

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

Site Maintenance & Waste Control - § 242-501K

K. Site Maintenance and Waste Control: *[approved 6/8/00]*

(1) **Site Maintenance:**

(a) **General Requirements:**

The site shall be maintained in a neat and orderly manner at all times in accordance with the approved site plan. Any condition which might adversely affect the safety of any person on the site, shall be promptly removed. On sites where routine pedestrian activity is anticipated, a reasonable number of refuse receptacles shall be provided. Any site feature such as curbing, pavement, pavement markings, landscaping, lighting, etc., which have deteriorated beyond reasonable operational use or become damaged or destroyed, shall be promptly restored, repaired or refurbished.

(b) **Site Maintenance Plan:** *[eff. 6/18/03]*

The Applicant shall submit, as part of the Design Review Approval application, a Site Maintenance Plan. Such plan shall include: an inventory and description of all site devices and equipment that require periodic maintenance, the maintenance procedures required, the frequency and annual schedule of inspection of such devices and equipment.

Periodic inspections, as set forth in the plan, shall be conducted by a licensed professional engineer and reports filed with the Commission. The reports shall indicate: the device/equipment inspected, a statement of the physical condition thereof, any corrective action required, and the date of inspection.

(2) **Waste Control:**

A specific area of any commercial or industrial site shall be reserved for the collection of waste material, pending its removal from the site. For the purposes of this section, "waste material" shall mean any discarded metal, glass, plastic, paper, corrugated materials, wood, cordage, chemical, organic, animal or other similar materials or debris. All such material shall be collected into covered containers within the waste containment area. Precautions shall be established for the control of pests, insects and rodents within these areas. Any materials which are carried away from the designated collection area by wind, carelessness of customers or other means, shall be promptly collected into the required containers. All waste material shall be routinely removed from the site. Under

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no circumstance shall any waste or discarded materials be allowed to accumulate anywhere on the site for more than a ten (10) day period.

L. Outdoor Dining Requirements: [rev. 6/4/10]

(1) Permit Required:

Outdoor dining, as an accessory use to a restaurant, may be permitted in Commercial Districts only upon approval of a Design Review Modification permit issued by the Zoning Commission and subject to the following conditions and requirements.

(2) Site Plan:

The applicant shall provide a site plan indicating the location of all tables, chairs, buildings, sidewalks, parking spaces and drives.

(3) Location:

Outdoor dining areas shall not result in interference with vehicular and pedestrian traffic or emergency exiting facilities, nor shall they be located on public property. The outdoor dining space shall not exceed more than twenty-five percent (25%) of the indoor dining space.

(4) Parking:

In addition to parking in support of indoor seating, one (1) additional parking space is required for every four (4) seats.

(5) Trash:

Adequate self-closing trash receptacles must be provided and emptied immediately when filled.

(6) Audio:

No Outdoor audio systems shall be permitted.