

3 July 2019 - MAZ notes and suggested revisions of draft of 21 June 2019

GENERAL NOTE: I have no further comments on Sections 12.8.1 and 12.8.2. I think the separation of Section 12.8.3 into two sections (12.8.3 and 12.8.4) is a bit confusing. It seems, in part, to be distinguishing between events lasting only one day and events lasting more than one day, and yet I thought the exemptions in subsections 12.8.3 B and C were supposed to be for any "historical" events or Town, school or religious events, regardless of whether they were for one or more days. That is what I have assumed for purposes of these suggested revisions and, given that assumption, I thought it would be best to divide the former section 12.8.3 into three sections: events not requiring a permit, events requiring a ZEO permit, and events requiring a special permit.

My suggested additional language is shown in red. Additional suggested strikeouts are shown with a ~~double-strikeout pattern~~. Language moved from one section to a different section is shown in green.

12.8 Temporary Uses. Temporary permits may be issued for certain structures and uses in accordance with the following provisions:

12.8.1 TEMPORARY **CONSTRUCTION** STRUCTURES: When a lot is being prepared for the construction of a permitted permanent structure or the establishment of a permitted permanent use, a temporary permit may be issued for one or more structures to be used solely for storage of equipment and materials required for such preparation or construction. The Zoning Enforcement Officer may issue a temporary permit for up to two such structures provided the structures would meet all setback requirements for a permanent structure. ~~A special permit shall be required for three or more structures or for any structures that would not meet the setback requirements for a permanent structure.~~ The duration of the first such permit shall be no greater than **two** ~~one~~ years, or two weeks after the completion of preparation or construction of the permanent use or structure, whichever comes first. Permits may be renewed for periods of no more than six months.

12.8.2 TEMPORARY TRAILERS FOR LIVING PURPOSES: A ~~temporary~~ permit, not to exceed four weeks in any calendar year, may be issued by the Zoning Enforcement Officer for one visiting trailer to be used for living purposes

on a lot zoned for residential use. Any such trailer must be parked on the rear half of the lot and must be located at least 25 feet away from every lot line. NO more than one such permit shall be issued in any calendar year.

12.8.3 TEMPORARY EVENTS **REQUIRING NO PERMIT**: ~~Permits may be issued for temporary events in accordance with the following provisions:~~

- A. No permit shall be required for temporary events that are incidental and customary to the residential use of a parcel, such as wedding receptions, parties, and other social gatherings. The rental or occupancy of a dwelling unit for a period of one month or less shall not be deemed to **be** residential in nature and a permit shall be required for temporary events to be held on any parcel during any such period of rental or occupancy.
- B. If a temporary, annual event has been held at the same location for a period of five years or more before [INSERT DATE OF AMENDMENT], such event may continue to be held provided the same type of permit has been acquired for the event as in the previous years.
- C. A permit for a temporary event shall not be required for events to be located on property owned by the Town of Washington, religious institutions or schools.
- D. ~~Businesses~~ **Temporary events to be held on non-residential property within the B1, B2, B3 & B4 Districts do shall not require a special permit in order to conduct a temporary event lasting more than one day.**, provided **Such such events shall be limited to** circuses, carnivals, festivals, concerts, artistic performances, and galas sponsored by, or principally for the benefit of, nonprofit organizations that are registered as such with the state or federal government.
- E. If a temporary event **not described in subsections A, B, C or D above** is planned for only one day and cannot reasonably be expected to involve the arrival of 25 or more motor vehicles, no permit shall be required. No more than (3?) such events may be held in any calendar year on any site.
- F. ~~No matter how many vehicles a temporary event may generate, nor more that (3?) permits may be issued within a calendar year.~~

12.8.4 TEMPORARY EVENTS REQUIRING A ZONING PERMIT:

- A. ~~If 25 or more motor vehicles can reasonably be expected to arrive for the any single-day event not described in subsections A, B or C of Section 12.8.3, above, the Zoning Enforcement Officer may issue a one-day zoning permit for the event provided the applicant demonstrates that adequate parking can be provided on the site. No more than (3?) such permits shall be issued in any one calendar year. If adequate on site parking is not available, or if more than six one day events are proposed for any one site in any calendar year, the applicant must obtain site plan approval from the Commission for the event(s).~~

12.8.5 **TEMPORARY EVENTS BY REQUIRING A SPECIAL PERMIT: A special permit is required for any temporary event lasting more than 1 day not described in Sections 12.8.3 and 12.8.4. Such events shall be subject to the standards of Section 13.1.C of these regulations and shall be further limited as follows:**

- A. **Such events shall be limited to** circuses, carnivals, festivals, concerts, artistic performances, and galas sponsored by, or principally for the benefit of, nonprofit organizations that are registered as such with the state or federal government.
- B. All ~~temporary~~ **such** events shall be limited to the hours of 10:00 a.m. - 10:00 p.m., **and may be further limited under subsection C, below. [MAZ question: should this apply to any other events?]**
- C. ~~A special permit for a temporary event~~ **lasting more than one day** may be obtained for events not described in section 12.8.3.A, B, or C and if an applicant proposes a temporary event for more than one day, or a series of more than six temporary events in any calendar year, the applicant must obtain a special permit for such events. If the Commission grants a special permit under this subsection, it may specify or limit the dates, times, and number of events that are permissible in any calendar year.
- D. No temporary event may be held for more than seven consecutive days.

Underline - Zizka's suggestions

Bold Underline - Janet, Nick, Shelley review