

MEMORANDUM

TO: APC Ordinance Committee
FROM: Amanda Esposito, Planner
SUBJECT: Agricultural Rental Halls
DATE: December 7, 2022

The UZO currently allows Agricultural Rental Halls (Party Barns) in the A or AW zone by Special Exception, or in the GB zone by right. They are subject to the public hearing, as well as normal setback guidelines and state reviews for the type of building and engineering. There are no buffering requirements for this use unless it were located on A or AW zoned land adjacent to a commercial district. Since 2013, there have been 13 special exceptions filed to allow an Agricultural Rental Hall; nine of those have been approved. Party barns have been regulated to a certain extent through the use of commitments with BZA approval. Some of the petitioners have committed to outdoor noise restrictions, maximum number of guests and hours of operation. Staff is unaware of any party barns in GB zones.

Our office has become aware of concerns from property owners who live near existing or proposed party barns. They have spoken out at several recent BZA hearings, and a few have even requested private meetings with APC staff. At the same time, APC staff has begun to take a closer look at how the petitioners are being impacted by the process, and whether having more guidance in the UZO would be helpful. For example, one party barn owner found they did not have sufficient parking spaces to accommodate their guest' vehicles, and they ended up coming back before the BZA to amend their special exception site plan to show more parking.

The proposed amendment would change the ratio of parking spaces needed for parking group 30 in Chapter 4-6-3 from 1 per every 4 guests to 1 per every 2.5 guests, plus 1 per every full-time employee. The only other use which is assigned to parking group 30 is "Summer Theatres". There are currently no such uses within the County to be impacted by this change.

The proposed amendment would also add a section to Chapter 4-11 MISCELLANEOUS RESTRICTIONS. The new section would attempt to address the concerns of neighbors, petitioners and staff. The commitments for hours of operation, maximum number of guests and no amplified music outdoors would be added as restrictions. Detailed regulations are as follows and are brought to this committee for discussion and refining.

Add the following new Section 4-11-18 AGRICULTURAL RENTAL HALLS to Chapter 4-11 MISCELLANEOUS RESTRICTIONS:

4-11-18 AGRICULTURAL RENTAL HALLS:

- (a) The primary use building of an Agricultural Rental Hall shall be setback from the nearest dwelling not affiliated with the use at a distance of no less than 1000'.
- (b) Agricultural Rental Halls shall not have outdoor amplified music.
- (c) Hours of operation shall be from 8am until 10pm Sunday through Thursday and 8am through Midnight Friday and Saturday.
- (d) The guest capacity for any event shall be the lower of either the state review findings or petitioner's application number, but not more than 300 persons.

(e) Subject to Administrative Officer's approval, a bufferyard shall be installed between the parking area and adjacent properties such that it shields the headlights from arriving and departing vehicles. The bufferyard may be chosen from one of the following:

- (1) A 6' solid wood (privacy) fence;
- (2) A berm; or
- (3) A double row of evergreen trees (Type A/B/C Bufferyard).