



ORDINANCE

Amending the Unified Development Ordinance of the Town of Hillsborough

The Hillsborough Board of Commissioners ordains the following amendments:

5.1.8 TABLE: USE TABLE FOR NON-RESIDENTIAL DISTRICTS

P = Permitted by Right	SUP = Permitted with a Special Use Permit						PA = Permitted as accessory use					* = Refer to 5.2.47			
	LO	NB	OI	CC	GC	HIC	ARU	BP	EDD	LI	GI		ESU	NBSU	SDSU
Adult Day Care			P			P							SUP	SUP	SUP
Adult Use						SUP									
Artisan Studio	P	P	P	P	P	P	P	P	P	P	P		SUP	SUP	SUP
Bank & Financial Institution	P		P	SUP	P	P		P	P				SUP		SUP
Bar				P	P	P	P		P				SUP		SUP
Bed and Breakfast Facility															
Botanical Garden & Arboretum		P	P	P	P	P	P				P		SUP		
Brewery		SUP			P	P	P	P	P	P	P				
Building/Trade Contractor’s office		P			P	P		P	P	P	P		SUP		
Cemetery			SUP			SUP									
Child Day Care		P	P		P	P	P	P	P				SUP	SUP	SUP
Church, Place of worship		P	P	P			P		P				SUP	SUP	SUP

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	LO	NB	OI	CC	GC	HIC	ARU	BP	EDD	LI	GI		ESU	NBSU	SDSU
Food Preparation Business					P	P	P		P	P	P		SUP	SUP	
Funeral Home	P		P	P	P	P			P				SUP	SUP	SUP
Gallery/Museum	P	P	P	P	P	P	P						SUP	SUP	SUP
Government Maintenance Yard			SUP						SUP	SUP					
Greenhouses/Nursery						P				P	P		SUP	SUP	
Group Care Facility															
Health Care Facility			P	P	P	P	P	P	P				SUP	SUP	SUP
Health/Fitness Club					P	P	P	P	P				SUP	SUP	SUP
Homeless Shelter		SUP	SUP	SUP	SUP	SUP							SUP	SUP	SUP
Hospitals			SUP										SUP		
Hotels & Motels			P	P	P	P	P	P	P				SUP		SUP
Junkyard/Outside Storage of Junked or Wrecked Motor Vehicles											SUP				
Kennels, Boarding										SUP	SUP				
Library	P		P	P	P	P			P		P		SUP	SUP	SUP
Manufacturing Complex							P	P	P	P	P				
Meeting Facility	P		P	P	P	P	P	P	P				SUP	SUP	SUP
Microbrewery		SUP		P	P	P	P	P	P	P	P				
Mobile Home Park															
Motor Vehicle Fuel Station					SUP	P		SUP	SUP				SUP		SUP

6.13.3.4 Table: MINIMUM NUMBER OF PARKING SPACES REQUIRED	
Use Type	Parking Standard
Adult Day Care	1 per staff person plus 1 per 8 clients
Adult Use	1 per 200 sf GFA
Amusement arcade	1 per game table, video game or amusement device
Athletic Field	10 spaces
Artisan Studio	1 per 300 sf GFA
Bank & Financial Institution	1 per 300 sf GFA
Bar	1 per 2 seats
Bed and Breakfast Facility	1 per guest room + 2 for owner's residence
Billiard or Pool Hall	2 per table or lane
Botanical Garden & Arboretum	2 spaces per acre
Brewery	<i>1 space per employee + 1 space per every 2 seats in a public tasting room area + 1 space per 300 sf GFA of any retail/merchandise areas + 1 space per 75 sf GFA of any restaurant areas</i>
Building/Trade Contractor's office	1 per 300 sf GFA
Cemetery	None
Child Day Care	1 per staff person plus 1 per 8 students
Church, Place of worship	1 per 8 seats
Detention facility	1 per staff person on max employment shift plus 10 visitor spaces

6.13.3.4 Table: MINIMUM NUMBER OF PARKING SPACES REQUIRED	
Use Type	Parking Standard
Flex Space	1 per 300 sf GFA
Food Preparation Business	1 per staff person on max employment shift plus retail standard if direct retail sales allowed
Funeral Home	1 per 4 seats
Gallery/Museum	1 per 1000 sf GFA
Government Facilities & office Buildings	1 per 300 sf GFA
Government Maintenance Yard	1 per 375 sf GFA
Greenhouses/Nursery	1 per 375 sf GFA
Group Care Facility	0.3 per room
Health Care Facility	1 per 250 sf GFA
Health/Fitness Club	1 per 250 sf GFA
Homeless Shelter	1 per 3 residents at maximum capacity
Hospitals	1 per 400 sf GFA
Hotels & Motels	0.8 per room plus 1 per 800 sf public mtg and restaurant space
Junkyard/Outside Storage of Junked or Wrecked Motor Vehicles	1 per employee
Kennels, Boarding	1 per 300 sf GFA
Library	1 per 300 sf GFA
Mail Order Houses	1 per employee plus 3 visitor spaces
Manufacturing Complex	1 per employee plus 3 visitor spaces
Meeting Facility	1 per 6 seats or 1 per 30 sf GFA if no permanent seats
Micro-brewery	<i>1 space per employee + 1 space per every 2 seats in a public tasting room area + 1 space per 300 sf GFA of any retail/merchandise areas + 1 space per 75 sf GFA of any restaurant areas</i>
Mobile Home Park	2 spaces per dwelling unit, plus 1 visitor space per 5 units

9.2 DEFINITIONS

<i>Brewery</i>	<i>An establishment primarily engaged in the brewing of ale, beer, malt liquor, nonalcoholic beer, wine, and spirits that is licensed to do so in accordance with the regulations of the Alcoholic Beverage Control Commission, with a production of more than 15,000 barrels per year. Accessory uses can include a restaurant, a public tasting room, and retail sales of beverages produced onsite, or related products and merchandise.</i>
<i>Micro-Brewery</i>	<i>An establishment primarily engaged in the brewing of ale, beer, malt liquor, nonalcoholic beer, wine, and spirits that is licensed to do so in accordance with the regulations of the Alcoholic Beverage Control Commission, with a production of less than 15,000 barrels per year. Accessory uses can include a restaurant, a public tasting room, and the retail sales of beverages produced onsite, or related products and merchandise.</i>

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 13th day of March in 2023.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk