

**TOWN OF COLONIAL BEACH PLANNING**  
**COMMISSION**

**Agenda**

**Date: Thursday, June 2, 2016**

**Time 5:30 p.m.**



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- 1) Call the meeting to order at 5:30 p.m.
  - 2) Approval of Agenda
  - 3) Approval of Minutes from the May 2016 Regular Meeting
  - 4) Public Comment on Planning Commission Matters (not on the agenda)
  - 5) Committee Reports
  - 6) Resolution #30-16-Public Hearing-Comprehensive Plan Amendment-01-2016–Housing Section
    - a. Chair asks for Staff Report Presentation
    - b. Chair opens public hearing (note time)
    - c. Chair closes public hearing (note time)
    - d. Chair initiates Commission Discussion
    - e. Chair reads Commission paper
    - f. Chair seeks motion
  - 7) Resolution #33-16- Request by Beach Gate Inn, LLC to Rezone lots 21,22,23,24, and 25, block a and a conditional use permit to operate a motel
  - 8) Review of Article 13- Parking Ordinance Amendments
  - 9) Other Topics
  - 10) Adjournment

## Town of Colonial Beach Planning Commission Meeting Minutes

Date: Thursday, May 5, 2016 – Town Center, 22 Washington Avenue

Time: 5:30 p.m.

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Present: Robin Schick, Chairwoman  
Maureen McCabe, Vice Chairwoman  
Bob Busick  
Diana Clopton (late)  
Eric Nelson  
Pam Tolson

Absent: None

Staff: Brendan McHugh, Planning and Zoning Administrator  
Tori Haynes, Planning Manager

Other: Harry Prassenos, Planning Commission Applicant

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### **Item 1: Call to Order**

Ms. Schick called the meeting to order at 5:35 p.m.

### **Item 2: Approval of the Agenda**

Ms. Schick added discussion on the garbage/nuisance ordinance and proposal for videotaping meetings under Other Topics. She called for a voice vote.

*The amendments to the agenda were approved unanimously.*

### **Item 3: Approval of Minutes from April 2016 Regular Meeting**

Ms. Schick called for a voice vote to approve the April 2016 regular meeting minutes.

*The minutes were approved unanimously.*

### **Item 4: Public Comment on Planning Commission Matters (Not on the Agenda)**

There was no public comment.

### **Item 5: Committee Reports**

Ms. Schick asked if Town Council is postponing reviewing the CIP until after the annual budget.

Mr. McHugh said the CIP is going to be reviewed with the annual budget.

Ms. McCabe asked if they set a date.

Mayor Ham, unofficially in attendance in the audience, said May 17 or 18.

Ms. Tolson said that she and Mr. Nelson planned on inviting citizens to the Public Outreach committee. She said she had specific ideas for public outreach programs.

### **Item 6: Resolution #29-16, CUP-02-2016, 125 Wilder Avenue – First Review**

Ms. Schick acknowledged that she would be acting as agent for Ms. Marlin for CUP-02-2016 and recused herself from all related proceedings.

Mr. McHugh read the following staff report:

<b>PLANNING &amp; COMMUNITY DEVELOPMENT STAFF REPORT</b>		
<b>PROJECT NAME:</b> 125 Wilder Avenue Mixed-Use CUP		<b>TOWN COUNCIL MEETING DATE:</b>
<b>CASE NUMBER:</b> CUP-02-2016		<b>APPLICANT:</b> Robin Schick (agent)
<b>PROJECT STATUS:</b> <input type="checkbox"/> Preliminary Sketch <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Prelim. Final Plat <input type="checkbox"/> Concept Plans <input type="checkbox"/> Final Plat <input type="checkbox"/> Text Amendment <input type="checkbox"/> Vacation <input type="checkbox"/> Comp. Plan Amend.		<b>OWNER:</b> Kay Marlin
		<b>LOCATION:</b> 125 Wilder Avenue
		<b>VOTING DISTRICT:</b> N/A
		<b>PARCEL NUMBER:</b> 3A2-2-87-2
		<b>TOTAL SITE AREA:</b> 4,993 sf
		<b>SITE AREA DEVELOPED:</b>
		<b>CBPA:</b> RMA
<b>EXISTING STRUCTURES:</b> Two-story frame dwelling and metal shed		<b>ADDITIONAL SITE DATA:</b> N/A
<b>FLOOD HAZARD:</b> Zone X		
<b>CURRENT ZONING:</b> Resort Commercial		
<b>ACTION REQUEST:</b> First review		<b>STAFF:</b> B. McHugh <b>DATE:</b> 5/5/2016

**PRIOR ACTIONS/CASE HISTORY**

<b>REZONINGS:</b>	N/A
<b>CONDITIONAL USE PERMIT:</b>	N/A
<b>VARIANCES:</b>	N/A
<b>SUBDIVISIONS:</b>	N/A
<b>OTHER DATA:</b>	N/A

**BACKGROUND**

Ms. Robin Schick has applied as the agent for Ms. Kay Marlin for a Conditional Use Permit (CUP) to operate a Mixed Residential/Commercial Use Building. A Mixed Residential/Commercial Use Building is defined as:

*A building which provides commercial or office space together with one or more residential units.*

Ms. Marlin would like to accommodate for four apartments including one master suite apartment on the first floor and two office spaces.

**DISCUSSION**

The site is zoned Resort Commercial (RC). For this use, a conditional use permit is required, per Article 7 of the Colonial Beach Zoning Ordinance.

The Comprehensive Plan identifies this site as being located within the Historic Resort Commercial Area. According to the Comprehensive Plan, development in the Historic District,

*"...should preserve the historical integrity of the area."*

The Comprehensive Plan further states:

*"Improve the town's aesthetic quality to make a positive and lasting impression on visitors to the community and enhance the quality of life for residents."*

As well as...

*"Attract new businesses and support existing businesses that serve the needs of our residents and provide local employment."*

The property was previously a rooming house and has been in a dilapidated state for many years. Ms. Marlin bought it in 2014 and has been working diligently to revitalize it ever since.

Currently, the property does not provide for parking however the property is located adjacent to a municipal parking lot. The Zoning Ordinance states:

*Any non-residential use located within five hundred (500) feet of a municipal or publicly owned parking lot shall be exempt from this ordinance.*

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review this permit and vote to recommend the Conditional Use Permit at their regular meeting in June with the following recommendations:

1. The applicant shall record the To Wit (approval form) with the Westmoreland County Circuit Court Clerk's office within 30 days of receipt and provide a copy of the recorded document to the Planning Department with the deed book and page number.
2. This CUP is for operation of a Mixed Residential/Commercial Use Building.
3. The owner shall notify the Planning Department of any new occupants within the office spaces to determine if the occupant's use is permitted based on the building code. A building compliance inspection may be required based on the building official's determination.
4. No type of CO shall be issued until this conditional use permit has been approved by Town Council.
5. The owner shall comply with all Federal, State and Local Laws and/or Ordinances.

Ms. McCabe asked if the Planning Commission can visit the property.

Mr. McHugh confirmed that they can.

Mrs. Clopton said it is her understanding that the current zoning is residential. She asked if it is R-1, R-2, or R-3.

Mr. McHugh said no it is Resort Commercial.

Mrs. Clopton asked if its previous use as a rooming house was in compliance.

Mr. McHugh said they were allowed to have a rooming house under the previous ordinance, which allowed Ms. Marlin to keep that use for a certain period of time under the new ordinance.

Mrs. Clopton asked if the construction permit process took place.

Mr. McHugh confirmed.

Mrs. Clopton said she was asking because apparently they weren't able to get their separate metering.

Mr. McHugh confirmed that everything is on one meter, but he wasn't aware that Ms. Marlin wanted separate meters.

Mrs. Clopton asked if there are separate entrances between the residential and commercial spaces.

Ms. Schick directed Mrs. Clopton to the layouts provided in the packet. She told Mr. McHugh that this should be a public hearing with a formal vote.

Mr. McHugh said it is not a public hearing.

Ms. Schick asked when Ms. Marlin would get the CUP.

Mr. McHugh said it would be at the June regular meeting for Planning Commission, and then it would go to Town Council.

Ms. Schick asked why it is not a public hearing tonight.

Mr. McHugh said Town Council had not yet referred it to the Planning Commission, and there wasn't enough time to advertise.

Ms. McCabe and Mr. Busick asked if conditional use permits need to be referred.

Mr. McHugh said he spoke with the Town Attorney, who said it has to be referred to the Planning Commission by Town Council.

Ms. Schick requested a special meeting to get the CUP approved as soon as possible.

Mayor Ham said Town Council would be seeing it at the May 12 meeting to refer it to the Planning Commission. The Town Attorney explained we were supposed to be referring all these things. Our current bylaws say we cannot bring anything up at a meeting unless it's been discussed at a previous Work Session. We're going to amend the bylaws to say "with the exception of routine Planning Commission matters that need to be referred." We can do those twice a month, at a work session or regular meeting.

Ms. Schick and Mr. McHugh discussed the advertisement schedule and possible dates for the Planning Commission's public hearing.

Mayor Ham said he would suggest to the Town Clerk to begin advertising the Town Council's public hearing on June 9 immediately following the referral on May 12. He said this is the same way they handled the school CUP.

The Planning Commission and Mr. McHugh set the public hearing for CUP-02-2016 for May 26 at 9:00 a.m.

Mrs. Clopton asked if Westmoreland County To-Wit recording is required before the public hearing.

Mr. McHugh said it is required after the CUP is approved.

**Item 7: Resolution #30-16, Comprehensive Plan Amendment, Chapter 1.6 Housing**

Mrs. Haynes read the following staff report:

**PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT**

<b>PROJECT NAME:</b> Comp Plan Chapter 1.6 Housing Update	<b>TOWN COUNCIL MEETING DATE:</b> 4/28/16 Work Session	
<b>CASE NUMBER:</b> CPA-01-2016	<b>APPLICANT:</b>	Town
<b>PROJECT STATUS:</b> <input type="checkbox"/> Preliminary Sketch <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Prelim. Final Plat <input type="checkbox"/> Concept Plans <input type="checkbox"/> Final Plat <input type="checkbox"/> Text Amendment <input type="checkbox"/> Vacation <input checked="" type="checkbox"/> Comp. Plan Amendment	<b>OWNER:</b>	N/A
	<b>LOCATION:</b>	N/A
	<b>VOTING DISTRICT:</b>	N/A
	<b>PARCEL NUMBER:</b>	N/A
	<b>TOTAL SITE AREA:</b>	N/A
	<b>SITE AREA DEVELOPED:</b>	N/A
	<b>CBPA:</b>	N/A
<b>EXISTING STRUCTURES:</b> N/A	<b>ADDITIONAL SITE DATA:</b> N/A	
<b>FLOOD HAZARD:</b> N/A		
<b>CURRENT ZONING:</b> N/A		
<b>ACTION REQUEST:</b> First review	<b>STAFF:</b> Tori Haynes	<b>DATE:</b> 5/5/16

**PRIOR ACTIONS/CASE HISTORY**

<b>REZONINGS:</b>	N/A
<b>CONDITIONAL USE PERMIT:</b>	N/A
<b>VARIANCES:</b>	N/A
<b>SUBDIVISIONS:</b>	N/A
<b>OTHER DATA:</b>	N/A

**BACKGROUND**

In July 2014, the Town was awarded a \$10,000 Mixed-Use/Mixed Income (MUMI) Grant by the VA Housing Development Authority (VHDA). The VHDA offers the MUMI Grant to support the planning process of local governments that have identified an area for revitalization, identified potential local resources to support revitalization, and envision mixed-use/mixed-income as a component of the revitalization efforts.

The grant was awarded to the Town to update and amend the housing section (Section 6) of Chapter 1 of the Comprehensive Plan. Land Studio PC provided the research and authored the update, which was reviewed by Town staff. Staff also worked closely with VHDA to ensure the update satisfies requirements of the grant.

**DISCUSSION**

This Comprehensive Plan Amendment includes new housing and income data from the 2010 Census and 2014 American Community Survey, as well as an analysis of the current housing stock versus current housing needs within the Town. Opportunities for mixed-use/mixed-income development are addressed, as per grant

requirements. Other minor corrections were made to grammar and formatting. Copies of the final draft were sent to VHDA for review. VHDA did not offer any further notes or revisions.

### **STAFF RECOMMENDATION**

The update to Chapter 1 Section 6 has been specifically catered to meet the requirements of the VHDA grant and has been extensively reviewed by both Town staff and Land Studio consultants. Staff recommends that Planning Commission recommend this Comprehensive Plan Amendment as presented to the Town Council at the June 2, 2016 public hearing.

Ms. Schick asked if this was a first read and not a public hearing.

Mrs. Haynes confirmed.

Ms. McCabe asked if there could be more citizen input than just the public hearing.

Mrs. Haynes said that as a VHDA Mixed-Use/Mixed-Income (MUMI) Grant-funded update, the chapter needs to include recommendations for mixed-use/mixed-income development, which ties into the physical improvement grants, such as the revitalization and façade grants. Any public comments would be passed on to Land Studio and VHDA.

Ms. McCabe reiterated her concern about citizen input. She said she is concerned that citizens will be blindsided by the update.

Ms. Schick said the transportation chapter was done in a similar fashion because it had to meet state requirements, but certainly other chapters are more conducive to that collaborative nature.

Ms. Tolson said the updated information was definitely needed, but she wasn't sure everyone would agree with the recommendations. She asked for copies to be made available to the public.

Mr. McHugh said copies are always available in the office.

Ms. Tolson suggested making copies available at the library and through the Facebook page.

Mrs. Clopton asked which 57 units were identified as substandard housing in the Central Area.

Mrs. Haynes said she doesn't know personally but we have a list through the Northern Neck Planning District Commission.

Mrs. Clopton expressed concern that lack of telephone service shouldn't equate a home to substandard. They're not taking into account wireless service.

Mrs. Haynes clarified that the chapter does take into account cell phone service as a possible explanation for lack of landline service.

Ms. Schick noted that the chapter update is in support of Ms. Marlin's conditional use permit application.

Ms. Tolson said the housing data helps explain why Colonial Beach isn't more of a bedroom community for Dahlgren or King George, because there isn't enough workforce housing.

Mrs. Clopton said the lack of owner-occupancy is a problem that needs to be addressed.

Ms. McCabe complimented the recommendations, and noted they suggest working with builders and the developers of the Potomac Crossing Planned Unit Development (PUD).

Mrs. Clopton asked about the Potomac Crossing PUD.

Mr. McHugh said it would have to go through the public hearing process again if they have a new proposal.

Mrs. Clopton asked if the town could rezone the Potomac Crossing property.

Mr. McHugh said the owner would have to apply for a rezoning.

Ms. Schick said the town can initiate the rezoning, but the owners can object.

Ms. McCabe noted one of the chapter recommendations is to contact the owners of Potomac Crossing.

Ms. Schick noted that the chapter recommends eliminating the golf course requirement.

Ms. Tolson said the chapter update would also encourage updating the zoning ordinance.

Ms. Schick agreed that the Comprehensive Plan recommendations should be applied to the zoning ordinance.

### **Item 8: Review of Harry Prassenos' Application for Planning Commission**

Ms. Schick asked Mr. Prassenos to approach the podium to review his application and answer questions. She asked his address and how long he has lived in the area.

Mr. Prassenos said he lives at 17 Monroe Bay Avenue and has lived in the area for two years.

Mrs. Clopton asked if he would be able to attend the Planning Commissioner training course and occasional irregular work sessions.

Mr. Prassenos confirmed that his work schedule is flexible, although sometimes he may have to work.

Ms. Schick asked if he could make the regular Thursday 5:30 meeting.

Mr. Prassenos confirmed.

Ms. McCabe asked what he would contribute to the Town as a Planning Commissioner.

Mr. Prassenos said a lot of his background has been operational planning for the Marine Corps up to the strategic level, and is one of his stronger suits when it comes to working within a group setting.

Mr. Nelson said he has worked with Mr. Prassenos on Downtown Colonial Beach and said he would be a good addition to the Planning Commission.

Ms. Schick asked what for Mr. Prassenos' vision for the future of Colonial Beach.

Mr. Prassenos said that tourism will pick up and draw new people and young families to the town. Once people come to Colonial Beach they're going to want to stay.

Ms. Schick asked if Mr. Prassenos is supportive of Town Council.

Mr. Prassenos confirmed.

Ms. Schick read the following paper:

**PLANNING COMMISSION PAPER**  
**AT THE REGULAR MEETING HELD, THURSDAY, MAY 5, 2016 AT THE COLONIAL BEACH TOWN CENTER**

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Whereas, the Colonial Beach Planning Commission has reviewed the application submitted by Mr. Prassenos to serve on the Colonial Beach Planning Commission.

Now therefore be it resolved that the Colonial Beach Planning Commission hereby recommends the appointment of Mr. Harry Prassenos to the Planning Commission to the Town Council for a term expiring on May 5, 2020.

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The motion was moved by Ms. McCabe. Mr. Nelson seconded. Ms. Schick called for a voice vote.

*The motion passed unanimously.*

**Item 9: Other Topics**

Ms. Schick opened the discussion on the garbage/nuisance ordinance. She said public nuisance ordinance shouldn't conflict with the garbage ordinance, and maybe they should be updated together.

Mrs. Clopton said the issue is that the nuisance ordinance is being eliminated and replaced with another garbage ordinance. She trash needs to be part of the garbage ordinance, it also needs to identify what department is going to do the enforcement. Right now the trash ordinance is too general.

Ms. Schick suggested comparing to other towns' ordinances.

Mr. Nelson commented on a citation he received about a property he is renovating. He felt the ordinance is unfair to people who are renovating properties.

Mrs. Clopton said the new ordinance has no means of appeal for citizens.

Ms. Schick said the Town Attorney will send an update. She suggested the Commissioners send her comments and recommendations to forward to the Town Attorney.

Ms. Schick proposed a \$200/month contract to get the Planning Commission meetings videotaped and posted online.

Mrs. Haynes said she had tried to get the meetings online for free using the same service as Town Council but had technical problems.

Ms. Schick suggested using a free service such as YouTube, which is common for public meetings around the country.

Mrs. Haynes reiterated that it was more of a technical issue with the camera, as explained by the Town Clerk who had previously consulted with the town's IT consultants. She agreed that uploading to YouTube would be much easier if it's possible.

Mrs. Clopton asked Mr. McHugh for a tentative meeting schedule with topics to be addressed.

Mr. McHugh confirmed he would put something together.

**Item 10: Adjournment**

The meeting was adjourned at 6:55 p.m.

**RESOLUTION #30-16, REFERRAL TO THE PLANNING  
COMMISSION RE: REVIEW OF AMENDMENTS TO THE  
HOUSING SECTION OF THE COMPREHENSIVE PLAN**

WHEREAS, Colonial Beach received a grant to update the Housing Section of the Comprehensive Plan to conform with the Code of Virginia. The update to the section is complete and ready for review by the Town.

NOW THEREFORE BE IT RESOLVED by the Colonial Beach Town Council, at its regular monthly meeting on May 12, 2016 that review of Amendments to the Housing Section of the Comprehensive Plan is hereby referred to the Colonial Beach Planning Commission for a public hearing and recommendation in accordance with state law.

THIS IS TO CERTIFY THIS IS A TRUE COPY OF AN ORIGINAL RESOLUTION, adopted by the Town Council at a Regular Meeting of Council held Thursday, May 12, 2016 at the Colonial Beach Town Center, with a quorum of Council being present.

  
Kathleen Flanagan, Town Clerk

*Upon motion made by Mr. Looney and seconded by Mr. Edwards, Resolution #30-16, as written, passed with a unanimous vote.*

**PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT**

<b>PROJECT NAME:</b> Comp Plan Chapter 1.6 Housing Update		<b>TOWN COUNCIL MEETING DATE:</b> 5/12/2016	
<b>CASE NUMBER:</b> CPA-01-2016		<b>APPLICANT:</b> Town	
<b>PROJECT STATUS:</b> <input type="checkbox"/> Preliminary Sketch <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Prelim. Final Plat <input type="checkbox"/> Concept Plans <input type="checkbox"/> Final Plat <input type="checkbox"/> Text Amendment <input type="checkbox"/> Vacation <input checked="" type="checkbox"/> Comp. Plan Amendment		<b>OWNER:</b> N/A	
		<b>LOCATION:</b> N/A	
		<b>VOTING DISTRICT:</b> N/A	
		<b>PARCEL NUMBER:</b> N/A	
		<b>TOTAL SITE AREA:</b> N/A	
		<b>SITE AREA DEVELOPED:</b> N/A	
		<b>CBPA:</b> N/A	
<b>EXISTING STRUCTURES:</b> N/A		<b>ADDITIONAL SITE DATA:</b> N/A	
<b>FLOOD HAZARD:</b> N/A			
<b>CURRENT ZONING:</b> N/A			
<b>ACTION REQUEST:</b> Recommendation to Town Council		<b>STAFF:</b> Tori Haynes	<b>DATE:</b> 6/2/2016

**PRIOR ACTIONS/CASE HISTORY**

<b>REZONINGS:</b>	N/A
<b>CONDITIONAL USE PERMIT:</b>	N/A
<b>VARIANCES:</b>	N/A
<b>SUBDIVISIONS:</b>	N/A
<b>OTHER DATA:</b>	N/A

**BACKGROUND**

Last month, the Planning Commission received amendments to the Housing Section of Chapter 1 of the Comprehensive Plan. Those amendments were done as part of a VHDA grant received by the Town.

**DISCUSSION**

This Comprehensive Plan Amendment includes new housing and income data, as well as an analysis of the current housing stock versus current housing needs within the Town. Opportunities for mixed-use/mixed-income development are addressed, as per grant requirements. Other minor corrections were made to grammar and formatting. Copies of the final draft were sent to VHDA for review. VHDA did not offer any further notes or revisions.

**STAFF RECOMMENDATION**

The update to Chapter 1 Section 6 has been specifically catered to meet the requirements of the VHDA grant and has been extensively reviewed by both Town staff and Land Studio consultants. Staff recommends that Planning Commission refer this Comprehensive Plan Amendment as presented to the Town Council.

## 6. Housing (Updated in 2015)

### *Introduction*

Housing is a basic need of all citizens. The quality of housing within a community indicates its economic stability and social values. The town of Colonial Beach is an important residential center in the region, offering both seasonal and year-round residents a wide choice of living environments.

The Code of Virginia specifies that a Comprehensive Plan shall include “the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated” (Code of Virginia § 15.2-2223). This section addresses this requirement. The following pages provide a more detailed understanding of the characteristics of the town’s housing stock (type, age, quality, location), as well as occupancy trends, growth, and house values/affordability.

Several other existing town documents provide further direction and details related to housing in Colonial Beach. The *Colonial Beach Design Guidelines*, hereby adopted as part of this plan, were developed in 2013 to guide new development and redevelopment. The guidelines exemplify the unique characteristics of Colonial Beach and promote context-sensitive, sustainable design. Colonial Beach’s Zoning Ordinance and Subdivision Ordinance regulate development in the town. Recommended revisions to these documents, as well as other key conclusions and recommendations based on the findings in this update, are listed on pages 1-59 through 1-62.

### *Housing Stock*

#### ***Types of Residential Units***

The town’s existing housing stock consists of a variety of housing opportunities: detached single-family dwellings (most prominent), attached single-family dwellings, townhomes, apartments, condominiums, and garage/accessory apartments. Lot sizes range from 2,500 square feet to 40,000+ square feet. However, the vast majority of the existing lots are in the 5,000 to 15,000 square feet range. According to the 2014 American Community Survey (ACS), detached single-family dwellings make up 85.6% of residential units, a slight increase from the 2000 Census. The percentages of 1 and 2 units attached and 20 or more units attached increased between 2000 and 2010, while percentages of 3-19 units, mobile homes, and other units decreased. Mobile home units continued their decline from 4% in the 1990 Census to 1.2% in the 2014 ACS. There are two remaining mobile home parks in the town’s Central Planning Area. They are limited following an amendment to the Zoning Ordinance, which grandfathered in existing mobile home units but does not allow any new units within the town. See Table 1 on the following page for detailed information related to Colonial Beach’s existing residential units.

A variety of housing options, beyond owner-occupied detached single-family dwellings, are needed to serve the diverse needs of community members. Younger individuals who are new to the workforce (ages 18-24), those with limited incomes (at or below the poverty level), and older residents (ages 65+) who are looking for housing with significantly less maintenance all need options. Over one third (1/3) of the population (1,282 individuals) falls into one of these categories. Table 2 on the following page highlights this information.

Approximately 332 of the town’s 2,305 housing units, or 14.4%, offer options to the detached single-family dwelling. Assuming the average of 2.1 individuals per household (2010 Census), the existing housing stock can provide 697 individuals alternatives to the detached single-family dwelling, leaving an additional 585 individuals (17% of the population) potentially needing housing alternatives. This points to a current need for an additional 278 housing units that are not detached single-family dwellings to serve these individuals, or almost double the amount currently provided.

**Table 1. Types of Residential Units**

	<b>Number (2000 Census)</b>	<b>Percentage (2000 Census)</b>	<b>Number (2014 American Community Survey)</b>	<b>Percentage (2014 American Community Survey)</b>	<b>% Change</b>
1 Unit Detached	1,687	83.3	1,973	85.6	+ 2.3
Attached / Other Units	339	16.7	332	14.4	- 2.3
1 Unit Attached	69	3.4	132	5.7	+ 2.3
2 Units	34	1.7	61	2.6	+ 0.9
3-4 Units	72	3.6	44	1.9	- 1.7
5-9 Units	72	3.6	30	1.3	- 2.3
10-19 Units	43	2.1	16	0.7	- 1.4
20 or More Units	8	.4	22	1.0	+ 0.6
Mobile Home	34	1.7	27	1.2	- 0.5
Boat, RV, Van, etc.	7	.3	0	0	- 0.3
<b>Totals</b>	<b>2,026</b>	<b>100</b>	<b>2,305</b>	<b>100</b>	

Source: 2000 Census & 2014 ACS

**Table 2. Colonial Beach Population Potentially Needing Alternatives to Detached Single-Family Dwellings**

	<i>Percentage of Population</i>	<i>Individuals</i>
Residents New to the Workforce (Ages 18-24)	5%	185 +
Older Individuals (Ages 65+)	21%	743
Individuals at or Below Poverty Level	10% +	354
<b>Total</b>	<b>36%</b>	<b>1,282</b>

Source: 2010 Census—population & 2014 ACS—poverty

***Subsidized and Assisted-Living Complexes***

Two subsidized apartment complexes built during the 1980s have given residents of modest means an alternative form of housing. Both apartment complexes are income-restricted communities. The larger complex, Riverwood Apartments, contains 83 units located along McKinney Boulevard between 4th and 6th Streets. Colonial Beach Village Apartments, the smaller complex, contains 32 units located in the 300 block of 12th Street. One assisted-living facility for older adults, The Meadows, is located on McKinney Boulevard at Meadow Avenue. Bay Aging, the region’s premier provider of social services and programs for people of all ages, constructed it. The Meadows offers affordable housing for people of retirement age. Table 3 on the following page provides data on these residential communities and the number of Colonial Beach residents they serve compared to the estimated number of residents in need.

**Table 3. Colonial Beach Subsidized and Assisted-Living Complexes**

<i>Name</i>	<i>Type</i>	<i>Number of Units</i>	<i>Individuals Served</i>	<i>Individuals in Need (Approx.—See Table 1)</i>	<i>Gap</i>
<b>Subsidized (Total)</b>		<b>115</b>	<b>241</b>	<b>539 (ages 18-24 &amp; those at or below poverty level)</b>	<b>298</b>
Colonial Beach Village Apts	Section 8	32	67		
Riverwood Apartments	FmHA	83	174		
<b>Assisted-Living (Total)</b>		<b>33</b>	<b>69</b>	<b>743 (65+ individuals)</b>	<b>674</b>
The Meadows—65+	FmHA 515	33	69		

Source: Local Subsidized and Assisted-Living Complexes

***New Housing Starts***

As shown in Table 1, detached single-family dwellings continue to be the most popular choice for new units. This is partially due to the existing zoning code, which defines detached single-family dwellings as a by-right use in residential districts. Compact or attached housing styles may require additional action by the Town Council, Planning Commission, and/or the Board of Zoning Appeals. However, over the past 10-15 years, several attached housing options have been approved and built in the town:

- Potomac Renaissance is a five-story mixed-use condo development located in the Resort Commercial zoning district. Virginia Marine Investments, LLC completed construction on the second of two buildings in late 2015, adding 24 two- and three-bedroom units.
- Monroe Point, located on Monroe Bay in the Monroe Point Planning Area, is a waterfront community offering attached single-family townhomes. A total of 190 units were approved, with 73 units constructed as of February 2016. An additional 117 units await development.
- Potomac Crossing, approved in the early 2000s but not constructed, is a Planned Urban Development (PUD) golf course community. The project was designed to accommodate 617 housing units (448 detached single-family dwellings and 169 townhome units), but the re-zoning proffers allow for up to 900 housing units.

Additional residential development in the historic Resort Commercial zoning district is desired, primarily in the form of upper-floor residential uses and bottom-floor commercial uses. Several existing buildings have a potential for mixed-use/mixed-income residential units. Though these units currently require a conditional use permit, the town is interested in encouraging mixed-use/mixed-income development and working with area property owners who might consider it. See Table 4 on the following page for more information related to new housing starts.

These developments will add almost 300 apartment and townhome housing units to the Colonial Beach market. This number exceeds the current need of an additional 278 non-single-family dwelling housing units, but they will take many years to realize buildout. Additionally, many of these developments do not specifically address the needs of low- to moderate-income and older individuals.

**Table 4. Colonial Beach New Housing Starts (2000-2015)**

<i>Name</i>	<i># of Single-Family Detached</i>	<i># of Townhomes</i>	<i># of Apartments/ Condos or Mixed Use Units</i>	<i>Total Remaining to be Built</i>
Potomac Reissuance			48	0
Monroe Point		190		117
Potomac Crossing	448	169		617 (448 detached single-family and 169 townhomes)
Downtown Revitalization Efforts			Approximately 11	8+ (Desired, but not currently planned)
<b>Totals</b>	<b>448</b>	<b>359</b>	<b>59</b>	<b>742</b>

Source: Colonial Beach Planning Department

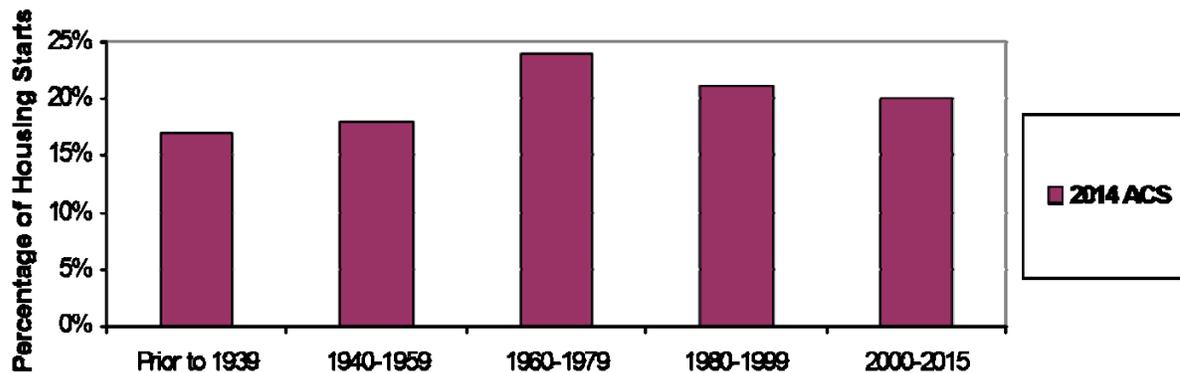
**Indicators of Housing Stock Quality**

Based on a review of several indicators, the quality of the overwhelming majority of Colonial Beach’s housing stock is good. Below is a brief discussion of the indicators reviewed: age, plumbing, kitchen, telephone, and inspections.

Age

According to the 2014 ACS, 35% of Colonial Beach’s housing stock was constructed prior to 1959, and 65% after 1960. The homes built after 2000 represent approximately 20% of the homes in Colonial Beach. See Chart A below.

**Chart A. Colonial Beach Age of Housing Stock**



Source: 2014 ACS—Selected Housing Characteristics

Plumbing, Kitchen, and Telephone Service Characteristics

Another measure of the health of the housing stock is the presence or lack of complete facilities, such as plumbing, kitchens, and telephone service. The town, as evidenced in Table 5 on the following page, fares well in the plumbing and kitchen categories when compared to Westmoreland County and the Commonwealth of Virginia. The town’s small size, in addition to the fact that it has its own public water and sewer treatment facility, enables it to possess such figures. The lack of telephone service to 3.6% of Colonial Beach households is believed to be due to seasonal residents that rely on cell phones versus landlines.

**Table 5. Comparative Plumbing, Kitchen, and Telephone Service Characteristics**

	Lacking Complete Plumbing	Lacking Complete Kitchen	Lacking Telephone Service
Colonial Beach	0%	0%	3.6%
Montross	0%	0%	1.7%
Westmoreland County	1.4%	1%	1.4%
State of Virginia	.4%	.6%	2.3%

Source: 2014 ACS—Physical Characteristics for Occupied Housing Units

**Inspections**

Housing construction standards in the town must comply with the Virginia Uniform Statewide Building Code, which establishes minimum standards for both new construction and renovations to existing structures. The town’s designated building official and code enforcement official are responsible for inspecting new, renovated, and existing housing units to ensure they meet code requirements. The town’s code enforcement official noted only isolated violations each year related to the habitability of a house.

Private upkeep of the town’s more soundly built homes has helped maintain the overall quality of the community’s housing stock. Public initiatives in the form of block grant projects and Housing Authority programs have also contributed measurably to improving living conditions for area residents. Additionally, the Colonial Beach Redevelopment & Housing Authority established a Minor Home Repair Program that has improved housing conditions for eligible town residents.

In 2013, the Northern Neck Planning District Commission (NNPDC) conducted a preliminary housing and infrastructure assessment for Colonial Beach. The commission identified a total of 57 apparent substandard housing structures in the town. The Central Area contained 29 of those structures, of which 12 were mobile homes. All the units were occupied. This planning area, also challenged with stormwater drainage and flooding problems, received planning and implementation grants from the Virginia Department of Housing and Community Development (DHCD) to further study the area’s needs related to housing and infrastructure. The town’s building and code enforcement officials should work with the NNPDC and owners of other potentially substandard properties to assist in bringing these housing units up to code.

*Location of Housing, Neighborhood Character, and Available Lots*

Housing can be found throughout the town in each of the seven (7) planning areas (from north to south): Bluff Point, Potomac Crossing, Riverside Meadows, Classic Shores, Central Area, Monroe Point, and The Point. Summaries of the relative housing and neighborhood characteristics of each planning area are below. The number of available residential lots in each planning area is shown in Table 6 on page 1-49. Additional information related to the location and characteristics of each planning area can be found in Chapter 2 on pages 2-9 through 2-23.

**Bluff Point and Riverside Meadows**

Detached single-family dwellings on large lots dominate the Bluff Point and Riverside Meadows Planning Areas. Density ranges from 2.8 to 3.6 units per acre. These two planning areas represent typical suburban-style single-family dwellings. Approximately 75 vacant lots are available for infill development in keeping with the character of the neighborhood.

**Central Area**

With its wide range of land uses, the Central Area is the most diverse planning area. Colonial Avenue, the town's primary commercial corridor, roughly bisects the Central Area beginning at McKinney Boulevard and ending in the Resort Commercial zoning district along the Potomac River. Smaller homes and cottages on compact lots comprise most of the residential development, and density ranges from 2.8 to 6.8 units per acre. Approximately 125 vacant lots are available for infill development. Older, small condominium and multi-family developments are scattered throughout the planning area. Most recently, revitalization efforts in the town's historic commercial core are encouraging mixed-use/mixed-income housing units as part of the area's revitalization.

**Classic Shores**

The Classic Shores Planning Area contains a variety of dwelling units on smaller lots. Density ranges from 5.6 to 7.6 units per acre. Approximately 825 lots are available for infill development; however, the small platted lots (typically 25 feet in width) require the consolidation of multiple lots prior to building to meet the minimum buildable lot size of 5,000 square feet. Therefore, the number of potential infill housing units would be closer to 400.

**Monroe Point**

The Monroe Point Planning Area contains the Beachgate Shopping Center and the Monroe Point mixed-use development that includes high-density townhomes and planned commercial development along Rt. 205. The commercial development has not begun as of February 2016, but 73 of the 190 approved townhomes have been built, leaving an additional 117 townhomes planned.

**Potomac Crossing**

The Potomac Crossing Planning Area was approved for a large-scale golf course community PUD in the early 2000s. The economic downturn in the late 2000s postponed its development and the site currently sits vacant. Since then, the profitability of golf course communities has declined. Current zoning requires that the golf course be developed in conjunction with housing. The PUD was approved for a total of 900 units, but was designed to accommodate 617 units. If developed as planned, this area will provide a combination of 448 detached single-family dwellings and 169 townhome units spread over 500+ acres of the former Wilkerson Farm. Density is planned for approximately 2 units per acre. The developer may be interested in modifying the PUD to eliminate the golf course from the project. If so, the town may have an opportunity to consider incorporating a certain percentage of workforce and/or mixed-income housing units as part of the revised PUD.

**The Point**

The southernmost section of town, the Point Planning Area is situated on a peninsula bordered by the Potomac River to the east and Monroe Bay/Creek to the west. The Point contains some of the oldest homes in the town, and the lots are relatively small (5,000 to 8,000 square feet). Density is approximately 5.5 units per acre. The town owns two larger tracts that offer a number of opportunities for future use and development. The first is referred to as the Lions Club Property, which is a passive recreation open space currently planned for preservation. The other is the site of the former Eleanor Mobile Home Park, which the town is planning to sell. Both sites are currently zoned R-2 (General Residential).

**Table 6. Available Residential Building Lots by Planning Area**

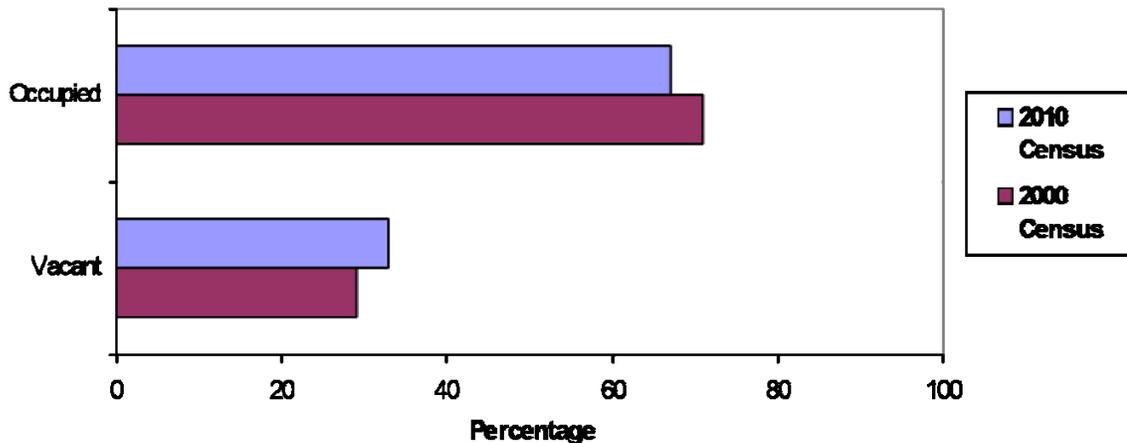
	Available Residential Lots	Notes/Comments
Bluff Point & Riverside Meadows	75	Infill Development
Central Area	125	Infill Development
Classic Shores	*400	Infill Development—*825 vacant lots available but two are needed to construct a home.
Monroe Point	117	Continuation of planned town-home development
Potomac Crossing	614	448 Single-Family Detached and 169 Townhomes
The Point	8	Infill Development
<b>Total</b>	<b>1,339</b>	

Source: Colonial Beach Planning Department

*Housing Occupancy*

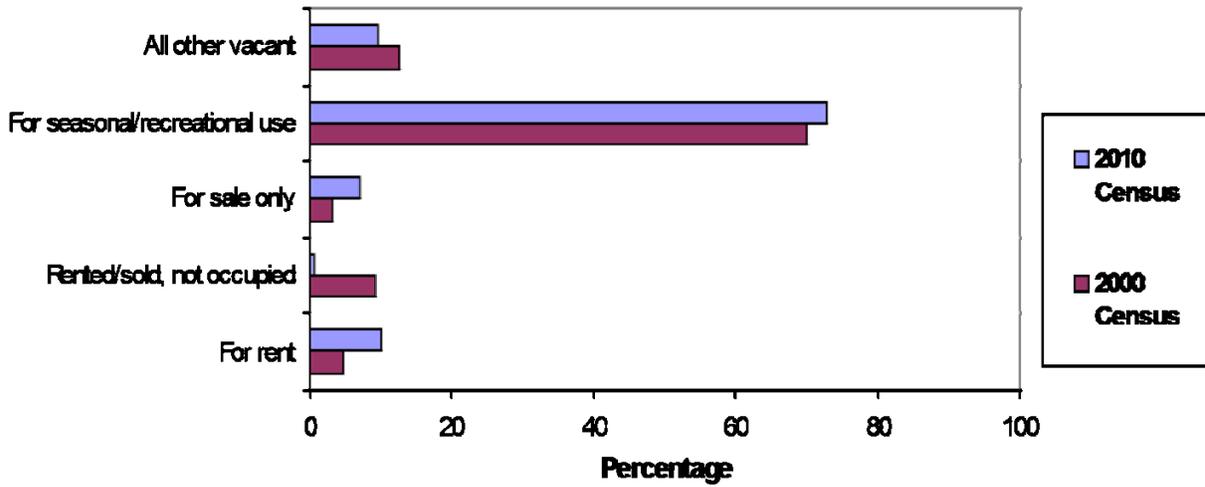
The percentage of occupied and vacant housing units in 2010 was 65.6% and 34.4%, respectively, as depicted in Chart B below. The 2000 Census revealed similar findings. The high vacancy percentage can be deceiving, as it includes homes that are for seasonal or recreational use. These uses make up 73% of Colonial Beach’s vacancy percentage. (See Chart C on the following page.) According to the 2000 Census, there were 415 seasonal and recreational housing units. This number increased to 579 in the 2010 Census, an increase of 40%. The “true” vacancy rate, those houses that are vacant and not currently on the market to be sold or rented, went down from 12.5% to 9.4%.

**Chart B. Percentage of Occupancy and Vacancy**



Source: 2000 & 2010 Census—General Housing Characteristics

**Chart C. Vacancy Percentages**



Source: 2000 & 2010 Census - General Housing Characteristics

The data supports the claim that second home ownership for seasonal or recreational purposes is an important factor in Colonial Beach’s housing market. The town continues to attract second home buyers, which brings revenue into the local economy. The total number of rental units also went up between 2000 and 2010. This may be due in part to the credit crisis of 2008-2009. Many homeowners needing to sell their homes were not able to do so, causing these previously owner-occupied units to transition to renter-occupied units. (See Table 7 below.)

**Table 7. Changes in Occupancy of Housing Units**

	2000 Census (Number)	2010 Census (Number)	Percentage Increase or Decrease	Population / Individuals Served 2010 Census (Number / % of Popula- tion)
<b>Total Housing Units</b>	<b>2,030</b>	<b>2,382</b>	<b>117%</b>	
Occupied Housing Units	1,437	1,588	10%	
Owner-Occupied	933	1,042	12%	2,195 / 62%
Renter-Occupied	504	546	8%	1,292 / 36%
Vacant Housing Units	593	794	34%	
Seasonal or Recreational Use	415	579	40%	1,222 / NA
For Rent	29	81	179%	
For Sale	55	55	None	
Rented/Sold, Not Occupied	19	4	-79%	
All Other Vacant	75	75	None	

Source: 2000 & 2010 Census—General Housing Characteristics

The relative consistency of these numbers and the increase in owner-occupied and seasonal/recreational units represent a stable community, economy, and housing market. As the town grows, and its economy continues to diversify, this trend should remain consistent well into the next decade. Table 8 below compares Colonial Beach’s rental and seasonal housing market to the surrounding region and the Commonwealth of Virginia in general.

**Table 8. Percentage of Rental and Seasonal-Use Housing**

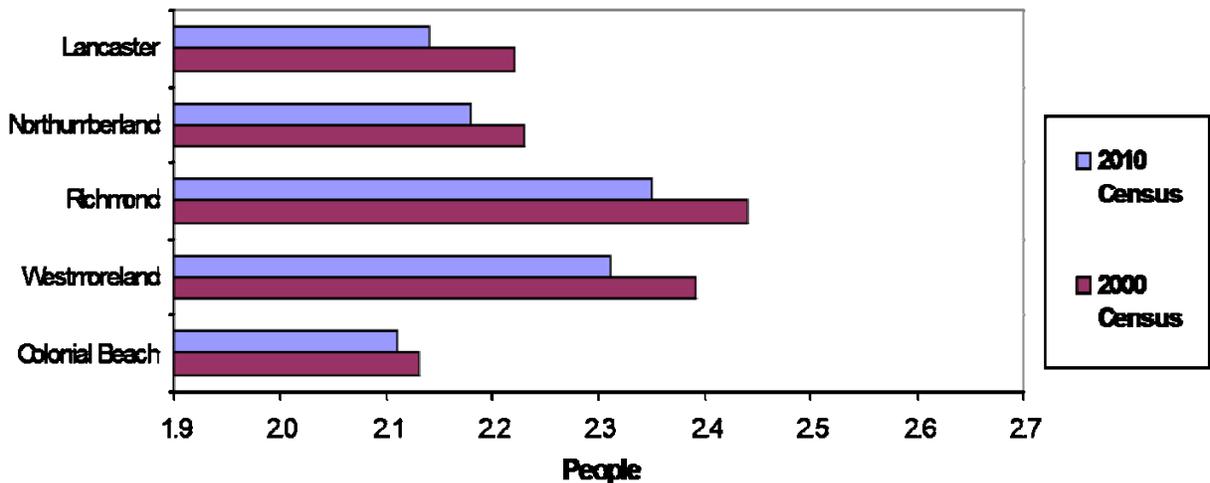
	2010 Census Rental Housing Units (%)	2010 Census Seasonal Housing Units (%)
Virginia	33%	2%
Colonial Beach	26%	24%
Westmoreland County	18%	20%
Richmond County	22%	7%
Northumberland County	11%	29%
Lancaster County	18%	18%

Source: 2010 Census—General Housing Characteristics

**Owner-Occupied Average Household Size**

The average household size of owner-occupied dwellings in Colonial Beach decreased slightly between 2000 and 2010. This decline in household size is not a new phenomenon. Household sizes have been declining both nationally and statewide since at least 1850 when the average number of people per household was 5.55. This trend holds true throughout the Northern Neck region where the average household size for owner-occupied units went down in all counties. (See Chart D below.)

**Chart D. Owner-Occupied Average Household Size**



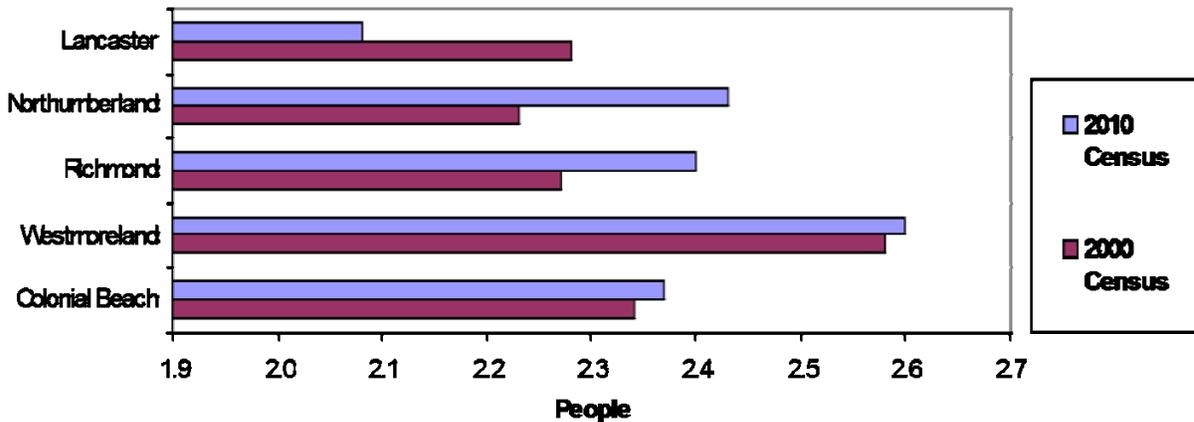
Source: 2000 & 2010 Census—General Housing Characteristics

**Renter-Occupied Average Household Size**

While the average size of owner-occupied households decreased, the average size of renter-occupied households increased. The town of Colonial Beach along with Northumberland, Richmond, and

Westmoreland Counties all saw increases in the average household size for renters. Only Lancaster County experienced a decline. (See Chart E below.) An increase in Colonial Beach’s renter-occupied household size was preceded by a decrease in the previous decade. A possible explanation for this apparent shift in average household size for renter-occupied units could be due to the 2008-2009 national credit crisis, during which time many people across the country lost their homes due to foreclosures and short sales. Many of these families moved to rental housing and took on additional occupants to make ends meet.

**Chart E. Renter-Occupied Average Household Size**

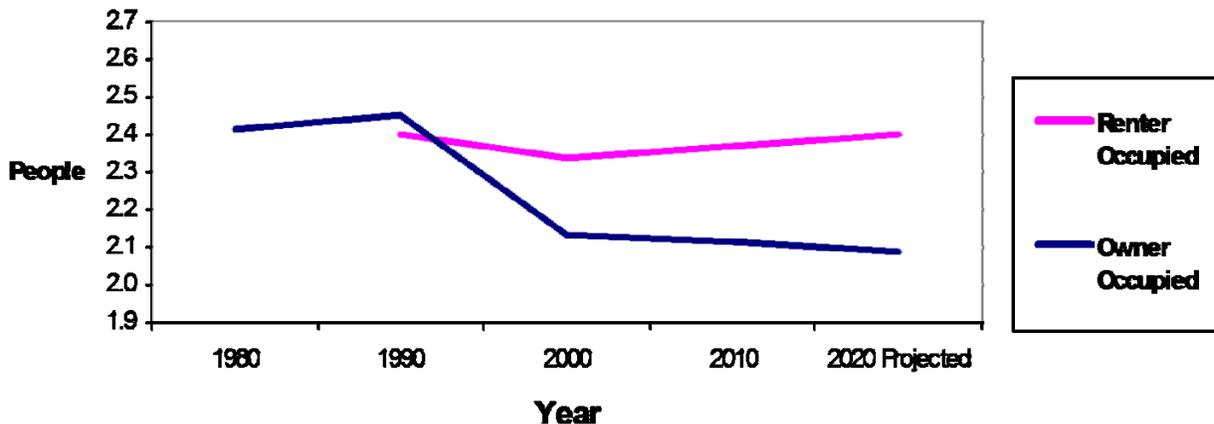


Source: 2000 & 2010 Census—General Housing Characteristics

**Projected Average Household Size**

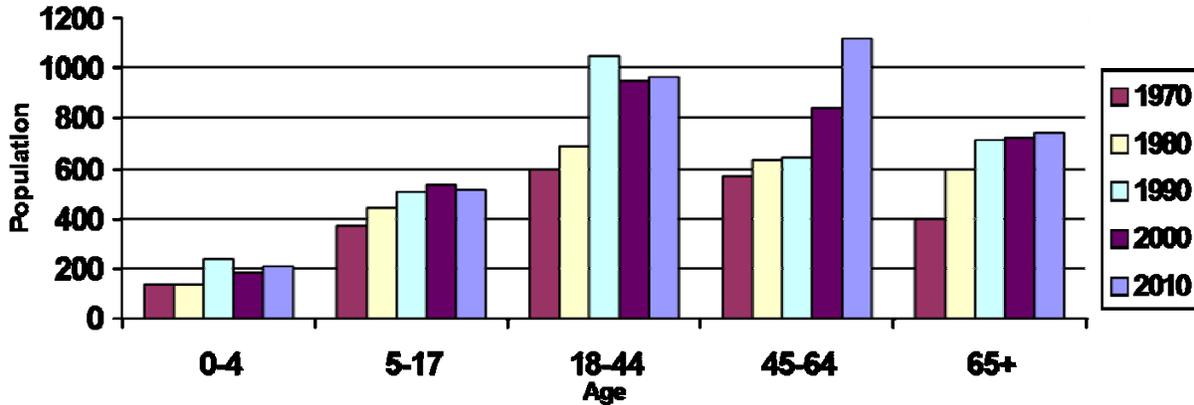
The average household size for renter-occupied homes in Colonial Beach increased by a factor of 0.03 between 2000 and 2010. Carrying this forward to 2020, the average household size for renter-occupied homes could increase to 2.4. On the other hand, the owner-occupied average household size decreased by a factor of 0.02. This decline, if it continues, would further decrease the average household size of owner-occupied units to 2.09 by 2020. These trends are shown in Chart F below. The continuous decline in owner-occupied household size, both locally and nationally, may lead to the need for smaller, more compact homes. This may especially hold true for Colonial Beach, which has a high percentage of older individuals. (See Chart G on the following page.)

**Chart F. Colonial Beach Average Household Size - Renters vs. Owners**



Source: 1980—2010 Census

**Chart G. Colonial Beach's Population By Age**

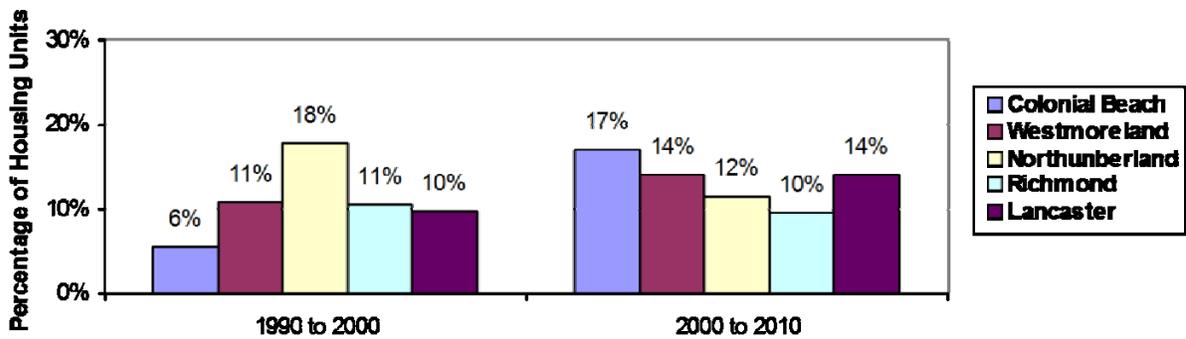


Source: 1970–2010 Census

### Housing Growth

Despite the 2008-2009 credit crisis, Colonial Beach has continued to have positive growth in its housing stock. Chart H below illustrates the growth in the number of housing units over the past 20 years. The total number of housing units in the town in 2000 was 2,030. By 2010 it had increased to 2,382. This represents an increase of approximately 17%. Between 1990 and 2000, the housing growth rate was much lower at 5.5%. During these two decades, the town experienced the lowest and the highest housing growth rates in the region. Between 2012 and 2015, the town issued 89 permits for new housing units (63 detached single-family dwellings and 24 condos). This represents an approximate average of 22 permits per year for new housing, which coincides with the number of new housing starts averaged annually between 1990 and 2000.

**Chart H. Growth Rate in Housing Units**



Source: 1990, 2000, & 2010 Census

The current number of zoned lots available for infill development far exceeds the anticipated number of housing starts for the next 20 years. (See Table 6 on page 1-49.) Additional residential lots also exist in approved, but not yet constructed, developments such as Monroe Point and Potomac Crossing. This supply of by-right lots suggests that the town does not need to identify additional areas for residential development. However, the following factors impact the town's residential lot supply:

- *Environmental:* A parcel may be undevelopable due to the presence of environmental constraints. For example, lots located in wetlands, floodplains, or Chesapeake Bay Resource Protection Areas will have development restrictions.
- *Cultural:* Some parcels may not be buildable due to local zoning requirements, such as minimum lot size or setback restrictions. Section 15.2-2309 of the Code of Virginia authorizes the local Board of Zoning Appeals to grant variances to local zoning ordinances under certain circumstances if a hardship can be proven.
- *Location:* The town may wish to encourage development in certain areas by providing incentives or promoting mixed-use/mixed-income development. Mixed-use development allows for one building to have a combination of residential and commercial uses, such as residences above retail shops.
- *Choice:* The inventory of available lots is limited to detached single-family dwellings and townhomes by right. These housing options may not meet the needs of certain segments of the population (namely low- to moderate-income individuals and older adults) and do not provide adequate choice to prospective homeowners.

### ***Water and Sewage Supply***

The amount of future growth the town can support is also dependent on the availability of the town's water and sewer capacity. Nearly every home in the town is on the public water and sewer system. Those homes not on the town's public system are required by town code to connect to the public system when their existing systems fail.

#### Water System

Colonial Beach has a permit for 1,282,400 gallons per day (gpd) of potable water. This system is currently undergoing major capital improvements, including the installation of meters for individual parcels. Under the projected annual average of 22 new dwelling units per year, between 2010 and 2030 there will be an additional 440 dwelling units in the town, bringing the total number of dwelling units to 2,822. The typical engineering standard for potable water is 400 gpd per dwelling unit. The projected potable water demand in 2030 will be 1,128,800 gpd.

#### Sewer System

The town's state-of-the-art wastewater treatment plant has a capacity of 2 million gpd. When the new plant was constructed, 30% of its capacity (600,000 gpd) was reserved for Westmoreland County, leaving 1.4 million gpd available for the town. Currently the town uses just over 40% of its allocated capacity, or 560,000 gpd. The county is presently using 96,000 gpd of its 600,000 gpd capacity, or almost 16%. Current use by both the town and county amounts to 656,000 gpd, thus the excess capacity of the plant is 1.34 million gpd.

The typical engineering standard is that each dwelling unit produces 300+ gpd in wastewater. Based on the average projected growth rate of 22 housing units per year, the town will have 2,822 housing units by 2030. If each of these homes produces 300 gpd in wastewater, the town will be using 60% of its allocated capacity (846,600 gpd). This projection predicts excess capacity beyond 2030, assuming average growth rates. Due to the significant infiltration/inflow (I&I) issues associated with the town's aging infrastructure, during large storms and heavy rain events, the plant uses some of this excess is used to treat the increased flows into it. The town has been upgrading its system to address the existing I&I problems.

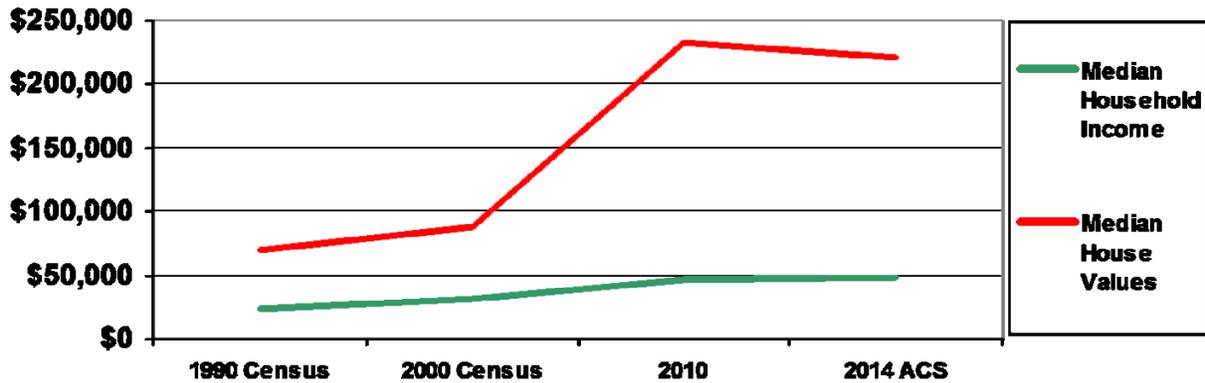
### Housing Values and Affordability

The availability of safe and affordable housing is an important determinant of the quality of life and vitality of a community. In recent years, one of the most widespread problems across the country has been the lack of affordable housing. Colonial Beach faces the same problem. To effectively meet the needs of the entire population, a portion of new and existing residential units should be compatible with the income of the town’s workforce to ensure that those who wish to live in town are able to find adequate housing. As rent and housing prices rise, availability of affordable housing decreases for low and moderate income households. Without affordable housing, individuals and families with modest incomes often must rent or reside in aging, deteriorated housing that has remained affordable largely due to its substandard condition. The following pages present findings related to the affordability of Colonial Beach’s housing market.

#### Home Values

Home values have been rising in Colonial Beach and most areas of Westmoreland County over the last several decades. However, housing values peaked in 2006 and began to decline in 2007 as a result of the housing market bubble. Based on the ACS, the median house value in Colonial Beach was \$232,600 in 2010 and \$224,000 in 2014. Chart I below shows the town’s median house/condo values between 1990 and 2014. It also shows the changes in median household income. Colonial Beach saw a 27% increase in home values from 1990 to 2000, and a 252% increase from 2000 to 2014, despite the decline in housing values that began in 2007. The prevalence of waterfront homes, as well as many homes being used seasonally/recreationally by those with disposable income, has inevitably raised the median home value in the town. For many existing homeowners who were not negatively affected by the housing market bubble, their homes’ rise in value represents a significant portion of their personal wealth.

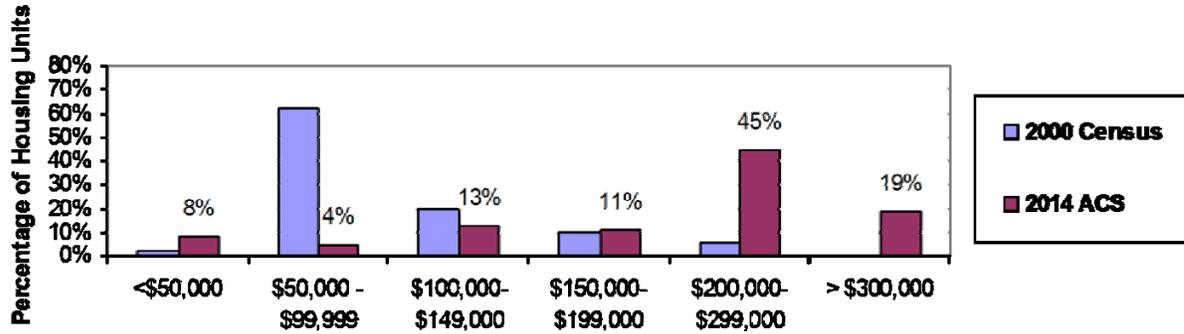
**Chart I. Rise in Colonial Beach’s Median Home Values Compared to Household Income**



Source: 1990 & 2000 Census along with 2010 & 2014 ACS

The changes in Colonial Beach’s housing values between 2000 and 2014 is detailed in Chart J on the following page. According to the 2014 ACS, 25% of the homes in Colonial Beach (263 housing units) are valued under \$150,000. Of those 263 units valued under \$150,000, nearly half (131 housing units) are valued under \$100,000.

**Chart J. Changes in Owner-Occupied Home Values Between 2000 and 2014**



Source: 2000 Census & 2014 ACS

**Income Levels**

Between 1990 and 2014, median household salaries have risen, but not at the same pace as home prices. (See Chart I on the previous page and Table 9 below.) Household incomes in Colonial Beach increased 49% from 2000 to 2014, compared to a 156% increase in home values during the same time period. This inequality keeps many potential homeowners out of the market. New home buyers may find themselves unable to qualify for a loan if their income has not risen as much as home values. As stated previously, quickly rising home values negatively impact low- to moderate-income individuals and first-time homebuyers. Additionally, rising personal property values lead to an increase in personal property taxes. People on fixed incomes may have trouble budgeting for these sharp increases.

**Table 9. Changes in Home Values and Median Household Income**

	1990 Census	2000 Census	% Change	2000 Census	2014 ACS	% Change
Median Home Value	69,000	87,600	27%	87,600	224,000	156%
Median Household Income	23,614	31,711	34%	31,711	\$47,273	49%

Source: 1990 and 2000 Census & 2014 ACS

Table 10 below depicts changes in the household income/housing price ratio since 1990. Historically, the typical median home in the United States has cost 2.6 times as much as the median annual income. This ratio was close to being met in Colonial Beach in 1990 and 2000. However, the current ratio of 4.74 indicates that residents in town cannot afford to buy a local home if their income is around the town’s median income.

**Table 10. Colonial Beach’s Historical and 2014 Household Income / Housing Price Ratio**

Year	Median Household Income	Median House Value	Ratio	Maximum Affordable (2.8 x Annual Income)	Gap
1990	\$23,614	\$69,000	2.92	\$66,119	\$2,881
2000	\$31,711	\$87,600	2.76	\$88,791	\$0
2014	\$47,273	\$224,000	4.74	\$132,364	\$91,636

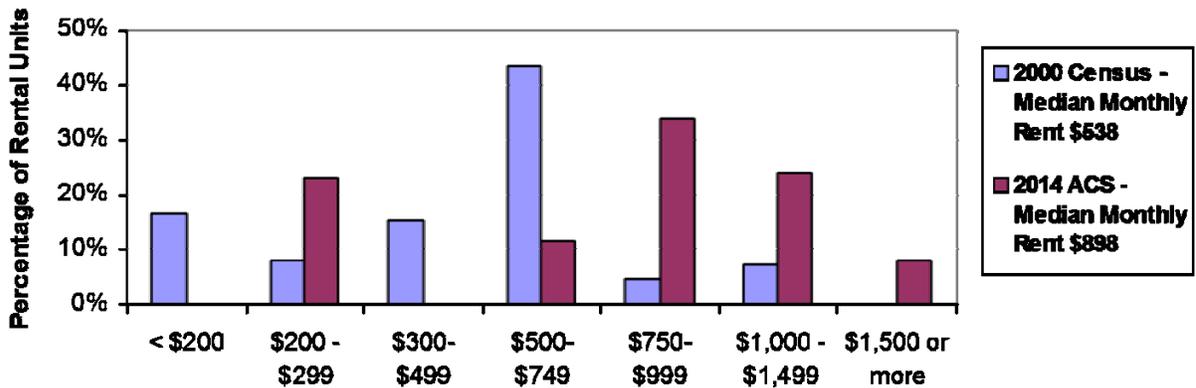
Source: 1990 and 2000 Census & 2014 ACS

To ensure a stable community and good quality of life for all residents, the housing stock must include homes that the community’s workforce can afford. Based on the town’s median household income of \$47,273, and using an affordable housing price ratio of 2.8, the maximum home value for someone earning the median income level in Colonial Beach would be \$132,364. The Urban Land Institute defines “workforce housing” as housing for households making between 60% and 120% of the area median income. In Colonial Beach this equates to an annual income of \$28,364 to \$56,727. This implies that housing prices between \$79,419 and \$158,836 will serve the town’s workforce. Approximately 25% of the town’s homes are valued at \$150,000 or less.

**Rental Costs**

Individuals unable to afford a house turn to the rental market. Chart K below depicts the changes in monthly rental costs between 2000 and 2014. According to the 2014 ACS, the median monthly housing cost for rentals in Colonial Beach increased 67% between 2000 and 2010, from \$538 to \$898. Using the Housing Wage Calculator on the National Low Income Housing Coalition’s website ([www.nlihc.org/library/wagecalc](http://www.nlihc.org/library/wagecalc)), the annual household salary must be at least \$35,920 (hourly wage of \$17.27) to comfortably afford \$898 per month in rent. This calculator uses the accepted standard of affordability that no more than 30% of the household income is spent on rent. Earning the state minimum wage of \$7.25 per hour, a person would have to work 95 hours per week to afford \$898 per month.

**Chart K: Changes in Monthly Rental Costs Between 2000 and 2014**



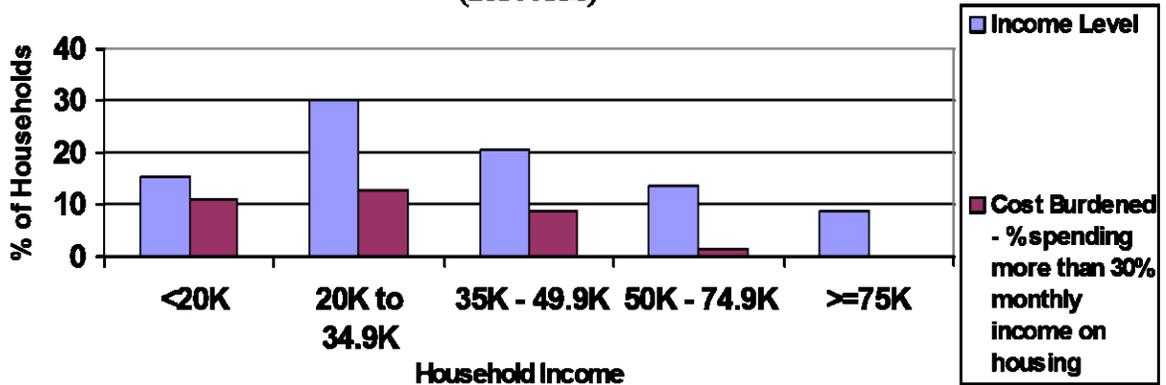
Source: 2000 Census & 2014 ACS

**Cost Burdened Households**

Given the rising cost of housing compared to income, many families have become cost burdened. Based on the U.S. Department of Housing and Urban Development’s (HUD) recommendation, no more than 30% of the household income should be spent on housing. Those spending over 30% are considered cost burdened. Charts L and M on the following page highlight the percentage of cost-burdened individuals by income bracket in Colonial Beach. Over one third of households that rent and more than one quarter of households that own are cost burdened. As annual household income increases, the percentage of those cost burdened goes down.

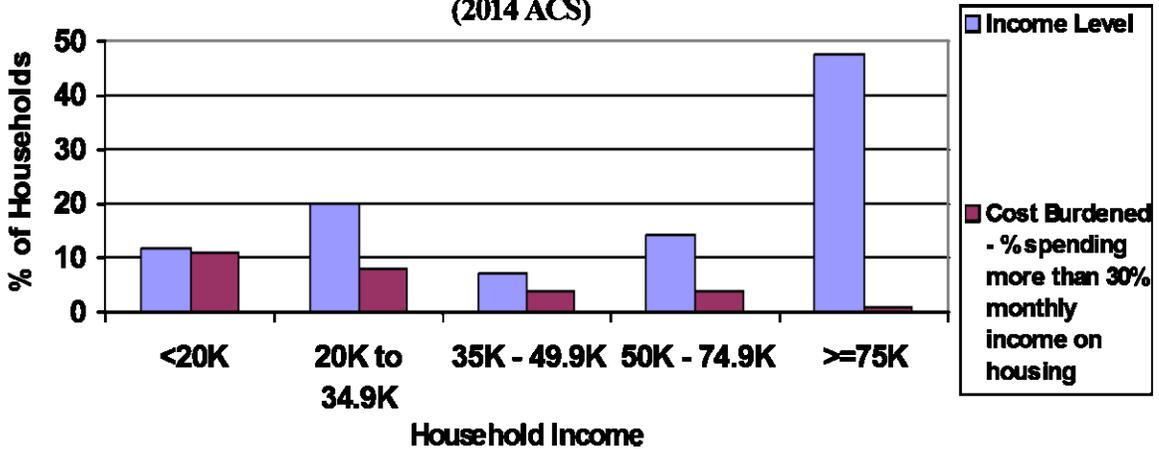
Another factor that may shift individuals into the cost-burdened category is rising interest rates. The historically low mortgage rates currently available create the illusion of affordability, driven by smaller monthly payments. For many, current affordability depends in part on low interest rates. As rates begin to rise, homes will become even less affordable.

**Chart L. Percentage of Renter-Occupied Cost-Burdened Households by Income (2014 ACS)**



Source: 2014 ACS

**Chart M. Percentage of Owner-Occupied Cost-Burdened Households by Income (2014 ACS)**



Source: 2014 ACS

***Subsidized and Assisted-Living Complexes***

As stated on page 1-44, the town has three subsidized, income-restricted apartment communities that help meet the housing needs of low- to moderate-income individuals. Colonial Beach Village Apartments and Riverwood Apartments have a combined total of 115 units and offer affordable housing to people of all ages. The Meadows has 33 total units and offers affordable housing to people of retirement age. All three communities are currently at 100% capacity with waiting lists. This shows that the need in Colonial Beach for affordable and assisted-living facilities far exceeds the availability. Table 11 on the following page provides data on these residential facilities.

**Table 11. Colonial Beach’s Subsidized and Assisted-Living Complexes**

<i>Name</i>	<i>Type</i>	<i>Number of Units</i>	<i>Units Occupied</i>	<i>Rents</i>
<b>Subsidized Housing</b>				
Colonial Beach Village Apartments	Section 8	32	100% - 3 on Waiting List	1 Bdr \$570 2 Bdr \$708 (\$744 Market)
Riverwood Apartments Public Housing	Section 515 Housing Program	83	100% - 23 on Waiting List	
<b>Elderly Assisted-Living</b>				
The Meadows Age Requirement—62 and above	FmHA 515	33	100% - 10 on Waiting List	30% of income— 1 Person HUD Limit: \$29,850 2 Person HUD Limit: \$34,100

Source: Individual Subsidized and Elderly Assisted-Living Complexes

### *Key Conclusions & Recommendations*

Key conclusions and recommendations from this section are included below. The specific recommendations provide a variety of strategies that will help improve the town’s housing stock and encourage the construction of varied housing that meets the needs of all Colonial Beach residents. Those sectors currently not adequately served include low- to moderate-income families, first-time homeowners, and older residents who are looking for housing that will address their needs in light of changing employment and family dynamics.

### **Housing Stock**

#### Conclusion

Colonial Beach’s housing stock consists of mostly detached single-family dwellings. More variety in the housing stock, to include attached, multi-family, and mixed-use homes, is needed to meet the needs of a diverse population. It is well established that town residents are getting older, and there is a need for more senior housing. There is also a need to attract younger adults and young families. Housing will play a major role in drawing these populations to the town. Additionally, over one-third of the existing population falls into a demographic that desires alternatives to the detached single-family dwelling (low-income individuals, ages 18-24, and ages 65+). Recent years have seen more diversification of the housing stock, but these developments are not complete and do not provide adequate housing diversification for existing Colonial Beach residents.

Recommendation—Encourage development of a range of new housing types to better address the needs of all citizens by providing locations for by-right development of multi-family and mixed-use communities.

Recommendation—Encourage the development of mixed-use units within the historic Resort Commercial zoning district to allow for both new businesses and new housing types to be available to the citizens.

Recommendation—Open up discussions with developers of proposed developments to include provisions that encourage diversity in housing types and affordability. Provisions could include

minimum lot sizes, maximum house sizes, the maintenance of certain housing units as workforce housing for a defined period of time, and the integration of compatible workforce housing into conventional subdivisions.

Conclusion

Overall housing quality is good, but 57 apparent substandard houses were identified in town, the vast majority of which (29) were located in the Central Planning Area.

Recommendation—The town should continue to work with the NNPDC and owners of identified possible substandard housing to bring units up to code. A number of funding programs and regional organizations are available to assist these homeowners.

Recommendation—The town should continue to work with the NNPDC to obtain funding to make improvements to infrastructure elements, such as stormwater drainage and utilities, to protect and preserve the existing housing stock.

Conclusion

The current availability of subsidized and assisted-living units does not meet existing community needs.

Recommendation—Work with Bay Aging to identify possible locations for new assisted-living facilities in town.

Recommendation—Given the town’s large aging population, support retrofitting existing houses and promoting universal design to provide options for citizens to age in place.

***Location, Neighborhoods, and Available Lots***

Conclusion

More than enough vacant lots are available for infill development to serve the growth of the town for the foreseeable future. Existing housing generally conforms to the characteristics of individual planning areas. Certain planning areas, such as Classic Shores and the Central Area, are more adept at incorporating mixed-use and multi-family housing.

Recommendation—All new and infill housing should be built to blend into the fabric of the existing neighborhood to preserve its sense of place.

Recommendation—Identify areas for mixed-use developments that can offset some of the development costs of affordable housing units.

Recommendation—Identify areas for multi-family rental units to serve those priced out of the housing market.

Recommendation—Identify areas for older-adult and assisted-living communities in appropriate locations in the town. This will allow these residents to remain within the community in which they have lived and been active. Consider the development of senior apartments in proposed mixed-use areas so residents are close to services and shopping areas.

***Occupancy***

Conclusion

The town continues to have a strong market for second home ownership for seasonal and recreational use.

**Conclusion**

The average household size continues to decrease in Colonial Beach and nationally, with Colonial Beach having the lowest owner-occupied average household size in the Northern Neck region. This may be due in part to the large older-adult population. As the town population ages, it is anticipated that the demand for housing to accommodate this population will increase significantly within the next decade.

Recommendation—Encourage a percentage of smaller homes to be included in future developments to respond to the continuing reduction in the average household size and to increase affordability.

***Growth***

**Conclusion**

The availability of residential lots far exceeds the anticipated number of housing starts for the next 20 years.

Recommendation—Encourage all developers to include a percentage of housing that meets the need for workforce housing through incentives and other programs.

**Conclusion**

If the town maintains its current average growth rate, the town's water supply will be adequate for the next 20 years. Its sewer system has additional capacity beyond a 20-year average growth rate.

Recommendation—Continue to make improvements to the sewer system and address I&I issues to enhance the capacity of the sewage treatment plant.

***Affordability***

**Conclusion**

The median home value in Colonial Beach has increased at a tremendous rate (156%) since 2000, while the median household income has only risen 49%. This inequality can keep potential homeowners out of the market because their income does not qualify them for many available houses. Colonial Beach's rental market is also affected. The median monthly rent has increased 67% since 2000. Lower-income individuals cannot afford many rental units. Those who do find housing are often cost burdened. One third of Colonial Beach households that rent and over one-quarter of households that own are cost burdened.

Recommendation—Continue to work with NNPDC, DHCD, and area property owners to identify opportunities to transition current substandard housing into affordable/workforce housing units. Through the housing planning grant awarded by DHCD in 2013, the town has been evaluating the feasibility of transitioning two private mobile home parks into affordable/workforce housing. This process requires the approval and willing participation of the property owner.

Recommendation—Encourage developers of new housing projects to partner with nonprofits to provide workforce and low-income older-adult housing opportunities.

Recommendation—Encourage nonprofit housing organizations and developers to take advantage of financial assistance opportunities to fill the gaps in financing the development of new and rehabilitated affordable housing for low-income individuals. One such program is the Affordable and Special Needs Housing Program through the Virginia Department of Housing and Community Development.

Recommendation—Offer density incentives to encourage developers to include lower-cost housing units within projects to satisfy the needs of the town’s workforce. Consider approaching the Potomac Crossing developer to see if there is any interest in modifying the PUD to eliminate the golf course and add a percentage of workforce housing.

Recommendation—Consider a series of revisions to the town’s Zoning Ordinance to allow:

- By-right multi-family housing in certain locations in the Central Planning Area and possibly Classic Shores, provided a certain percentage of affordable housing is included.
- By-right mixed-use developments in the Resort Commercial zoning district, provided a certain percentage of affordable housing is included.

Recommendation—Establish a procedure to annually review the number of existing and new homes that are affordable to those meeting the definition of workforce housing to ensure that progress is being made to increase the supply of workforce housing in the community.

CPA-01-2016-Housing Section Amendments

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**PLANNING COMMISSION PAPER**

**AT THE REGULAR MEETING HELD, THURSDAY, JUNE 2, 2016 AT THE COLONIAL BEACH TOWN CENTER**

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Whereas, the Colonial Beach Planning Commission finds that public necessity, convenience, general welfare and good zoning practice would be served by the recommending approval of Comprehensive Plan Amendment-01-2016-Amendments to Housing Section (Section 6) of Chapter 1 of the Comprehensive Plan;

Now therefore be it resolved that the Colonial Beach Planning Commission hereby recommends approval of CPA-01-2016, and forwards the plan to the Town Council with a favorable recommendation in accordance with § 15.2-2200 of the *Code of Virginia*, 1950 as amended.

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**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

	AYE	NAY
MS. SCHICK	___	___
MS. McCABE	___	___
MS. TOLSON	___	___

	AYE	NAY
MS. CLOPTON	___	___
MR. BUSICK	___	___
MR. NELSON	___	___

ADOPTED BY \_\_\_\_\_ TABLED FOR \_\_\_\_\_

**COUNCIL PAPER**

**At the WORK SESSION held on Thursday, May 26, 2016 at the Colonial Beach Town Center**

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**RESOLUTION #33-16, REFERRAL TO THE PLANNING COMMISSION RE: REQUEST FOR A REZONING FOR LOTS 21,22,23,24, and 25, BLOCK A AND A CONDITIONAL USE PERMIT TO OPERATE A MOTEL**

**WHEREAS**, Mr. Wyatt B. Durrett Jr. and Mr. Robert Rae Gordon have applied, as the agent for Beach Gate Motel, LLC, to rezone Lots 21,22,23,24, and 25 of Block A from Residential General (R-2) to Commercial General(C-1); and

**WHEREAS**, Mr. Wyatt B. Durrett Jr. and Mr. Robert Rae Gordon have applied, as the agent for Beach Gate Motel, LLC, for a Conditional Use Permit to operate a motel in the Commercial General District.

**NOW THEREFORE BE IT RESOLVED** by the Colonial Beach Town Council, at its Work Session meeting on May 26, 2016 that the request by Mr. Wyatt Durrett and Mr. Robert Rae Gordon, as the agent for Beach Gate Motel, LLC, for a Rezoning and a Conditional Use Permit, is hereby referred to the Colonial Beach Planning Commission for a public hearing and recommendation in accordance with state law.

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Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

	AYE	NAY		AYE	NAY
Mayor Mike Ham	___	___	Tommy Edwards	___	___
Eddie Blunt	___	___	Wanda Goforth	___	___
Wayne DiRosario	___	___	Mike Looney	___	___
			Burkett Lyburn	___	___

Adopted \_\_\_\_\_ Tabled \_\_\_\_\_

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT	
<b>PROJECT NAME: Beach Gate Inn Rezoning and Conditional Use Permit</b>	<b>Town Council Meeting Date:</b>
<b>Case Number: NA</b>	<b>Applicant: Beach Gate Motel, LLC</b>
<b>Project Status:</b> <input type="checkbox"/> Preliminary Sketch Application <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat Use <input checked="" type="checkbox"/> Conditional <input type="checkbox"/> Preliminary Final Plat Plans <input type="checkbox"/> Concept <input type="checkbox"/> Final Plat <input type="checkbox"/> Text Amendment <input type="checkbox"/> Vacation	<b>Owner: Beach Gate Motel, LLC</b>
	<b>Location: Colonial Avenue</b>
	<b>Voting District: NA</b>
	<b>Parcel Number:</b>
	<b>Total Site Area: 31,250 sq. ft.</b>
	<b>Site Area Developed:</b>
<b>Existing Structures: Motel, Metal Shed</b>	<b>CBPA: RMA</b>
<b>Flood Hazard: NA</b>	<b>Additional Site Data: NA</b>
<b>Current Zoning: R-2, C-1</b>	
<b>Action Request: 1<sup>st</sup> Review</b>	
	<b>Staff: B. McHugh</b> <b>Date: 06/02/2016</b>

Prior Actions / Case History

<b>Rezoning: NA</b>
<b>Conditional Use Permit: NA</b>
<b>Variances: NA</b>
<b>Subdivisions: NA</b>
<b>Other Data: NA</b>

**BACKGROUND:**

Beach Motel, LLC have applied for a Rezoning and a Conditional Use Permit for the Beach Gate Inn at 800 Colonial Avenue. The property was deemed an unsafe structure and condemned on December 28, 2012. Since then, the owner has been working on renovations to reopen.

**DISCUSSION:**

The building exists on a site that is split zoned Residential General (R-2) and Commercial General (C-1). The northern lots of the property off of Colonial Avenue are zoned C-1 while the southern lots off of Horton Street are zoned R-2. According to the Colonial Beach Zoning Ordinance, "motels" are not allowed in the R-2 District and are only allowed in the C-1 District with a Conditional Use Permit.

In order for the property to operate as a motel, the following steps will need to be taken:

- The parcels zoned R-2 (3A2-4-A-(21, 22, 23, 24, and 25)) will need to be rezoned to C-1.
- If the rezoning is approved, the parcels will then need to be consolidated to bring the structure more into conformance.
- The property will then need a Conditional Use Permit to operate as a "Motel" in the C-1 District.

The applicant has offered to proffer to consolidate the parcels of 800 Colonial Avenue into one parcel. The Future Land Use Map in the Colonial Beach Comprehensive Plan identifies the residential parcels as General/Limited Commercial therefor a rezoning of those parcels would align with the Comprehensive Plan.

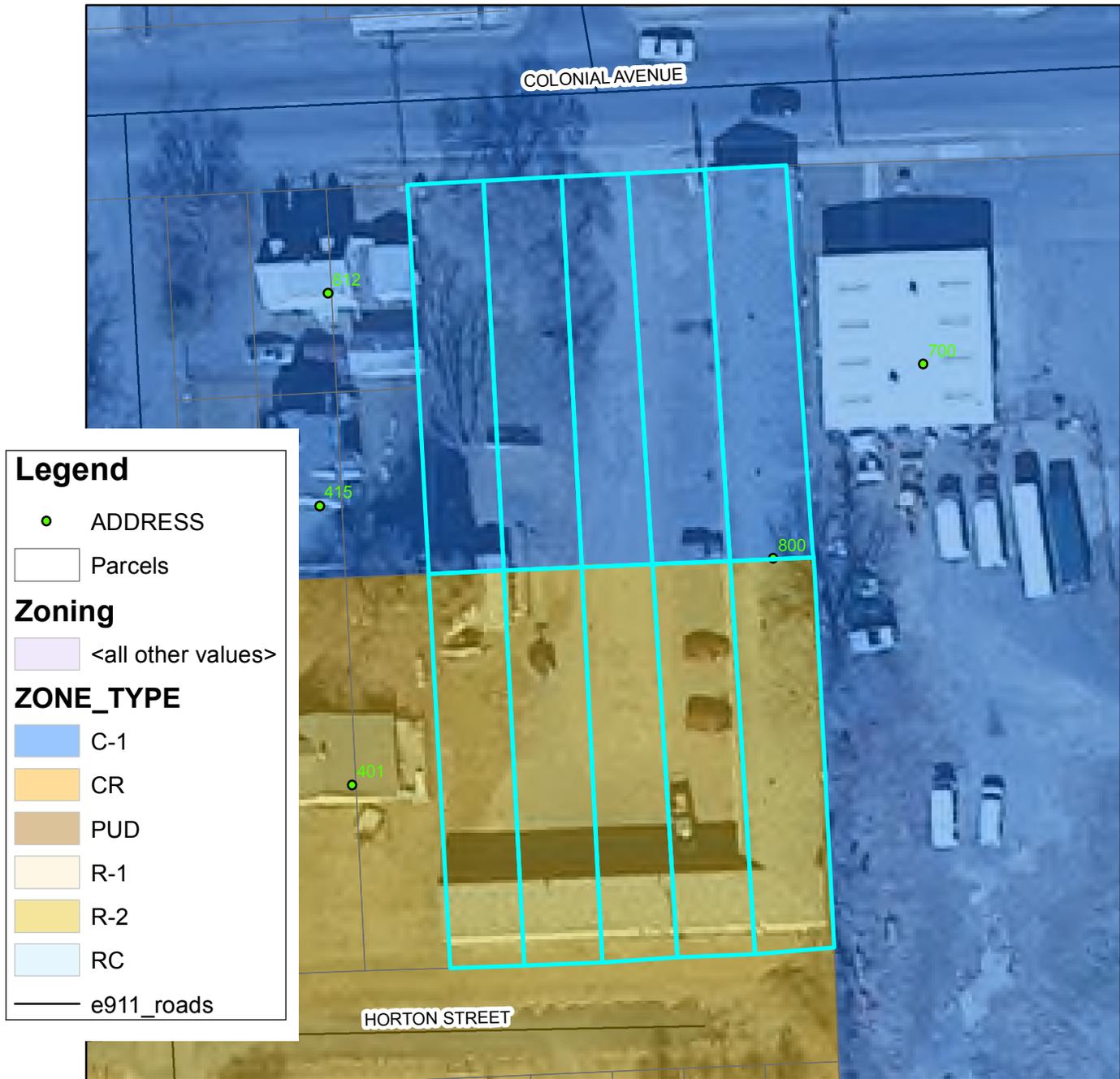
**STAFF RECOMMENDATION:**

Concerning the rezoning, staff recommends sending this proposal to the Town Council with a favorable recommendation. Concerning the Conditional Use Permit, staff recommends sending this proposal to the Town Council with the following conditions:

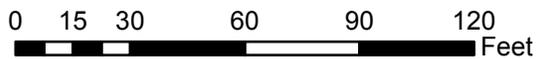
1. If the rezoning is approved, parcels 3A2-4-A-(1,2,3,4,5,21,22,23,24,&25) are consolidated and recorded at the Westmoreland County Clerk's Office to bring the property further into conformance.
2. Before a Certificate of Occupancy (C.O.) is issued, the existing parking lot and building must be brought into full conformance with all local, state and federal codes.
3. A full walk through by the Building Official and Code Official will be required before a C.O. is issued.
4. If this Rezoning and CUP are approved, the Beach Gate Inn can only operate as a motel as defined by the Colonial Beach Zoning Ordinance. A motel is defined as: *A building or group of attached or detached buildings containing any combination of three or more lodging or guest units, with individual bathrooms, intended primarily for rental or lease to transients by the day or week, as distinguished from multiple-family dwellings in which rentals or leases are for longer periods and occupancy is generally by residents rather than for transients. Ten percent (10%) of the units in such a project may contain kitchens and may be leased or rented for a period longer than one week.*
5. *If this rezoning and CUP are approved, there shall be a motel manager on site at all times.*
6. *If this rezoning and CUP are approved, a Health Department Permit shall remain current at all times.*
7. *The Police call volume for the Beach Gate Inn shall not exceed 80 calls per year. In the event that the volume exceeds 80 calls, the conditional use permit is subject to Town Council review.*

After the Planning Commission reviews this case, staff recommends that a public hearing be held in July for a recommendation to the Town Council.

# Town of Colonial Beach 800 Colonial Avenue Split Zoned



Date:04/29/2015  
Created By: Brendan McHugh  
Town of Colonial Beach



All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, timeliness, completeness, merchantability and fitness for the appropriateness for use rests solely on the requestor. The Town of Colonial Beach makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts all limitations, including the fact that the data, information and maps are dynamic and in a constant state of maintenance, correction and update.

**DURRETTE CRUMP** PLC  
ATTORNEYS AND COUNSELORS AT LAW

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Wyatt B. Durette, Jr.  
Direct Dial 804.775.6809  
wdurette@durettecrump.com

March 4, 2016

Mr. Brendan McHugh  
Department of Planning & Community Development  
Town of Colonial Beach  
315 Douglas Avenue  
Colonial Beach, VA 22443

Re: 800 Colonial Ave – Beachgate Motel, LLC Rezoning

Dear Mr. McHugh:

Please accept this letter as a replacement for the one forwarded to you on March 2, 2016. The letter has been amended to reflect a change in the proposed proffers and to advise you that the Beachgate Motel LLC will be seeking a nonconforming use and development waiver pursuant to Section 22-12 of the Code of the Town of Colonial Beach.

As you know Robert Rae Gordon and I represent Mr. Simms and Beachgate Motel, LLC (“Beachgate”) with respect to Beachgate’s effort to secure a rezoning of its real property in Colonial Beach. This letter responds to your request of February 19, 2016. We believe it meets your request but if not, we would appreciate discussing whatever else the Town may require.

**Statement of Purpose and Justification – Section 19-5**

On April 19, 1953, the Colonial Beach Town Council adopted a resolution asking the Virginia Electric and Power Company to extend power service to 800 Colonial Avenue to facilitate the construction of what was then described as the “Caruthers Motel.” Since then a motel has been continuously operated at that location and that use predates the adoption of Colonial Beach’s zoning ordinance by some 13 years.

Since the adoption of that first zoning ordinance in 1967, the property has been split zoned as residential and commercial. This application seeks to make the zoning on the property consistent with its use. It does not seek to change or expand the use or to add any additional structures to the site.

As such, the rezoning is consistent with the future land use plan set forth in the Colonial Beach Comprehensive Plan which depicts this property along Colonial Avenue as being “general commercial.” The Plan seeks to encourage the

rehabilitation of the Colonial Avenue corridor and granting this application would surely further that goal.

Approval of this rezoning would allow the Beachgate to complete the renovation of the motel, including an aesthetic pleasing exterior, and to put it back into productive use in the community.

This rezoning does not contemplate any development of the property or any substantial alteration of the existing structures that would involve the disturbance of land exceeding an area of 2,500 square feet. The only construction or modification that is contemplated is to complete the ongoing renovation of the existing structures in accordance with plans that have already been approved by the Town and for which building permits and construction activity has been ongoing.

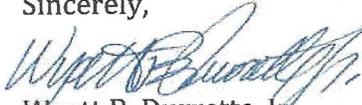
As there is no new construction and no new use proposed with this rezoning, there will be no impact on any of the public facilities outlined in Section 19-5(A)(2) of the Colonial Beach Zoning Ordinance, with the exception of storm water management facilities. Since the time that the Beachgate Motel was constructed storm water management requirements have changed dramatically and as part of this rezoning application, Beachgate will be seeking a nonconforming use and development waiver for the existing structure to provide for remodeling and alterations to the existing structure pursuant to Section 22-12 of the Code of the Town of Colonial Beach.

**Statement of Intent - Section 19-6**

The applicant does intend to submit proffers. The applicant will proffer to re-plat the existing parcels comprising 800 Colonial Ave into one parcel.

If there is anything else, please contact Mr. Gordon or the undersigned.

Sincerely,



Wyatt B. Durette, Jr.

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT	
<b>PROJECT NAME:</b> Article 13-Parking Ordinance Amendments	<b>Town Council Meeting Date:</b>
<b>Case Number:</b> ZOA-01-2016	<b>Applicant:</b> Town
<b>Project Status:</b> <input type="checkbox"/> Preliminary Sketch Application <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Preliminary Final Plat Plans <input type="checkbox"/> Concept <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/> Vacation	<b>Owner:</b> NA
	<b>Location:</b> NA
	<b>Voting District:</b> NA
	<b>Parcel Number:</b> NA
	<b>Total Site Area:</b> NA
	<b>Site Area Developed:</b> NA
<b>Existing Structures:</b> NA	<b>CBPA:</b> NA
<b>Flood Hazard:</b> NA	<b>Additional Site Data:</b> NA
<b>Current Zoning:</b> NA	
<b>Action Request:</b> 1 <sup>st</sup> Review	
	<b>Staff:</b> B. McHugh <b>Date:</b> 06/02/2016

Prior Actions / Case History

<b>Rezoning:</b> NA
<b>Conditional Use Permit:</b> NA
<b>Variances:</b> NA
<b>Subdivisions:</b> NA
<b>Other Data:</b> NA

**BACKGROUND:**

Staff reviewed and amended Article 13 of the Zoning Ordinance which addresses parking requirements in the Town.

**DISCUSSION:**

Some of the major amendments to the article include but are not limited to:

- Amending certain sections to be more specific and easier to administer.
- Adding more environmentally beneficial requirements to manage stormwater.
- Moving the parking lot landscaping requirements directly to the parking section as well as adding additional landscaping requirements.
- Consolidating and amending Section 13-8 which addresses the number of spaces required based on use.

- Adding requirements concerning Loading and Stacking Spaces.
- Adding the definition of permeable pavements to Article 20 Definitions.
- Adding the more defined section concerning Parking, Storage or Use of Major Recreational Equipment, Mobile Buildings and Trailers to Article 18.

**STAFF RECOMMENDATION:**

Staff believes that by supporting these amendments, it promotes public health and safety and creates a more navigable ordinance. After the Planning Commission considers these changes and provides staff with any additional changes staff recommends that the Planning Commission authorize advertisement for the July Planning Commission meeting.

## ARTICLE 13 PARKING

### Statement of Intent

The purpose of this Article is to provide for adequate parking while ensuring the welfare of pedestrians and the harmonious, orderly movement of motor vehicles. The parking requirements in this Article do not limit special requirements which may be imposed with planned unit developments, conditional uses or any other land use permit.

#### 13-1 General Requirements

All structures built and all uses established shall provide accessory parking in accordance with this Article.

- a. No zoning permit for any structure or use in any district shall be approved unless there is included with the plan for such a structure or use, a plat plan showing the required parking spaces.
- b. No occupancy permit shall be issued unless the required facilities have been provided in accordance with those shown on the approved plan.
- c. The parking requirements shall be in addition to space provided for storage of other vehicles used in connection with any permitted use.
- d. Exclusive of private residential garages, all parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants, or employees of the use to which such parking serves.
- e. Stacked parking (defined as parking in such a manner so that one vehicle obstructs egress of another vehicle from a parking area or driveway) is not allowed except for single family residential buildings. This shall not include drive-thru lanes normally associated with restaurants or banks.
- f. Enclosed garages shall not be credited towards meeting the required number of parking spaces with the exception of hotels/motels, parking decks, commercial parking garages or public parking garages.

#### 13-2 Determination of Parking Spaces Provided

- a. Within any zoning district, off-street parking credited toward meeting the requirements of this Article shall be located on the same lot as the structure or use to which they are accessory or on any lot either leased or under the same ownership of the use provided that the zoning classification for that district provides for parking lots as a use.
- b. Within any commercial zoning district when the parking required by any use is transitory in nature on-street parking located within five hundred (500) feet of the structure or use is located may be credited toward meeting the requirements of this Article.
- c. Within the Resort Commercial Zoning District when the parking required by any use is transitory in nature any on-street parking located within five hundred (500) feet of the lot on which the structure or use is located, may be credited toward meeting the requirements of this Article.
- d. In the case of any use not addressed by the schedule in section 13-8, the Zoning Administrator shall determine the appropriate number of parking spaces based on a use that most closely approximates the proposed use through information provided from the

- developer or owner of the proposed use, or through consultation with other communities containing similar uses to the proposed use, or through a combination of these methods.
- e. All off street parking spaces associated with residential uses shall be provided on the same lot. Parking for multi-family dwellings, townhomes or other residential units as part of a planned unit development shall be located in accordance with the approved site development plan.
  - f. Any non-residential use located within five hundred (500) feet of a municipal or publicly owned parking lot shall be exempt from this ordinance.

### **13-3 Special Parking Permit**

- a. If a structure or use is unable to meet the required quantity of spaces then the Town Council may, by resolution, authorize the crediting of additional spaces not encompassed by Section 13-2.

### **13-4 Dimensional Regulations**

For the purposes of this Article, parking spaces shall meet the following dimensional standards.

- a. A standard perpendicular or diagonal parking space shall be no less than eighteen (18) feet in length and nine (9) feet in width. A compact perpendicular or diagonal parking space shall be no less than sixteen (16) feet in length and eight (8) feet in width.
- b. A standard parallel parking space shall be no less than twenty-two (22) feet in length and eight (8) feet in width. A compact parallel parking space shall be no less than eighteen (18) feet in length and seven (7) feet in width.
- c. All handicapped parking spaces shall be no less than nine (9) feet in width with a designated five (5) foot marked unloading area adjacent to the space, and shall be designed and constructed in accordance with the provisions of the Uniform Statewide Building Code.

### **13-5 Improvement of Parking Areas**

- a. Parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Such facilities shall be surfaced with erosion-resistant material in accordance with applicable specifications. Off-street parking areas shall be maintained in a clean and orderly manner. The owner or lessee of off-street parking shall endeavor to maintain such in as dust-free a manner as possible through the employment of appropriate construction materials.
- b. Parking spaces shall be separated from walkways, sidewalks, or alleys in such a manner so that vehicles cannot protrude over such walkways, sidewalks, or alleys.
- c. Signs or markers shall be used as necessary to ensure safe and efficient traffic operation. Parking spaces in lots of more than ten spaces shall be marked by painted lines or curbs or other means indicating individual spaces. All compact spaces shall be identified and designated as such. All handicapped parking spaces shall be identified by above grade signs. Such signs shall be designed and constructed in accordance with the provisions of the Uniform Statewide Building Code.
- d. All lighting fixtures used to illuminate off-street parking areas shall be designed to minimize glare and intrusion into residential uses.
- e. No parking area shall be located in such a manner as to constitute a traffic hazard for

vehicles entering or exiting such parking area.

### 13-6 Access to Spaces

All parking areas shall be served with adequate interior aisles and ingress and egress drives.

- a. Location and design of entrances and exits shall be in accord with the requirements of all applicable regulations and standards. In general, there shall be no more than one entrance and one exit, or one combined entrance and exit along any single street. Landscaping, curbing, or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
- b. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.

### 13-7 Method of Determining Number of Spaces Required

- a. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
- b. Employee based parking requirements shall be computed on the basis of the maximum number of employees on the premises at one time.
- c. In the case of mixed or joint use of a structure or premises, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- d. Any use or structure which is nonconforming in regards to the parking requirement shall not be required to add additional spaces to meet such requirements when any change or expansion of use or structural alteration does not result in an increase to the amount of parking required. However, whenever any change in use or structural alteration increases the amount of parking required, whether such was previously conforming or nonconforming in regards to parking, additional spaces corresponding to the increased requirement shall be provided.
- e. Parking areas serving more than ten (10) vehicles may provide thirty percent (30%) of those spaces as compact parking spaces.
- f. Restaurants having ownership or access to piers may designate 20% of the available number of transient slips towards the required number of parking spaces.

### 13-8 Number of Spaces Required

Except as otherwise provided for by this Ordinance, or by conditional use permit, parking spaces shall be provided as follows. The parking space requirements for a use not specifically listed in the following schedule shall be the same as for a listed use with the most similar parking demands.

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
Arts & Crafts Studio	1 per 400 square feet of floor area.
Amusement Parks	1 per 4 persons authorized occupancy
Auction Houses	1 per 400 square feet of floor area or 1 per 4 persons authorized

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
	occupancy, whichever is greater.
Auditoriums, theaters, gymnasiums, stadiums, arenas, conference centers	1 per 4 seats or seating spaces
Automobile Service Stations	2 spaces per bay plus 1 per employee.
Ball Fields	1 per 4 seats or seating spaces.
Bowling Alleys	2 per lane plus 1 per employee.
Business Service and Supply Establishments, service establishments	1 per 400 square feet of gross floor area plus 1 per employee.
Car Washes, Automobile Cleaning & Detailing Facilities	2 per bay plus 1 per employee.
Places of Worship	1 per 4 seats or seating spaces in main assembly area.
Civic, Social or Fraternal facility	1 per 4 seats or seating spaces in main assembly area.
Commercial Recreation Facilities	1 per 200 square feet of floor area or every 4 seats or seating.
Communication Facilities	Minimum of 1 space plus 1 per employee.
Community Centers	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Convenience Stores	8 per 1,000 gross floor area plus 1 per employee.
Day Care Centers, Family Day Homes	0.19 space per child for a center which has a maximum daily enrollment of 99 children or less. 0.16 per child for a center with enrollment of 100 children or more. Plus 1 for each on site employee
Duplex	2 off street spaces per unit
Elementary Schools, Junior High Schools	1 per 5 seats or seating spaces in main assembly area.
Emergency Services Facilities	Adequate space to accommodate all motor vehicles operated in connection with such use and 2 per each such vehicle.
Financial Institutions	1 per 400 square feet of floor area.
Flea Markets	1 per 400 square feet of floor area plus 1 per vendor.
Funeral Homes	1 per 4 seats plus 1 per 2 employees plus 1 per vehicle used in connection with the business.
Golf Cart, Moped & Bicycle Sales & Rental Establishments	5 spaces plus one per employee.

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
Golf Courses	3 per hole plus 1 per employee
Golf Driving Ranges	1 per tee
High Schools	1 per 4 seats or seating spaces in main assembly area
Horticultural Facilities	2 plus 1 per 400 square feet of retail area
Kennels	1 per 400 square feet of gross floor area, including runs, plus 1 per employee.
Libraries	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Major Home Occupations	Unless specified by conditional use permit, 1 parking space in addition to the parking spaces required for the residential use.
Manufacturing or Industrial establishments, research or testing laboratories, wholesale, warehouses, or similar establishments	1 per employee plus 1 per company vehicle or piece of mobile equipment.
Marinas, docks, & boating facilities, commercial	1 per 3 boat slips.
Medical Clinics	2 per treatment room plus 1 per employee.
Minor Home Occupations	No additional parking required.
Mobile Homes	2 per unit off street
Multi-family Dwellings	1.5 per unit
Museums	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Nightclubs	1 per 2 employees plus 1 per 4 persons authorized occupancy
Nursing Homes	1 per 3 beds.
Playgrounds	1 per 250 square feet of usable recreational area.
Performing Arts Studio	1 per 200 square feet of floor area or 1 per 4 persons authorized occupancy, whichever is greater.
Professional Offices	2 spaces plus 1 per 400 square feet of floor area.
Public Service Training Facility	1 per 2 students plus 1 per instructor
Public Utility Establishments	1 per employee plus 1 per company vehicle and piece of mobile equipment.
Restaurants	1 space per 4 seats plus 1 per 2 employees.

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
Retail Establishments.	1 per 200 square feet of floor area.
Rooming Houses, Bed and Breakfasts	2 spaces plus 1 per sleeping room
Self Storage Warehouse	1 per employee plus 1 per 8 units
Shopping Centers	1 space per 200 square feet of gross floor area.
Single Family Attached Dwellings	2 spaces onsite.
Single Family Detached Dwellings	2 spaces onsite.
Tennis Courts (outdoors)	2 spaces per court.
Tourist Homes, Motels, Hotels	5 spaces plus 1 per sleeping room or suite.
Vehicle Major Service Stations	2 per bay plus 1 per employee.
Vehicular Sales, Service and Supply Establishments	5 spaces plus 2 per bay plus 1 per employee.
Veterinary Hospitals	2 per treatment room or veterinarian plus 1 per employee.
Wayside Stands	1 per 100 square feet of sales display, 3 minimum.

**13-9 Additional Requirements Including But Not Limited To:**

- a. Chesapeake Bay Act: refer to Article 22 of this Ordinance.
- b. Flood Plain: refer to Article 21 of this Ordinance.
- c. Landscaping: refer to Article 24 of this Ordinance.
- d. Signs: refer to Article 12 of this Ordinance.
- e. Site Plan Requirements: refer to Article 14 of this Ordinance.

## ARTICLE 13 PARKING

### Statement of Intent

The purpose of this Article is to provide for adequate parking while ensuring the welfare of pedestrians and the harmonious, orderly movement of motor vehicles. The parking requirements in this Article do not limit special requirements which may be imposed with planned unit developments, conditional uses or any other land use permit.

#### 13-1 General Requirements

All structures built and all uses established shall provide accessory parking in accordance with this Article.

- a. No zoning permit for any structure or use in any district shall be approved unless there is included with the plan for such a structure or use, a plat plan showing the required parking spaces.
- b. No occupancy permit shall be issued unless the required facilities have been provided in accordance with those shown on the approved plan.
- c. The parking requirements shall be in addition to space provided for storage of other vehicles used in connection with any permitted use.
- d. Exclusive of private residential garages, all parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants, or employees of the use to which such parking serves.
- e. Stacked parking (defined as parking in such a manner so that one vehicle obstructs egress of another vehicle from a parking area or driveway) is not allowed except for single family residential buildings. This shall not include drive-thru lanes normally associated with restaurants or banks.
- f. Enclosed garages shall not be credited towards meeting the required number of parking spaces with the exception of hotels/motels, parking decks, commercial parking garages or public parking garages.
- f. [ADD: The number and dimensions of handicap accessible parking spaces shall be required in accordance with the Federal Americans with Disabilities Act \(ADA\).](#)

#### 13-2 Determination of Parking Spaces Provided

- a. Within any zoning district, off-street parking credited toward meeting the requirements of this Article shall be located on the same lot as the structure or use to which they are accessory or on any lot either leased or under the same ownership of the use provided that the zoning classification for that district provides for parking lots as a use.
- b. Within any Commercial Zoning District when the parking required by any use is transitory in nature on-street parking located within five hundred (500) feet of the structure or use is located may be credited toward meeting the requirements of this Article.
- c. Within the Resort Commercial Zoning District when the parking required by any use is transitory in nature any on-street parking located within five hundred (500) feet of the lot on which the structure or use is located, may be credited toward meeting the requirements of this Article.
- d. In the case of any use not addressed by the schedule in section 13-8, the Zoning

Administrator shall determine the appropriate number of parking spaces based on a use that most closely approximates the proposed use through information provided from the developer or owner of the proposed use, or through consultation with other communities containing similar uses to the proposed use, or through a combination of these methods.

- e. All off street parking spaces associated with residential uses shall be provided on the same lot. Parking for multi-family dwellings, townhomes or other residential units as part of a planned unit development shall be located in accordance with the approved site development plan.
- f. Any **ADD: existing** non-residential use located within five hundred (500) feet of a municipal or publicly owned parking lot shall be exempt from this ordinance.

### **13-3—Special Parking Permit**

- ~~a. If a structure or use is unable to meet the required quantity of spaces then the Town Council may, by resolution, authorize the crediting of additional spaces not encompassed by Section 13-2. (should need a variance from BZA)~~

### **13-4 Dimensional Regulations**

For the purposes of this Article, parking spaces shall meet the following dimensional standards.

- a. A standard perpendicular or diagonal parking space shall be no less than eighteen (18) feet in length and nine (9) feet in width. A compact perpendicular or diagonal parking space shall be no less than sixteen (16) feet in length and eight (8) feet in width.
- b. A standard parallel parking space shall be no less than twenty-two (22) feet in length and eight (8) feet in width. A compact parallel parking space shall be no less than eighteen (18) feet in length and seven (7) feet in width.
- c. ~~All handicapped parking spaces shall be no less than nine (9) feet in width with a designated five (5) foot marked unloading area adjacent to the space, and shall be designed and constructed in accordance with the provisions of the Uniform Statewide Building Code.~~  
**ADD: All handicapped parking spaces shall conform to state and federal codes.**

### **13-5 Improvement of Parking Areas**

- a. Parking facilities shall be surfaced with permeable pavement as defined in Article 20 of the Colonial Beach Zoning Ordinance in accordance with an engineered site plan approved by the Zoning Administrator. ~~shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Such facilities shall be surfaced with erosion resistant material in accordance with applicable specifications.~~ Off-street parking areas shall be maintained in a clean and orderly manner. The owner or lessee of off-street parking is responsible for maintaining the permeable pavement through a BMP Agreement that shall be recorded at the Westmoreland County Commissioners Office. The owner or Lessee of off street parking shall endeavor to maintain such in as dust-free a manner as possible through the employment of appropriate construction materials.
- b. Parking spaces shall be separated from walkways, sidewalks, or alleys in such a manner so that vehicles cannot protrude over such walkways, sidewalks, or alleys.
- c. Parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants, or employees of the use to which parking serves.
- d. **Parking lots shall have landscaping.**

1. The perimeter of all parking lots shall be landscaped using a combination of trees and shrubs as shown on figure 13-1C.1.
2. For parking lots with less than 10 spaces, a minimum of at least 5% of the interior portions of a parking lot shall be landscaped for the purpose of providing shade trees.
3. Such interior landscaped areas shall be provided on swale islands and in continuous swale strips extending along the length of the parking bay
4. Within the parking lot, swale islands and landscaped areas should be used to delineate traffic and pedestrian circulation patterns.
5. For parking lots with less than 10 spaces there shall be one (1) low shrub planted for every five (5) spaces or portion thereof.
6. Parking lots shall have two (2) medium shade trees where ten (10) or fewer spaces are required.
7. Parking lots shall have two (2) medium shade trees for every 10-parking spaces or fraction of 10-spaces.
8. Trees shall be planted within swale islands which are no smaller than 10-feet by 5-feet, a total of 50-square feet. Trees may be up-limbed to 12 feet above grade to provide visibility.
9. Shrubs shall be a minimum of one and a half (1.5) feet in height at time of planting and be maintained at a maximum height of three (3) feet.
10. There shall be a minimum of one (1) shrub for every five (5) feet or portion thereof along the boundaries of the parking lot.
11. Trees (deciduous) shall have a minimum caliper of 2.5 inches at time of planting and a maximum canopy of 30-feet when mature. Evergreen trees shall be no less than 6-feet tall at time of planting. The minimum distance between plantings shall be 10 feet.
12. Trees may be up-limbed (trimmed) up to 12-feet from the final grade. Topping of trees (unless damaged by storm) is prohibited.
13. Design Flexibility - If an applicant can demonstrate that alternative landscaping can meet the intent of this section through the submittal of such an alternative landscape plan, the Zoning Administrator can then accept that plan or modify the alternative plan and design so as to comply with the intent of this section and its provisions. Additionally, the requirements of this section may be lowered by the Director.

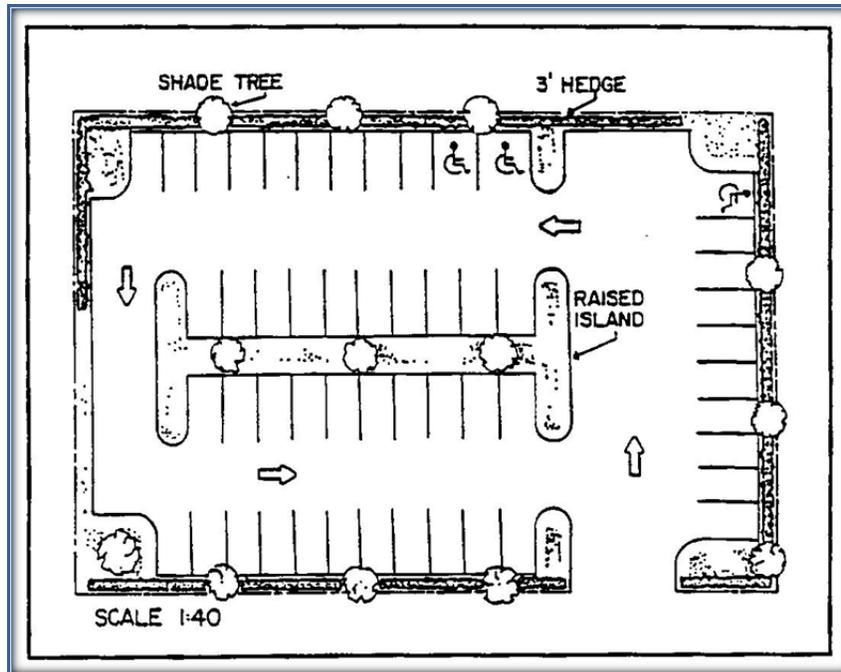


Figure 13-1C.1

- d. Signs or markers shall be used as necessary to ensure safe and efficient traffic operation. Parking spaces in lots of more than ten spaces shall be marked by painted lines or curbs or other means indicating individual spaces. All compact spaces shall be identified and designated as such. All handicapped parking spaces shall be identified by above grade signs. Such signs shall be designed and constructed in accordance with the provisions of the Uniform Statewide Building Code.
- e. ~~All lighting fixtures used to illuminate off street parking areas shall be designed to minimize glare and intrusion into residential uses.~~  
 ADD: Lighting of Parking Areas. Where ten (10) or more parking spaces are required, the area shall be illuminated to an appropriate and reasonable level.
1. Light sources shall be directed in such a manner as to protect the privacy of adjoining properties.
  2. Lights shall be shielded and directed downward to the ground.
  3. Maximum illumination along property lines shall not exceed 0.5-foot-candle and shall be illustrated on the site plan via lighting contours.
  4. Site plan approval is required prior to construction of any parking lot.
- f. No parking area shall be located in such a manner as to constitute a traffic hazard for vehicles entering or exiting such parking area.

### 13-6 Access to Spaces

All parking areas shall be served with adequate interior aisles and ingress and egress drives.

- a. Location and design of entrances and exits shall be in accord with the requirements of all applicable regulations and standards. In general, there shall be no more than one entrance and one exit, or one combined entrance and exit along any single street. Landscaping, curbing, or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.

- b. Parking Lot Aisle Width (minimums)
  - 1. Aisle width in parking lots shall be as prescribed in Table 13-1C-4.1 (below);

<b>Parking Space Angle (degrees)</b>	<b>1-way Aisle (feet)</b>	<b>2-way Aisle (feet)</b>
Parallel (0°)	12	20
30	12	20
45	15	20
60	18	22
90	20	24

**13-7 Method of Determining Number of Spaces Required**

- a. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
- b. Employee based parking requirements shall be computed on the basis of the maximum number of employees on the premises at one time.
- c. In the case of mixed or joint use of a structure or premises, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- d. Any use or structure which is nonconforming in regards to the parking requirement shall not be required to add additional spaces to meet such requirements when any change or expansion of use or structural alteration does not result in an increase to the amount of parking required. However, whenever any change in use or structural alteration increases the amount of parking required, whether such was previously conforming or nonconforming in regards to parking, additional spaces corresponding to the increased requirement shall be provided.
- e. Parking areas serving more than ten (10) vehicles may provide thirty percent (30%) of those spaces as compact parking spaces.
- f. Restaurants having ownership or access to piers may designate 20% of the available number of transient slips towards the required number of parking spaces.

**13-8 Number of Spaces Required**

Except as otherwise provided for by this Ordinance, or by conditional use permit, parking spaces shall be provided as follows. The parking space requirements for a use not specifically listed in the following schedule shall be the same as for a listed use with the most similar parking demands.

<b>USE OR USE CATEGORY</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
<del>Arts &amp; Crafts Studio</del>	<del>1 per 400 square feet of floor area.</del>
<del>Amusement Parks</del>	<del>1 per 4 persons authorized occupancy</del>
<del>Auction Houses</del>	<del>1 per 400 square feet of floor area or 1 per 4 persons authorized occupancy, whichever is greater.</del>

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
Auditoriums, theaters, gymnasiums, stadiums, arenas, conference centers	1 per 4 seats or seating spaces
Automobile Service Stations	2 spaces per bay plus 1 per employee.
Ball Fields	1 per 4 seats or seating spaces.
Bowling Alleys	2 per lane plus 1 per employee.
Business Service and Supply Establishments, service establishments	1 per 400 square feet of gross floor area plus 1 per employee.
Car Washes, Automobile Cleaning & Detailing Facilities	2 per bay plus 1 per employee.
Places of Worship	1 per 4 seats or seating spaces in main assembly area.
Civic, Social or Fraternal facility	1 per 4 seats or seating spaces in main assembly area.
Commercial Recreation Facilities	1 per 200 square feet of floor area or every 4 seats or seating.
Communication Facilities	Minimum of 1 space plus 1 per employee.
Community Centers	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Convenience Stores	8 per 1,000 gross floor area plus 1 per employee.
Day Care Centers, Family Day Homes	0.19 space per child for a center which has a maximum daily enrollment of 99 children or less. 0.16 per child for a center with enrollment of 100 children or more. Plus 1 for each on-site employee
Duplex	2 off-street spaces per unit
Elementary Schools, Junior High Schools	1 per 5 seats or seating spaces in main assembly area.
Emergency Services Facilities	Adequate space to accommodate all motor vehicles operated in connection with such use and 2 per each such vehicle.
Financial Institutions	1 per 400 square feet of floor area.
Flea Markets	1 per 400 square feet of floor area plus 1 per vendor.
Funeral Homes	1 per 4 seats plus 1 per 2 employees plus 1 per vehicle used in connection with the business.
Golf Cart, Moped & Bicycle Sales & Rental Establishments	5 spaces plus one per employee.
Golf Courses	3 per hole plus 1 per employee

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
Golf Driving Ranges	1 per tee
High Schools	1 per 4 seats or seating spaces in main assembly area
Horticultural Facilities	2 plus 1 per 400 square feet of retail area
Kennels	1 per 400 square feet of gross floor area, including runs, plus 1 per employee.
Libraries	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Major Home Occupations	Unless specified by conditional use permit, 1 parking space in addition to the parking spaces required for the residential use.
Manufacturing or Industrial establishments, research or testing laboratories, wholesale, warehouses, or similar establishments	1 per employee plus 1 per company vehicle or piece of mobile equipment.
Marinas, docks, & boating facilities, commercial	1 per 3 boat slips.
Medical Clinics	2 per treatment room plus 1 per employee.
Minor Home Occupations	No additional parking required.
Mobile Homes	2 per unit off street
Multi-family Dwellings	1.5 per unit
Museums	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Nightclubs	1 per 2 employees plus 1 per 4 persons authorized occupancy
Nursing Homes	1 per 3 beds.
Playgrounds	1 per 250 square feet of usable recreational area.
Performing Arts Studio	1 per 200 square feet of floor area or 1 per 4 persons authorized occupancy, whichever is greater.
Professional Offices	2 spaces plus 1 per 400 square feet of floor area.
Public Service Training Facility	1 per 2 students plus 1 per instructor
Public Utility Establishments	1 per employee plus 1 per company vehicle and piece of mobile equipment.
Restaurants	1 space per 4 seats plus 1 per 2 employees.

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
Retail Establishments.	1 per 200 square feet of floor area.
Rooming Houses, Bed and Breakfasts	2 spaces plus 1 per sleeping room
Self Storage Warehouse	1 per employee plus 1 per 8 units
Shopping Centers	1 space per 200 square feet of gross floor area.
Single Family Attached Dwellings	2 spaces onsite.
Single Family Detached Dwellings	2 spaces onsite.
Tennis Courts (outdoors)	2 spaces per court.
Tourist Homes, Motels, Hotels	5 spaces plus 1 per sleeping room or suite.
Vehicle Major Service Stations	2 per bay plus 1 per employee.
Vehicular Sales, Service and Supply Establishments	5 spaces plus 2 per bay plus 1 per employee.
Veterinary Hospitals	2 per treatment room or veterinarian plus 1 per employee.
Wayside Stands	1 per 100 square feet of sales display, 3 minimum.

Use category	Use	Spaces Required	Unit of Measure	Notes
<b>Residential</b>	Duplex, multi family dwelling, Single Family and Townhouse	2	Dwelling unit	*garage spaces shall not count toward this requirement
<b>Commercial</b>	Accommodations and Lodging	1	Guest unit	*See Section 13-9 - loading requirements
	Commercial and Retail (excluding Shopping Centers)	1	300 sf	*See Section 13-9 - loading requirements
	Commercial Marinas, docks, and boating facilities	1	per 3 boat slips	
	Office and Warehouse, including Medical Office	1	300 sf	*See Section 13-9 - loading requirements
	Restaurant, Bar, Brewery, Night club, lounge including associated decks or plazas	2	100 sf	*See Section 13-9 - loading requirements and Section 13-10- Stacking Spaces Section
	Shopping center	1	250 sf	*See Section 13-9 - loading requirements and Section 13-10- Stacking Spaces Section
	Vehicle Service Stations including Vehicle cleaning facilities	2	Per bay	*See Section 13-9 - loading requirements and Section 13-10- Stacking Spaces Section
	Church or place of public assembly	4	100 sf of main assembly	*See Section 13-9 - loading requirements
<b>Civic</b>	Government Facility	1	300 sf	
	Medical Care Facility, such as Nursing Home or Hospital	2	Room	*See Section 13-9 - loading requirements
	School: Middle, Primary, Pre School, Educational Nursery, Day Care, and similar use	3	Classroom	

	School: Secondary/High School/Technical	5	Classroom	
Recreation	Sports Complex	1	Per 4 seats or seating spaces	
	Golf Courses and Ranges	2	Per tee	
	Bowling Alleys	2	Per lane	

### 13-9 Loading Requirements

- a. For any of the uses which are noted as requiring loading requirements, one standard loading space for the first 15,000 square feet of gross floor area, plus one space for each additional 25,000 square feet shall be provided.
- b. Standard loading spaces shall be a minimum 15 feet in width and 30 feet in length and provide a minimum vertical clearance of 15 feet; provided, however, that when loading spaces are located alongside each other, additional loading spaces need only be a minimum of 12 feet in width. All uses which are required to provide a standard loading space shall provide an entrance and circulation system which can accommodate an American Association of State Highway and Transportation Officials (AASHTO) SU Design Vehicle.

### 13-10 Stacking Spaces

All uses which include a drive-up window or which are characterized by patrons remaining in their vehicles to receive service shall provide stacking spaces in order to alleviate traffic congestion. Stacking spaces shall be a minimum of ten (10) feet in width inclusive of gutter pans and eighteen (18) feet in length. All stacking areas must be separate from other circulation aisles and parking spaces. The use of a minimum five (5) foot landscaped island with curbing is recommended to channelize traffic. When counting the minimum number of spaces required in any stacking lane, the space at the point of service shall be counted as one of the minimum total required stacking spaces. The following shall be the minimum number of spaces required:

- a. Food Restaurants  
A minimum of ten (10) stacking spaces shall be required for fast food restaurants with driveup windows. The distance shall be measured from the drive-up window.
- b. Car Washes

A minimum of seven (7) stacking spaces per car wash bay shall be required.

c. Financial Institution Drive-up Windows

The minimum number of stacking spaces required for each teller, customer window or automatic teller machine (ATM) serving a financial institution shall be three (3) stacking spaces per lane and per window. However, the Town Council may require additional stacking spaces based on site conditions and safety considerations during review of the special exception application requesting the use. Such stacking lanes shall be used solely for drive-up window vehicle stacking and shall not conflict or extend into vehicle parking areas, drive aisles or loading spaces and shall be screened to avoid being a dominant visual feature of the site when viewed from adjacent streets.

d. Other Uses

For other uses not specifically provided for herein, the Zoning Administrator shall make a determination regarding the number of stacking spaces required.

### 13-11 Additional Requirements Including But Not Limited To:

- a. Chesapeake Bay Act: refer to Article 22 of this Ordinance.
- b. Flood Plain: refer to Article 21 of this Ordinance.
- c. Landscaping: refer to Article 24 of this Ordinance.
- d. Signs: refer to Article 12 of this Ordinance.
- e. Site Plan Requirements: refer to Article 14 of this Ordinance.

Definitions to be added to Article 20

**Permeable pavements** Pervious concrete, porous asphalt, or permeable interlocking pavers that infiltrate, treat, and/or store rainwater where it falls. (EPA DEFINITION)

Section needs to be added to Article 18 Misc.

### 18-5 Parking, Storage or Use of Major Recreational Equipment, Mobile Buildings and Trailers

- A. Major recreational equipment including campers, motor homes, camper trailers, boats and personal watercraft may be parked or stored in an open area on any lot in any residential district on that portion of the lot between the street and the front of the main structure only in the event that the clearance between the main structure and the property line does not allow adequate room to place such equipment behind the front corners of the main structure. Any such major recreational equipment placed in front of the main structure must have a minimum clearance of ten (10) feet between the recreational equipment and the front property line and may not hinder visibility or obstruct pedestrian or vehicle traffic. No such equipment or vehicle shall be used for living, sleeping, business or housekeeping purposes, and no such equipment or vehicle shall be used for business purposes in any district except as may be allowed by temporary or special use permits.

## ARTICLE 13 PARKING

### Statement of Intent

The purpose of this Article is to provide for adequate parking while ensuring the welfare of pedestrians and the harmonious, orderly movement of motor vehicles. The parking requirements in this Article do not limit special requirements which may be imposed with planned unit developments, conditional uses or any other land use permit.

#### 13-1 General Requirements

All structures built and all uses established shall provide accessory parking in accordance with this Article.

- a. No zoning permit for any structure or use in any district shall be approved unless there is included with the plan for such a structure or use, a plat plan showing the required parking spaces.
- b. No occupancy permit shall be issued unless the required facilities have been provided in accordance with those shown on the approved plan.
- c. The parking requirements shall be in addition to space provided for storage of other vehicles used in connection with any permitted use.
- d. Exclusive of private residential garages, all parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants, or employees of the use to which such parking serves.
- e. Stacked parking (defined as parking in such a manner so that one vehicle obstructs egress of another vehicle from a parking area or driveway) is not allowed except for single family residential buildings. This shall not include drive-thru lanes normally associated with restaurants or banks.
- f. Enclosed garages shall not be credited towards meeting the required number of parking spaces with the exception of hotels/motels, parking decks, commercial parking garages or public parking garages.
- f. The number and dimensions of handicap accessible parking spaces shall be required in accordance with the Federal Americans with Disabilities Act (ADA).

#### 13-2 Determination of Parking Spaces Provided

- a. Within any zoning district, off-street parking credited toward meeting the requirements of this Article shall be located on the same lot as the structure or use to which they are accessory or on any lot either leased or under the same ownership of the use provided that the zoning classification for that district provides for parking lots as a use.
- b. Within any Commercial Zoning District when the parking required by any use is transitory in nature on-street parking located within five hundred (500) feet of the structure or use is located may be credited toward meeting the requirements of this Article.
- c. Within the Resort Commercial Zoning District when the parking required by any use is transitory in nature any on-street parking located within five hundred (500) feet of the lot on which the structure or use is located, may be credited toward meeting the requirements of this Article.
- d. In the case of any use not addressed by the schedule in section 13-8, the Zoning

Administrator shall determine the appropriate number of parking spaces based on a use that most closely approximates the proposed use through information provided from the developer or owner of the proposed use, or through consultation with other communities containing similar uses to the proposed use, or through a combination of these methods.

- e. All off street parking spaces associated with residential uses shall be provided on the same lot. Parking for multi-family dwellings, townhomes or other residential units as part of a planned unit development shall be located in accordance with the approved site development plan.
- f. Any existing non-residential use located within five hundred (500) feet of a municipal or publicly owned parking lot shall be exempt from this ordinance.

### **13-3 Dimensional Regulations**

For the purposes of this Article, parking spaces shall meet the following dimensional standards.

- a. A standard perpendicular or diagonal parking space shall be no less than eighteen (18) feet in length and nine (9) feet in width. A compact perpendicular or diagonal parking space shall be no less than sixteen (16) feet in length and eight (8) feet in width.
- b. A standard parallel parking space shall be no less than twenty-two (22) feet in length and eight (8) feet in width. A compact parallel parking space shall be no less than eighteen (18) feet in length and seven (7) feet in width.
- c. All handicapped parking spaces shall conform to state and federal codes.

### **13-4 Improvement of Parking Areas**

- a. Parking facilities shall be surfaced with permeable pavement as defined in Article 20 of the Colonial Beach Zoning Ordinance in accordance with an engineered site plan approved by the Zoning Administrator. Off-street parking areas shall be maintained in a clean and orderly manner. The owner or lessee of off-street parking is responsible for maintaining the permeable pavement through a BMP Agreement that shall be recorded at the Westmoreland County Commissioners Office. The owner or Lessee of off street parking shall endeavor to maintain such in as dust-free a manner as possible through the employment of appropriate construction materials.
- b. Parking spaces shall be separated from walkways, sidewalks, or alleys in such a manner so that vehicles cannot protrude over such walkways, sidewalks, or alleys.
- c. Parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants, or employees of the use to which parking serves.
- d. Parking lots shall have landscaping.
  - 1. The perimeter of all parking lots shall be landscaped using a combination of trees and shrubs as shown on figure 13-4.1.
  - 2. For parking lots with less than 10 spaces, a minimum of at least 5% of the interior portions of a parking lot shall be landscaped for the purpose of providing shade trees.
  - 3. Such interior landscaped areas shall be provided on swale islands and in continuous swale strips extending along the length of the parking bay
  - 4. Within the parking lot, swale islands and landscaped areas should be used to delineate traffic and pedestrian circulation patterns.
  - 5. For parking lots with less than 10 spaces there shall be one (1) low shrub planted for every five (5) spaces or portion thereof.
  - 6. Parking lots shall have two (2) medium shade trees where ten (10) or fewer

- spaces are required.
7. Parking lots shall have two (2) medium shade trees for every 10-parking spaces or fraction of 10-spaces.
  8. Trees shall be planted within swale islands which are no smaller than 10-feet by 5-feet, a total of 50-square feet. Trees may be up-limbed to 12 feet above grade to provide visibility.
  9. Shrubs shall be a minimum of one and a half (1.5) feet in height at time of planting and be maintained at a maximum height of three (3) feet.
  10. There shall be a minimum of one (1) shrub for every five (5) feet or portion thereof along the boundaries of the parking lot.
  11. Trees (deciduous) shall have a minimum caliper of 2.5 inches at time of planting and a maximum canopy of 30-feet when mature. Evergreen trees shall be no less than 6-feet tall at time of planting. The minimum distance between plantings shall be 10 feet.
  12. Trees may be up-limbed (trimmed) up to 12-feet from the final grade. Topping of trees (unless damaged by storm) is prohibited.
  13. Design Flexibility - If an applicant can demonstrate that alternative landscaping can meet the intent of this section through the submittal of such an alternative landscape plan, the Zoning Administrator can then accept that plan or modify the alternative plan and design so as to comply with the intent of this section and its provisions. Additionally, the requirements of this section may be lowered by the Director.

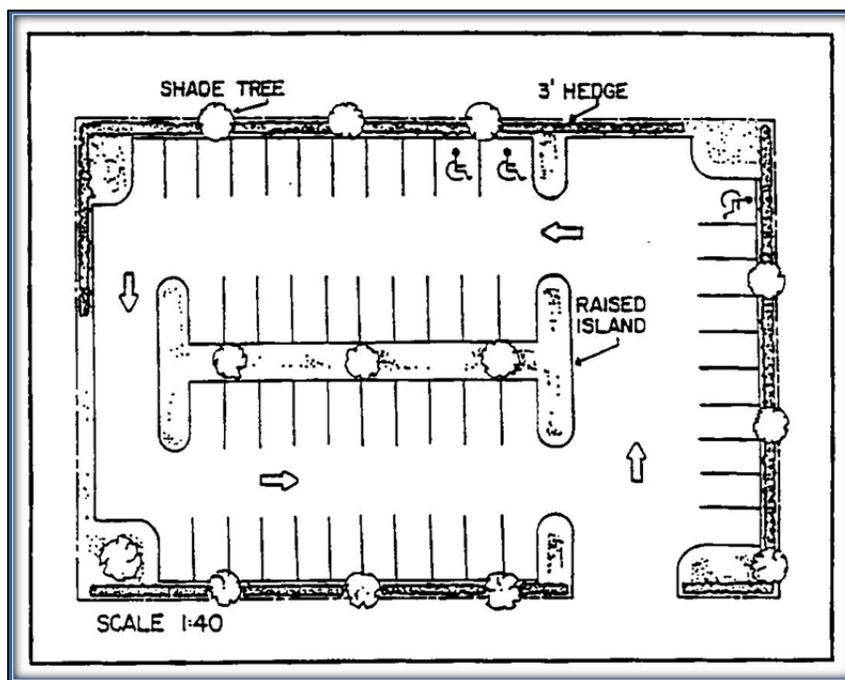


Figure 13-4.1

- d. Signs or markers shall be used as necessary to ensure safe and efficient traffic operation. Parking spaces in lots of more than ten spaces shall be marked by painted lines or curbs or other means indicating individual spaces. All compact spaces shall be identified and designated as such. All handicapped parking spaces shall be identified by above grade signs. Such signs shall be designed and constructed in accordance with the provisions of the

Uniform Statewide Building Code.

- e. Lighting of Parking Areas. Where ten (10) or more parking spaces are required, the area shall be illuminated to an appropriate and reasonable level.
  - 1. Light sources shall be directed in such a manner as to protect the privacy of adjoining properties.
  - 2. Lights shall be shielded and directed downward to the ground.
  - 3. Maximum illumination along property lines shall not exceed 0.5-foot-candle and shall be illustrated on the site plan via lighting contours.
  - 4. Site plan approval is required prior to construction of any parking lot.
- f. No parking area shall be located in such a manner as to constitute a traffic hazard for vehicles entering or exiting such parking area.

### 13-6 Access to Spaces

All parking areas shall be served with adequate interior aisles and ingress and egress drives.

- a. Location and design of entrances and exits shall be in accord with the requirements of all applicable regulations and standards. In general, there shall be no more than one entrance and one exit, or one combined entrance and exit along any single street. Landscaping, curbing, or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
- b. Parking Lot Aisle Width (minimums)
  - 1. Aisle width in parking lots shall be as prescribed in Table 13-6.1 (below);

<b>Parking Space Angle (degrees)</b>	<b>1-way Aisle (feet)</b>	<b>2-way Aisle (feet)</b>
<b>Parallel (0°)</b>	<b>12</b>	<b>20</b>
<b>30</b>	<b>12</b>	<b>20</b>
<b>45</b>	<b>15</b>	<b>20</b>
<b>60</b>	<b>18</b>	<b>22</b>
<b>90</b>	<b>20</b>	<b>24</b>

### 13-7 Method of Determining Number of Spaces Required

- a. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
- b. Employee based parking requirements shall be computed on the basis of the maximum number of employees on the premises at one time.
- c. In the case of mixed or joint use of a structure or premises, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- d. Any use or structure which is nonconforming in regards to the parking requirement shall not be required to add additional spaces to meet such requirements when any change or expansion of use or structural alteration does not result in an increase to the amount of parking required. However, whenever any change in use or structural alteration increases the amount of parking required, whether such was previously conforming or nonconforming

in regards to parking, additional spaces corresponding to the increased requirement shall be provided.

- e. Parking areas serving more than ten (10) vehicles may provide thirty percent (30%) of those spaces as compact parking spaces.
- f. Restaurants having ownership or access to piers may designate 20% of the available number of transient slips towards the required number of parking spaces.

### 13-8 Number of Spaces Required

Except as otherwise provided for by this Ordinance, or by conditional use permit, parking spaces shall be provided as follows. The parking space requirements for a use not specifically listed in the following schedule shall be the same as for a listed use with the most similar parking demands.

Use category	Use	Spaces Required	Unit of Measure	Notes
<b>Residential</b>	Duplex, multi family dwelling, Single Family and Townhouse	2	Dwelling unit	*garage spaces shall not count toward this requirement
	Accommodations and Lodging	1	Guest unit	*See Section 13-9 - loading requirements
<b>Commercial</b>	Commercial and Retail (excluding Shopping Centers)	1	300 sf	*See Section 13-9 - loading requirements
	Commercial Marinas, docks, and boating facilities	1	per 3 boat slips	
	Office and Warehouse, including Medical Office	1	300 sf	*See Section 13-9 - loading requirements
	Restaurant, Bar, Brewery, Night club, lounge including associated decks or plazas	2	100 sf	*See Section 13-9 - loading requirements and Section 13-10- Stacking Spaces Section
	Shopping center	1	250 sf	*See Section 13-9 - loading requirements and Section 13-10- Stacking Spaces Section
	Vehicle Service Stations including Vehicle cleaning facilities	2	Per bay	*See Section 13-9 - loading requirements and Section 13-10- Stacking Spaces Section

	Church or place of public assembly	4	100 sf of main assembly	*See Section 13-9 - loading requirements
Civic	Government Facility	1	300 sf	
	Medical Care Facility, such as Nursing Home or Hospital	2	Room	*See Section 13-9 - loading requirements
	School: Middle, Primary, Pre School, Educational Nursery, Day Care, and similar use	3	Classroom	
	School: Secondary/High School/Technical	5	Classroom	
Recreation	Sports Complex	1	Per 4 seats or seating spaces	
	Golf Courses and Ranges	2	Per tee	
	Bowling Alleys	2	Per lane	

### 13-9 Loading Requirements

- a. For any of the uses which are noted as requiring loading requirements, one standard loading space for the first 15,000 square feet of gross floor area, plus one space for each additional 25,000 square feet shall be provided.
- b. Standard loading spaces shall be a minimum 15 feet in width and 30 feet in length and provide a minimum vertical clearance of 15 feet; provided, however, that when loading spaces are located alongside each other, additional loading spaces need only be a minimum of 12 feet in width. All uses which are required to provide a standard loading space shall provide an entrance and circulation system which can accommodate an American Association of State Highway and Transportation Officials (AASHTO) SU Design Vehicle.

### 13-10 Stacking Spaces

All uses which include a drive-up window or which are characterized by patrons remaining in their vehicles to receive service shall provide stacking spaces in order to alleviate traffic congestion. Stacking spaces shall be a minimum of ten (10) feet in width inclusive of gutter pans and eighteen (18) feet in length. All stacking areas must be separate from other circulation aisles and parking spaces. The use of a minimum five (5) foot landscaped island with curbing is recommended to channelize traffic. When counting the minimum number of spaces required in any stacking lane, the space at the point of service shall be counted as one of the minimum total required stacking spaces. The following shall be the minimum number of spaces required:

a. Food Restaurants

A minimum of ten (10) stacking spaces shall be required for fast food restaurants with drive-up windows. The distance shall be measured from the drive-up window.

b. Car Washes

A minimum of seven (7) stacking spaces per car wash bay shall be required.

c. Financial Institution Drive-up Windows

The minimum number of stacking spaces required for each teller, customer window or automatic teller machine (ATM) serving a financial institution shall be three (3) stacking spaces per lane and per window. However, the Town Council may require additional stacking spaces based on site conditions and safety considerations during review of the special exception application requesting the use. Such stacking lanes shall be used solely for drive-up window vehicle stacking and shall not conflict or extend into vehicle parking areas, drive aisles or loading spaces and shall be screened to avoid being a dominant visual feature of the site when viewed from adjacent streets.

c. Other Uses

For other uses not specifically provided for herein, the Zoning Administrator shall make a determination regarding the number of stacking spaces required.

### 13-11 Additional Requirements Including But Not Limited To:

- a. Chesapeake Bay Act: refer to Article 22 of this Ordinance.
- b. Flood Plain: refer to Article 21 of this Ordinance.
- c. Landscaping: refer to Article 24 of this Ordinance.
- d. Signs: refer to Article 12 of this Ordinance.
- e. Site Plan Requirements: refer to Article 14 of this Ordinance.

Definitions to be added to Article 20

**Permeable pavements** Pervious concrete, porous asphalt, or permeable interlocking pavers that infiltrate, treat, and/or store rainwater where it falls.

**ARTICLE 18  
MISCELLANEOUS**

**Statement of Intent**

The purpose of this section is to cover general limitations and guidelines not otherwise classified in this Ordinance and to provide supplementary regulations for certain uses.

**18-1 TEMPORARY USES**

Unless otherwise specified herein these temporary uses are permitted within every zoning district with an approved site plan and/or zoning permit. Signage for temporary uses shall be as provided in this ordinance.

**A. Construction Trailers**

1. A zoning permit is required to use a Construction Trailer when used in conjunction with permitted construction work taking place on a site where the lot is 7,500 square feet or greater. Construction trailers may be permitted for storage or office space only while the construction work is in progress and shall be removed within 7-days of the issuance of the certificate of occupancy for the project for which the construction trailer was used.
2. Construction trailers shall not impair visibility or impede vehicular on roadways or pedestrian traffic on sidewalks. They shall be located a minimum of 10-feet from public rights-of-way.
3. No construction trailer may be permitted on any lot or site less than 7,500 square feet.
4. Construction trailers shall be removed immediately if construction is abandoned or the building permit expires or is rendered invalid for any reason.

**B. Temporary Structure and Portable On Demand Storage (PODS)**

1. A temporary zoning permit is required for a POD
2. No temporary structure or container may be placed on any lot without obtaining a permit for a Temporary structure. Temporary structures or containers shall be located in the side or rear yards or within the front yard.
3. Such structures shall have a minimum setback of three (3) feet from side or rear property lines, and a minimum setback of ten (10) feet from the front property line or right of way, and shall not impair visibility or impede vehicular or pedestrian traffic;
  - a. No temporary structure or container shall remain on any lot or parcel for a period of more than one hundred twenty (120) days.
  - b. No more than two (2) temporary accessory structure permits may be issued to any location during any eighteen (18) month period.
  - c. Temporary structures and containers may not exceed a size of eight (8) feet wide, eight (8) feet in height and sixteen (16) feet in length.

**C. Seasonal Sales & Outdoor Display**

1. A temporary zoning permit is required for seasonal sales.
2. Sales of seasonal goods such as pumpkins, holiday trees and wreaths, and similar items may occur as a temporary use in any of the following zoning districts: Resort Commercial, Commercial Residential, General Commercial, Heavy Commercial, and Maritime Commercial.
3. Seasonal sales may occur for not more than 60-days with an approved temporary zoning permit.
4. Display of seasonal items shall be 10-feet from the public right-of-way and not impair visibility or impede vehicular on roadways or pedestrian traffic on sidewalks.
5. All trash and debris shall be removed from the property when the seasonal sales have ceased.

#### **D. Special Events**

1. Special event permits are issued through the Town Manager's office and would be subject to all applicable Temporary Use restrictions contained herein.

#### **18-2 USE LIMITATIONS ON CORNER LOTS**

- A. A corner lot in any district has two front yards and two (2) side yards and no rear yard in relation to determining setbacks. The front yards lie adjacent to the streets while the two (2) side yards lie adjacent to other properties. The front yard setback along one (1) of the street frontages may be reduced to ten (10) feet.

#### **18-3 FENCES, WALLS AND HEDGES**

- A. Fences, walls, hedges and other structures exceeding four (4) feet in height shall not be permitted in front of a house and walls, hedges and other structures may not exceed six (6) feet in height.
- B. The location or placement of a fence, wall or hedge or other structure on a lot shall not be permitted in a manner that impairs vehicular or pedestrian visibility (see **Figure 13-1C-5.1 Sight Triangle**).
- C. The rails and posts of the fence shall be on the inside of the fence facing away from

#### **18-4 STREET FRONTAGE REQUIRED**

- A. Except as provided by Article 15, no lot shall be used in whole or in part unless such lot abuts upon a street in accordance with the minimum street frontage requirements within this ordinance. No lot or parcel of land abutting a terminus of a public street shall be deemed to comply with street frontage requirements unless such lot abuts on an approved permanent cul-de-sac.

#### **18-5 ZONING OF ANNEXED AREA**

- A. Any area annexed by the Town of Colonial Beach after the effective date of this ordinance shall immediately, upon the effective date of such annexation be automatically classified on a temporary basis, into those Town zoning districts which most closely approximate the Westmoreland County zoning districts in which the property was designated immediately prior to the time the annexation became effective. The Town zoning district which most closely approximates each of the County zoning districts is set forth in the chart on the following page.

Westmoreland County Zoning District	Comparable Town of Colonial Beach Zoning District
Agricultural (A-1)	Agricultural (A-1)
Conservation District	Agricultural (A-1)
Campgrounds, Mobile Home Parks, and Travel Trailer Parks. (C-2)	Agricultural (A-1)
Residential District (R-1)	Residential District (R-1)
Residential District (R-2)	Residential District (R-2)
Residential Planned Development (R-3)	Planned Unit Development Residential District (PUD-R)
Townhouse, Condominium, and Apartment (R-4)	Residential High Density District (R-3)
Business District (B-1)	Commercial District (C-1)
Business District (B-2)	Commercial District (C-1)
Business District/Open Land (B-3)	Heavy Commercial District (C-2)
Industrial District (M-1)	Light Industrial District (M-1)
Seafood District (S-1)	Maritime Commercial District (MC)

**18-6 Parking, Storage or Use of Major Recreational Equipment, Mobile Buildings and Trailers**

- A. Major recreational equipment including campers, motor homes, camper trailers, boats and personal watercraft may be parked or stored in an open area on any lot in any residential district on that portion of the lot between the street and the front of the main structure only in the event that the clearance between the main structure and the property line does not allow adequate room to place such equipment behind the front corners of the main structure. Any such major recreational equipment placed in front of the main structure must have a minimum clearance of ten (10) feet between the recreational equipment and the front property line and may not hinder visibility or obstruct pedestrian or vehicle traffic. No such equipment or vehicle shall be used for living, sleeping, business or housekeeping purposes, and no such equipment or vehicle shall be used for business purposes in any district except as may be allowed by temporary or special use permits.