



Doug Demosi, AICP  
Planning Director

Eric Hill, P.E.  
County Engineer

## MEMORANDUM

**To: Planning Commission Members**

**From: Doug Demosi, Planning Director**

**Date: April 24, 2014**

**Subject: PC Agenda Item IX – Staff Reports and Other Business**

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### **Item A. Proposed Zoning Amendments for Entertainment and Amusement Services – Outdoor**

Consistent with the Planning and Engineering Department's Work Schedule for 2014, Staff is providing the Planning Commission with proposed amendments for outdoor entertainment and amusements.

The Zoning Ordinance currently has an activity classification for Entertainment and Amusement Services. Some example uses include bowling alleys, movie theaters and skating rinks. While these uses are typically seen in commercial areas, other uses such as paintball fields, ballfields, etc. are better suited for larger tracts of land available in the more rural areas of the County. Staff feels that rezoning these large, rural tracts to a commercial zone may be inconsistent with the Comprehensive Plan and incompatible with the development patterns in the surrounding areas. Staff proposes to divide the Entertainment and Amusements Services classification into two separate classifications: Indoor and Outdoor. Staff has also identified a number of standards that should apply to these types of uses. The proposed amendments include:

#### **Amend Section 206 G. as follows:**

- After, "For larger groups see Group Assembly," add the following text: "This activity type has two levels; Indoor and Outdoor."
- Add the following Examples: Paintball fields, Ballfields



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**Amend Section 1408 F. as follows:**

- **Rename 2 as follows:**

2. Entertainment and Amusement Services – Outdoor

- a. General Standards

- i. There shall be a minimum lot size of 5 acres, unless otherwise specified in this Section.
- ii. Accessory uses, such as snack bars, offices, maintenance facilities, refreshment stands or retail sales, which are designed and intended primarily for the use of patrons, shall be allowed.
- iii. Site plan approval is required consistent with Section 1404 C. of this Ordinance.
- iv. Uses approved in this Section shall abide by the Parking Requirements found in Section 1102 of this Ordinance. Parking areas are not required to be of a hard-surfaced, dustless material but must be approved by Planning and Engineering Staff. If an agreement cannot be reached with Staff, the Board of Zoning Appeals shall have the authority to determine the surface material to be used.
- v. Uses approved in this Section shall abide by the Landscaping, Screening and Buffering requirements and Performance Standards found in Sections 1104 and 1106 of this Ordinance, respectively, unless otherwise specified in this Section.
- vi. All regulations enforced through other agencies, (i.e. Federal, State, and other Local authorities) must be met.

- **Renumber subsequent sections accordingly.**

**Amend Appendix B – Land Use Activity Table as shown on Exhibit A**



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## **Amend Appendix C – Land Use Index as follows:**

### **Add:**

- Ballfields (Publicly owned) – Cultural & Recreational Services
- Ballfields (Privately owned) – Entertainment and Amusement Services – Outdoor

### **Amend:**

- Arcades – Entertainment and Amusement Services – Indoor
- Art Galleries (private for profit) – Entertainment and Amusement Services – Indoor
- Batting Cages (Indoor or outdoor) – Entertainment and Amusement Services (Indoor or Outdoor)
- Billiard Parlors – Entertainment and Amusement Services – Indoor
- Bowling Alleys – Entertainment and Amusement Services – Indoor
- Exhibition Halls and Auditoriums (fewer than 250 participants) Indoor or Outdoor – Entertainment and Amusement Services – Indoor or Outdoor
- Golf Driving Ranges – Entertainment and Amusement Services – Outdoor
- Golf (miniature) – Entertainment and Amusement Services – Outdoor
- Movie Theaters (Excluding adult entertainment as defined) – Entertainment and Amusement Services – Indoor
- Paintball Fields – Entertainment and Amusement Services – Outdoor
- Playfields – See Ballfields
- Skating Rinks – Entertainment and Amusement Services – Indoor
- Theaters (Live) – Entertainment and Amusement Services – Indoor

### **Delete:**

- Amusement Arcades – Entertainment and Amusement Services
- Indoor Gun Ranges – Entertainment and Amusement Services
- Playfields (Commercial) – Entertainment and Amusement Services



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## Appendix D – Off Street Parking Requirements

### **Add the following category to Entertainment and Amusement Services:**

- Ballfields – 10 for every acre of land, plus 1 for every 4 spectator seats or 1 for each 8 linear feet of bleacher seats whichever is greater

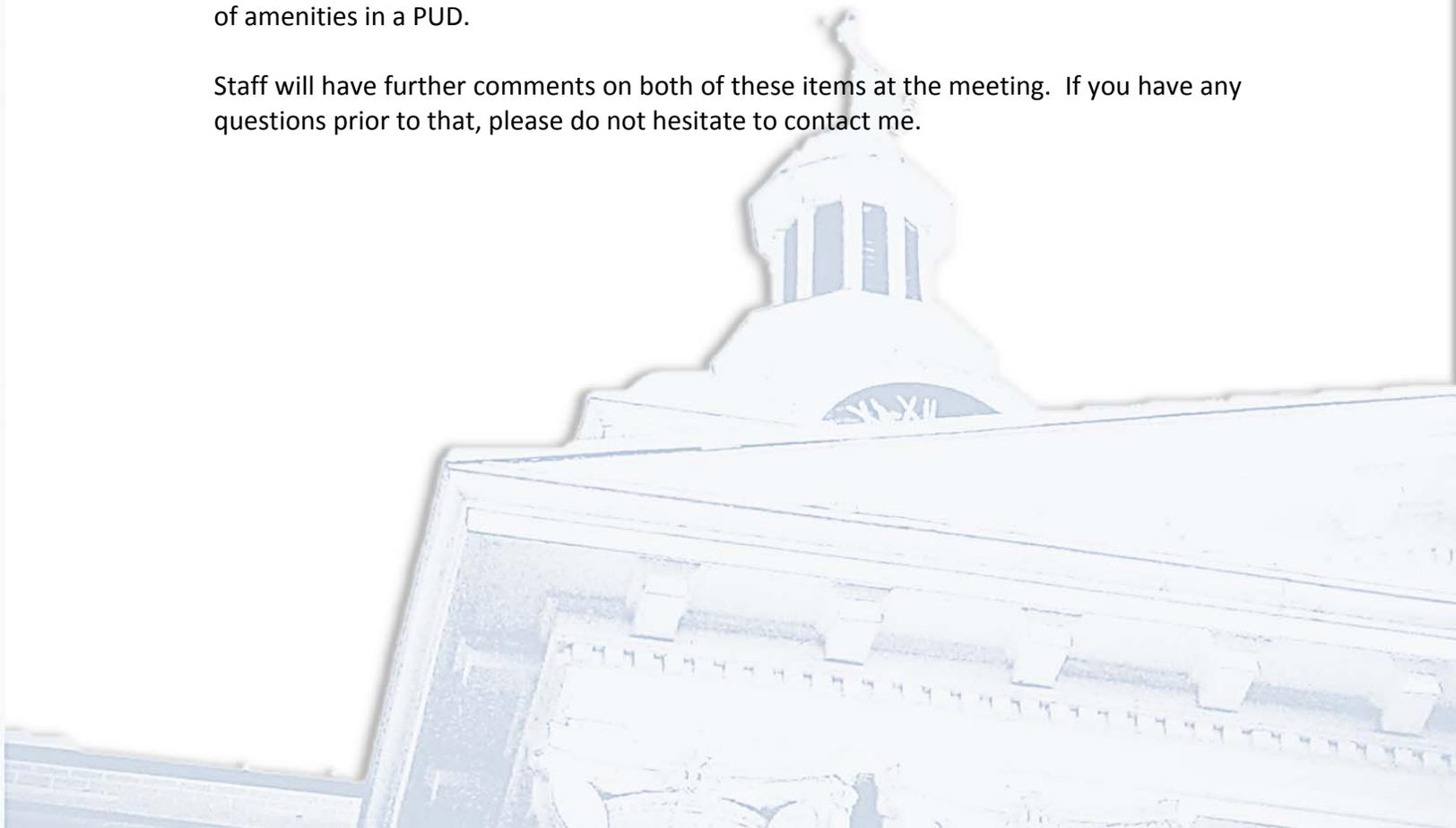
Staff would like direction on the following questions from the Planning Commission:

- Is the Commission comfortable with only allowing these uses by Special Exception in the AR zone? Would you like to see them in other zones provided they can meet the minimum lot size requirement?
- Are there other standards you would like Staff to consider?

## Item B – Report on Planned Unit Development Open Space Requirements

Following the discussion on this issue at the Commission's April 14, 2014 meeting, Staff reviewed the material used when updating the County's Planned Unit Development (PUD) regulations in 2009. Staff agrees with the Planning Commission that there isn't a "one-size-fits-all" solution to the issues discussed. That being said, Staff feels that the language currently in the Zoning Ordinance should be adequate to address the phasing of amenities in a PUD.

Staff will have further comments on both of these items at the meeting. If you have any questions prior to that, please do not hesitate to contact me.



## Exhibit A – Appendix B. Land Use Activity Table - Amendments

ZONING DISTRICTS																
ACTIVITY	AR	RL	RM	RMF	MHP	OP	IN	CN	CS	CG	LI	HI	VNC	RC	EAC	ACTIVITY
COMMERCIAL ACTIVITIES																COMMERCIAL ACTIVITIES
Entertainment & Amusement Services - Indoor	N	N	N	N	N	N	N	SE	P	P	P	P	SE	SE	P	Entertainment & Amusement Services - Indoor
Entertainment & Amusement Services - Outdoor	SE	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Entertainment & Amusement Services - Outdoor

Proposed amendments are in **bold text**.