

3.2.3 Commercial Use Standards

G. Flea Market

Flea markets shall comply with the standards in this section.

1. A site plan, prepared in accordance with the requirements of Sec. 7.17 shall be approved and filed as part of the resolution of approval. Such required site plan and or resolution shall set forth the requirements for:

- a. Ingress and egress to the property;
- b. Location and dimensions of structures and signs;
- c. Specific areas proposed for specific types of land use;
- d. Parking spaces;
- e. Rest rooms;
- f. Topography;
- g. Outdoor lighting;
- h. Drainage plan (including calculation of pre- and post- development flows);
- i. Screening fence or wall (See Sec. 6.4.3F); and
- j. Landscaping and other development and protective requirements including maintenance considered necessary to create a reasonable transition to and protection of the adjacent property.

2. The sales or parking area shall be setback at least 300 feet from any residential zone district and from a lot or parcel containing a residential use.

3. Adequate screening shall be required to screen the use from view of adjacent and nearby residential uses.

4. Selling area and parking area shall be an all-weather, dust-proof surface and shall be maintained in a usable condition at all times.

5. Adequate traffic access to the flea market shall be available via non-residential streets.

6. The vendor shall hold a valid state sales tax permit.

7. An flea market shall provide one (1) off-street parking space for each employee (typical peak), in addition to off-street parking otherwise required pursuant to Sec. 4.1, Off-street Parking.

8. Overnight lodging or parking of RV's shall not be permitted.

9. The County may regulate the hours in which outdoor lighting may be used.

10. The County may impose any further reasonable conditions necessary to protect the health, safety or welfare of the public.