and other residential uses. He then proceeded to page eight of the agenda packet and read the finding of facts.

Mr. Lucas informed the board that Ms. Holtzman was in attendance to give more details of what she's going to do with the property. Chairman Lumpp asked Mr. Lucas what the special use permit would do. Mr. Lucas replied, if this is passed by this board and the Town Council, then a special use application will have to be applied for, for the business. That special use request will have to go before the Town Council to be approved or denied. He added that the Town Council can place stipulations on the permit.

Chairman Lumpp asked the difference between the special use permit and a regular permit. Mr. Lucas replied, if it is an allowed use and it is passed tonight and on April 4, Mr. Holtzman could come in the next day on April 5, apply for a zoning permit and staff could issue her a permit. Whereas with a special use permit, she would have to go before the Town Council.

Board Member Eddie Thomas asked if there is an expiration date on a special use permit. Mr. Lucas replied that it's good until the person has relinquished the property.

Planning Director Sherry Moss added if the zoning text amendment goes through, it's for the whole entire multi-family zoning district throughout the town of Nashville and not just for this piece of property. Chairman Lumpp clarified that they're (the board) is changing this, allowing for special use in this area which is not there now. Planning Staff replied correct and added that other residential zoning districts with the special use are the A-1, R-10, R-6, and R-4, that would allow a rooming house, boarding house, and bed and breakfast.

Further discussion/clarification took place regarding the special use in the multifamily zoning district. Ms. Moss directed the board to page 11, where the actual graph is. She stated for some reason that in the Municode, where you see rooming house in red, and the R-4, somehow it had "S" in the "R-4" but wasn't listed with the special districts. So, it could have been a typo. She also stated the Municode now has boardinghouses and Bed and Breakfast but left out rooming houses. She suggested cleaning this portion up while the board is working on the amendment.

Ms. Holtzman (100 Lloyd Park Drive, Nashville NC) was called to come and speak. She informed everyone that the property is 222 N. Lumber Street.

Ms. Holtzman stated there are two buildings; a 12-bed assisted living facility and one closed down. There's six bedrooms and each building five bathrooms, a kitchen, living room, dining room, laundry room, and storage areas. She stated she saw a need from talking to other people that are traveling nurses to have a place to stay and added the sign up is usually like 13 weeks

unless they have the option to renew it. Ms. Holtzman also stated that has a quadruplex apartment that's right next door, and then the two, 12-bed facilities that are next door. She added it's very quiet and has been there since 1997 and hadn't had any trouble.

It was stated that this was built as an assisted living and operated as one until January of last year. It was clarified that the other building is across the street.

Ms. Moss made a correction for the record to reflect that the address is 222 N. Lumber Street. 223 N. Lumber Street is rented out to individuals for long term. Chairman Lumpp asked the board were there any more questions for Miss Holtzman. There were no public comments.

Chairman Lumpp called for a motion to close public comments. Board Member Jacquelyn Lewis motioned to close public comments. Board Member Wayne Sears seconded the motion. There was no further discussion. Motion passed 5-0.

Chairman Lumpp called for staff recommendation. Mr. Lucas the stated staff recommendation as he'd presented, Ms. Holtzman has accepted to go with the special use permit. He stated there are four ways to vote:

1. Approve as a special use permit, whereas Ms. Holtzman can go before the Town Council for a quasi-judicial hearing.
2. Approve as a permitted use; if it is approved at the Town Council meeting on April 4th, she can come in on April 5th and apply for a zoning permit.
3. Disapprove, if the board does not want to do this right now.
4. Table.

Board Member Ann Collier questioned the next step of applying for a special use permit. She stated at that time, because the property now was designed originally as a living assisted living and when the special use permit is applied for does the property go back before TRC or anything to ensure that building codes are appropriate. Ms. Moss stated that it can be taken to TRC once the special use is applied for.

Chairman Lumpp called for a motion. Board Member Ann Collier motioned to approve the text amendment to allow multifamily rooming houses in the special use permit for multifamily and clean up the rest of the text to make it align properly. Board Member Wayne Sears seconded the motion. There was no further discussion. Motion passed 5-0.

B. PUBLIC HEARING: Consideration of Ordinance Amendment for Electronic Signage.

Planning Director Sherry Moss introduced the ordinance amendment regarding electronic signage. She stated is a continuation from the last meeting. She reviewed what was discussed at the last meeting regarding electronic signage/message boards and what is in the Town's code versus the towns that were researched. Ms. Moss directed the board to page 21 and mentioned that she received an inquiry regarding the minimum seconds for the display. It was suggested that there be at least 10 to 20 seconds for display time.

Chairman Lumpp expressed concern with number three regarding 100 feet from a residence and the code on page 13 with 150 feet. He stated that it's contradictory. Ms. Moss stated page 13 is for the sign illumination, where across the street or within 150' of a residential district, the illumination has to be off from 12am to 6am. Whereas, on page 21, number three, is the actual location from a residence.

The board briefly discussed the terminology of flashing signs, which the town's ordinance does not allow. There was no one from the public to speak on this item. Chairman Lumpp called for a motion to approve, deny, or table. Board Member Wayne Sears motioned to approve ordinance amendment as written my staff. Board Member Jacquelyn Lewis seconded the motion. There was no further discussion. The motion passed 5-0.

C. PUBLIC HEARING: Consideration of Ordinance Amendment to Flood Damage Prevention Ordinance.

Planning Director Sherry Moss informed the board that there was no one present for the Flood Damage Prevention Ordinance. She addressed everyone that the Town of Nashville is currently in its five-year reevaluation of floodplain properties. Yearly, the town has to do its evaluation. So, now it's time to do the five-year. She stated the town is in a class eight. So based on a scale from one to 10 with number one being the best class; the lower the class, the lower the flood rates. Ms. Moss stated she's trying her best to get as many points as possible to drop from a class eight to a class seven.

Ms. Moss added, speaking with the specialist, he mentioned that our flood damage prevention ordinance were missing language regarding the base flood elevation for machinery and equipment, and some of the various ordinances that he looked at, he forwarded the language to her to use in Nashville's ordinance. She stated what is shown in red, is basically what needs to be added, to make sure the ordinance reflects that the machine and equipment is to the regulatory flood protection elevation.

Chairman Lumpp stated the has submitted a nice application for this and the ordinances are changing on page 25 are in red. He stated there is no public to speak and called for a motion to approve the town's request or deny it or ask for more information.

Board Member Ann Collier motioned to approve the amendment as presented. Member Eddie Thomas seconded the motion. There was no further discussion. The motion passed 5-0.

5. ANNOUNCEMENT OF NEXT MEETING: April 25, 2023, at 6pm

Chairman Lumpp informed the board that the next meeting will be held on April 25, 2023, pending if any items come in.

6. ADJOURNMENT

Board Member Wayne Sears motioned to adjourn. Board Member Jacquelyn Lewis seconded the motion. The meeting adjourned at approximately 6:38pm.

Secretary

Bill Lumpp, Chairman



AGENDA-STAFF REPORT

Issue Considered:	Public Hearing – Public Buildings in all zoning districts as a use by right
Report By:	Sherry Moss, Planning Director
Hearing Date(s):	Planning Board – April 25, 2023 / Town Council – May 2, 2023

SUMMARY OF ISSUE:

Town Staff is requesting an ordinance amendment to allow public buildings, libraries, museums, art galleries, fire stations, ambulance services, and the like to be permitted as a use by right in the A-1, R-30, R-15, R-10, R6M, R-6, R-4, and MF zoning districts. Currently, the uses are allowed in the previously mentioned zoning districts by special use permit.

Town Staff researched other jurisdictions regarding public safety/government facilities and how they are permitted. Due to Nashville’s size and population, compared to the other jurisdictions, allowing the use to be permitted as a use by right, subject to TRC approval, will be sufficient for the Town of Nashville.

Section 18-109. Table of Permitted Uses:

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1
Public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like	S	S	S	S	S	S	S	S	X	X	X	X

Public Building Comparisons:

- **Town of Red Oak**

<u>Use Category</u>	<u>Use Type</u>	<u>Zoning Districts</u>									
		<u>AG</u>	<u>RL</u>	<u>RM</u>	<u>RMH</u>	<u>R-20</u>	<u>OI</u>	<u>B-1</u>	<u>B-2</u>	<u>LI</u>	
<u>Government Related</u>	<u>Fire/EMS/Sheriff Station</u>	<u>B</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>•</u>	
	<u>Government Office</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>•</u>	
	<u>Government Operations</u>	<u>P</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>P</u>	<u>P</u>	
	<u>Post Office</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>•</u>	

B – By right

P – by right, subject to use standards

• **City of Oxford**

E. CIVIC	RURAL AND SUBURBAN										FORM-BASED				
	RA	GR3	GR5	GR10	O&I	NB	HB	IPD	LI	HI	CBD	RMU	NMU	CMU	
Cemetery	PS	PS	PS	PS	PS	PS	PS	-	-	-	PS	PS	PS	PS	
Civic Meeting Facilities	-	-	-	-	P	P	P	P	-	-	PS	PS	PS	PS	
Community or Cultural Facility	PS	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	
Conference/Convention Center	-	-	-	-	-	P	P	P	-	-	P	-	-	P	
Indoor Recreation Facility	P	P	P	P	P	P	P	P	-	-	P	P	P	P	
Outdoor Recreation Facility	PS	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	
Public Safety Station	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	
Religious Institution	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	
Sports Arena / Stadium	-	-	-	-	-	-	-	SUP	-	-	-	SUP	-	-	SUP

"P" = Permitted; "PS" = Permitted with Standards; "SUP" = Special Use Permit; "-" = Not Permitted; "*" = Permitted in the CSO-2 District

Standards:

3.6.4 PUBLIC SAFETY STATION (ALL DISTRICTS)

- A. **Buffers:** A buffer measuring 30 feet in width shall be provided adjacent to any residential zoning district or use. The buffer shall be planted according to the standards for a Type A buffer in Chapter 8 of this Ordinance.
- B. **Driveway Width:** Public safety stations shall be exempt from the maximum driveway widths in Chapter 9 of this Ordinance.

• **City of Rocky Mount**

RESIDENTIAL DISTRICTS								
	Single-Family Districts					Multi-Family Districts		Planned Developments
Permitted Uses	A-1	R-15	R-10	R-8	R-6	R-6 MFA	MHP	PDR
Fire station operation	X	X	X	X	X	X	X	X
Government operation	X	X	X	X	X	X	X	X
Library	s/BOA	s/BOA	s/BOA	s/BOA	s/BOA	s/BOA	s/BOA	s/BOA
Museum/art gallery								X

X – By right

s/BOA – Special use permit – approved by the Board of Adjustment

• **Town of Tarboro**

E. CIVIC	RD	GR3	GR5	GR10	MHP	OI	CBD	NB	HB	LI	HI
Cemetery	PS	PS	PS	PS	-	PS	-	-	-	-	-
Civic Meeting Facilities	-	-	-	-	-	P	P	P	P	-	-
Community or Cultural Facility	-	-	-	-	-	P	PS	P	P	-	-
Conference/Convention Center	-	-	-	-	-	-	P	-	P	-	-
Indoor Recreation Facility	-	-	-	-	-	-	P	P	P	-	P
Outdoor Recreation Facility	PS	-	-	-	-	-	-	-	PS	PS	PS
Public Safety Station	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Religious Institution	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Sports Arena/Stadium	-	-	-	-	-	CUP	-	-	-	-	CUP

"P" = Permitted; "PS" = Permitted with Standards; "CUP" = Conditional Use Permit; "-" = Not Permitted

Standards:

3.6.4 PUBLIC SAFETY STATION (ALL DISTRICTS)

- A. Buffers: A buffer measuring 30 feet in width shall be provided adjacent to any residential zoning district or use. The buffer shall be planted according to the standards for a Type A buffer in Chapter 8 of this Ordinance.
- B. Driveway Width: Public safety stations shall be exempt from the maximum driveway widths in Chapter 9 of this Ordinance.

• **Town of Zebulon**

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

USE TYPE [1]	RESIDENTIAL					COMMERCIAL					MIXED USE				USE-SPECIFIC STANDARDS [2]	
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP		PD
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	A	4.3.4.E
Child Day Care Center	-	S	S	S	P	P	P	P	-	-	-	P	P	P	A	4.3.4.F
College or University	-	-	-	-	-	-	S	S	-	-	-	P	-	P	A	
Community/Youth/Senior Center	-	-	-	-	P	P	P	P	-	-	-	P	P	P	A	4.3.4.G
Community Garden	P	P	P	P	P	P	-	-	-	-	-	-	-	P	A	
Coliseum or Arena	-	-	-	-	-	-	-	P	P	P	-	-	-	P	A	4.3.4.H
Conference or Convention Center	-	-	-	-	-	-	-	P	-	-	-	-	P	P	A	4.3.4.H
Cultural Facility, Library, or Museum	-	-	-	-	S	P	P	P	-	-	-	P	P	P	A	
Drug/Alcohol Treatment Facility	-	-	-	-	-	-	S	S	-	-	-	P	-	S	-	4.3.4.I
Fire/EMS/Police Station	-	-	-	P	P	P	P	P	P	P	P	P	P	P	A	

- **Town of Knightdale**

7. CIVIC / INSTITUTIONAL USES		ADDITIONAL REGULATION	BASE DISTRICT											
			OSP	RT	RR	GR3 & GR8	UR12	RMX	NMX	TC	HB	BO	MI	MQ
a	Campground		SU		SU								P	
b	Cemeteries	5.8(A)	P						P	P		P		
c	Colleges/Universities							CD	CD	CD		CD		
d	Group Care Facility (More than 6 residents)	5.8(B)			SU				SU	SU				
e	Hospital								CD	CD	CD	CD		
f	Public Safety Facility		P		P	P	P	P	P	P	P		P	
g	Religious Institutions				P	P	P	P	P	P	P			
h	Schools – Elementary & Secondary				SU	SU	CD	CD	CD	CD				
i	Schools – Vocational/Technical								CD	CD	CD	CD	CD	CD

P = Permitted Use
 SU = Special Use
 CD = Conditional District Use

OSP - Open Space Preserve District
 RR - Rural Residential (low, rural, agricultural uses)
 GR3 – General Residential Low-Density, 3 units per acre
 GR8 – General Residential Medium-Density, 8 units per acre
 UR – Urban Residential District

Staff Recommendations:

The Planning Staff recommends allowing the text amendment as requested to allow public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like as a use by right in the A-1, R-30, R-15, R-10, R6M, R-6, R-4, and MF zoning districts.

Finding of Facts:

1. Text Amendment request was made by town staff on April 14, 2023.
2. The Planning Board meeting was scheduled for April 25, 2023, at 6:00 PM
3. A Public Hearing notice was advertised on April 20, & April 23.
4. Public Agenda notices were posted on the Town Hall Front Door, Library Door, Town Council Chambers, and posted on the Town’s website.
5. The Planning Board’s recommendation will go before the Town Council on May 2, 2023, for final decision.

Attachments:

1. Ordinance Amendment Application
2. Ordinance Amendment Draft – Public Buildings



**TOWN OF NASHVILLE
PLANNING DEPARTMENT**
499 S. Barnes Street, Nashville, NC 27856
252.459.4511 Phone / 252.459.8926 Fax
www.townofnashville.com

ORDINANCE AMENDMENT APPLICATION

FOR ADMINISTRATIVE USE ONLY						
Case #	Date Submitted	Fee Paid	Planning Board Date	PB Notice Dates	Town Council Date	TC Notice Dates
OA23-4	4/14/2023	N/A	4/25/2023	4/20 & 4/23	5/2/2023	4/20 & 4/27

APPLICANT INFORMATION

Applicant: Town of Nashville
 Mailing Address: 499 South Barnes Street
 City: Nashville State: NC Zip Code: 27856
 Phone: (252) 459-4511 Email: sherry.moss@townofnashvillenc.gov

ORDINANCE AMENDMENT INFORMATION

Amended Chapter: Chapter 18 Amended Section #'s: Section 18-109, 111
 Reason for Amendment: To allow public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like as a use by right in A-1, R-30, R-15, R-10, R6M, R-6, R-4, and MF zoning districts.

Description of Ordinance Change: Due to Nashville's size and population, allowing the use(s) to be permitted as a use by right, subject to TRC approval, will be sufficient for the Town of Nashville.

APPLICATION AFFIDAVIT

I certify that all information furnished in this application is accurate to the best of my knowledge.
 APPLICANT (Print Name): Town of Nashville
 Signature of Applicant: Sherry N. Moss Date: 4/14/2023
 RECEIVED BY (Town Official): _____ Date: _____

ORDINANCE AMENDMENT 2023-XX

ORDINANCE AMENDING CHAPTER 18 LAND USE REGULATIONS BY PERMITTING PUBLIC BUILDINGS, LIBRARIES, MUSEUMS, ART GALLERIES, FIRE STATIONS, AMBULANCE SERVICES AND THE LIKE IN THE A-1, R-30, R-15, R-10, R6M, R6, R4, AND MF ZONING DISTRICTS AS A USE BY RIGHT

WHEREAS, a Public Hearing of the Nashville Planning Board and Nashville Town Council was scheduled, advertised, and conducted on April 25, 2023, and May 2, 2023 respectively; and

WHEREAS, the Nashville Planning Board made a favorable recommendation to approve the proposed Ordinance Amendment at its April 25, 2023 meeting,

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Nashville that the recommendation is favorably acted upon and provides that the following amendment be included in: Chapter 18, Land Use Regulations, Article II. Zoning, of the Town of Nashville Code of Ordinances be made:

SECTION 1. Amended Section. That Section 18-109. “Table of Permitted Uses” of Chapter 18 of the Code of Ordinances of the Town of Nashville are hereby amended as follows:

Sec. 18-109. Table of Permitted Uses.

	A1	R30	R15	R10	R6M	R6	R4	MF	OI	B1	B2	I1
Public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like	§ X	§ X	§ X	§ X	§ X	§ X	§ X	§ X	X	X	X	X

SECTION 2. Delete Section. That Section 18-111.28 “Regulations for Special Uses – Public Buildings” of Chapter 18 of the Code of Ordinances of the Town of Nashville is hereby deleted:

Sec. 18-111. Regulations for Special Uses.

~~(28) Public buildings, libraries, museums, art galleries, etc.~~

- ~~a. Approved by.~~ This use is approved by the town council.
- ~~b. Special use districts.~~ The special use districts are A-1, R-30, R-10, R-6M, R-6 and MF.
- ~~c. Minimum lot area.~~ Same as district where located.
- ~~d. Parking and loading.~~ Plans shall show layout of parking spaces:
 - ~~1. Fire stations and other public buildings:~~ One space for each person on a normal shift.
 - ~~2. Libraries, museums and art galleries:~~ One space for each 150 square feet of gross floor —area.
- ~~e. Screening and fencing.~~ There shall be a screen of dense plant material not less than four feet

~~—where any off-street parking abuts a residential lot.~~

~~f. *Other requirements.* Lighting shall be shielded so as to cast no direct light on adjacent property. For libraries, museums and art galleries, plans must be presented which show points of access and egress and pattern of internal circulation.~~

SECTION 3. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED and APPROVED this 2nd day of May 2023.

Brenda Brown, Mayor

ATTEST:

Louise Bennett, Town Clerk

DRAFT