
**UNIFIED ZONING ORDINANCE AMENDMENT #76
AGRICULTURAL RENTAL HALL**

**STAFF REPORT
April 11, 2013**

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Agricultural Rental Hall**

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Staff was contacted by a citizen who wants to find a location in the county where she can run a business that is a wedding and reception venue in an agricultural setting. The proposed use would be permitted to host other types of parties and gatherings as well, but would not include a commercial kitchen. Unfortunately, the ordinance does not list this type of rental hall in its Use Table. After several meetings with the potential business owner, the Administrative Officer, and two Ordinance Committee meetings, a proposed ordinance amendment was favorably recommended by the committee.

The proposed definition would allow such a facility located in the GB zone to have a restaurant or coffee shop, or its own caterer on site as part of its business (Judy's Catering or The Trails for example). At the same time it would limit those places established in the A or AW zones that would typically not have sanitary sewer or water available to serve them. Catered food may be brought in, but cannot be prepared on site; the State Board of Health has regulations in place regarding the number and type of sinks needed for this use.

The definition also allows the hall to be used for public events, (as opposed to private weddings or parties by invitation only) such as charity fundraisers; however if the location is in the A or AW zone, big public events would be limited to no more than four times per year. The special exception requirement would allow the ABZA to decide if the proposed location would harm other property in its vicinity because of "traffic generation, placement of outdoor lighting, noise production or hours of operation."

The parking standard that the A.O.'s decided on already exists in the ordinance in two separate places. It is a combination of existing parking group 30: "1 per 4 patrons to the maximum capacity of the facility inclusive of both indoor, if any, and outdoor capability"; with the addition of a portion of the winery parking group 56: "Additionally, for public events, grass or gravel overflow parking areas are required and shall be of sufficient size to accommodate all vehicles. Vehicles parked along public roads shall be evidence of non-compliance with this requirement." Parking does not have to be paved in the A or AW zone; however, it is required in GB.

This proposal was reviewed by the County Administrative Officer (Building Commissioner Ken Brown) and received his blessing and was favorably recommended by Ordinance Committee at its March 6th meeting.

RECOMMENDATION:

Approval