

**Minutes**  
**Townsend BZA**  
**July 7, 2016**

Members present: Pat Jenkins, Mark Chipperfield, Ed Stucky

Chairman Jenkins called the meeting to order at 6:00 PM

Meeting was convened to consider an issue of placement of an accessory structure to vend firewood by the owners of the commercial property at 7523 E LAMAR ALEX PKWY, a Service Station/Convenience Store and the City of Townsend.

**Background discussion**

Considerable discussion ensued as the owners felt the structure was simply a vending machine and as such did not conflict with the zoning regulations. Discussion also brought to attention other commercial properties which had accessory structures in the front yard sections of their property (i.e. Ace Hardware as an example).

The discussion moved to focus on Paragraph 8-410. 1. Exceptions  
Paragraph c.

**8-410. Vehicles and Temporary, Mobile, Factory-Built, or Factory-Assembled Structures.** Except as herein provided, it shall be unlawful to occupy, allow to be occupied, park, store or place or allow to be parked, stored or placed any vehicle or temporary, mobile, factory-built or factory-assembled structure (including, but not limited to mobile homes, trailers, travel trailers, motor homes, recreational vehicles, campers, tents, cars, vans, trucks, buses or boats) on any lot, either residential, commercial or industrial, within the corporate limits of City of Townsend.

1. Exceptions: The following vehicles and structures are excepted from this section, to wit:
  - a. Mobile homes used for occupancy are permitted in approved mobile home parks.
  - b. Trailers, travel trailers, motor homes, campers or similar recreational vehicles or structures used for occupancy are permitted in approved campgrounds.
  - c. Parking, storing or placing such vehicles or structures and the use of tents and storage buildings are permitted as accessory uses on lots which have a main or principal building; provided that any such accessory use must be incidental, appropriate, subordinate and bear a reasonable relationship to the principal use of the lot, and the building(s) located thereon must be in compliance with the city's building and/or housing codes. In the case of tents, the use thereof shall be allowed for a period not to exceed seven (7) days upon a special permit being issued therefor by the building inspector.
  - d. Parking, storing or placing currently licensed, commercial vehicles is permitted in commercial or industrial districts on lots which have a main or principal building.

Ed Stucky made a motion stating the Zoning Regulations per "8-410 1 Exceptions c" allow accessory structures provided such accessory use is "incidental, appropriate, subordinate and bear a reasonable relationship to the principal use of the lot", therefore no violation of the zoning regulations exists. The motion was seconded by Mark Chipperfield and motion passed unanimously.

Additional discussion about the lack of clear definition within the Zoning Regulations about allowable uses of the front and side yards of Commercial Properties should be addressed and clarified by the Townsend Planning Commission.

There being no further business the meeting was adjourned.