



# CITY OF ELIZABETHTON

## Regional Planning Commission

### Flea Market Guidelines

A retail or sales area shall be defined as the area where vendor tables are installed and where sales transactions occur.

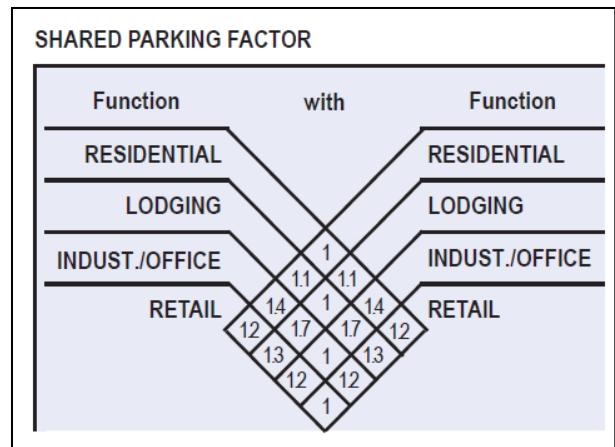
#### **Parking**

A minimum of ten parking spaces plus one space for every two tables shall be required for any flea market with a retail or sales area less than 4,000 square feet.

Flea markets with a retail or sales area of greater than 4,000 square feet shall meet a minimum off-street parking space ratio of four spaces to every 1,000 square feet of retail or sales area.

On-street parking for flea markets shall be prohibited.

Share parking with existing businesses may be permitted by using the following shared parking factors with a flea market meeting retail requirements. Shared parking spaces must provide a 5 foot wide pedestrian path to and be within 500 feet of the flea market retail or sales area. A signed shared parking agreement must be filed with the Planning Commission prior to the approval of the site plan.



#### **Garbage Disposal**

All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The owner shall keep that part of the exterior property that such occupant controls in a clean and sanitary condition.

Garbage disposal facilities shall be provided at all flea markets in accordance with Title 17, Chapter 1 of the Elizabethton Municipal Code.

#### **Restroom Facilities**

These guidelines are recommended only for exterior, open air flea market areas.

Flea markets with a retail or sales area of 23,000 square feet or greater shall provide a minimum of one lavatory for each gender with a sink and the required water closets for every 23,000 square feet.

Flea markets with a retail or sales area of 15,000 square feet or greater shall provide a minimum of one water closet or portable toilet per gender for every 15,000 square feet.

Where a retail or sales area requires a separate lavatory for each gender and each lavatory is required to have only one water closet, two family lavatories shall be permitted to serve as the required separate facilities.

**Water Facilities**

Flea markets with a retail or sales area of 30,000 square feet or greater shall provide one water or drinking fountain for every 30,000 square feet.