



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Planning &
Development

MEETING: Planning & Zoning Commission – February 8th, 2024

SUBJECT: Text Amendment to Chapter 40 Art. V. Off-street Parking and Loading Requirements; Parking to amend Church parking.
Applicant: St. Paul's United Methodist Church

BACKGROUND:

The applicant, St. Paul's United Methodist Church has petitioned the town for a text amendment to establish a less restrictive parking requirement for churches. The existing ordinance language has auditoriums, stadiums, assembly halls, gymnasiums, theaters, churches, and convention centers in one category. The parking requirement is 1 per 200 square feet plus 1 per every 4 persons accommodated by the facility at maximum capacity. This parking requirement has required St. Paul's, CB Presbyterian, and Seaside Chapel to provide a large number of parking on site for additions that have been built to the churches. This text amendment is similar to the parking requirement in neighboring municipalities.

Proposal:

The text amendment consists of removing churches from the existing category of uses and putting them in their own category and requiring 1 space per 300 square feet of indoor gross floor area. Auditoriums, stadiums, assembly halls, gymnasiums, churches, and convention centers will still have the existing parking requirement. This ordinance change creates both an easier interpretation for staff and does not overburden the church with a restrictive parking requirement. A less stringent parking requirement reduces the need for larger surface parking lots and therefore improves stormwater runoff. If adopted, all 5 churches in town would be in compliance.

Land Use Plan

The text amendment is in general conformity with the 2020 Land Use Plan.

ACTION REQUESTED:

Consider recommending approval or denial of the text amendment.

Staff recommends approval of the text amendment as proposed.

MOTION:

Approval – to amend Chapter 40 Art. V. Off-street Parking and Loading Requirements; Parking to amend Church parking.

Denial – to amend Chapter 40 Art. V. Off-street Parking and Loading Requirements; Parking to amend Church parking.