



Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

MEMORANDUM

To: Planning Commission Members

From: Doug Demosi, Planning Director

Date: May 22, 2014

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

Staff presented proposed amendments for Outdoor Entertainment and Amusement Services at the Planning Commission's April 28, 2014 meeting. Several issues were raised during Staff's presentation, including allowing these uses in more than just the AR zone, how the amendments would affect Community Assembly uses (i.e. playgrounds on church properties) and the effect on subdivision amenities, such as tennis courts, pools, etc. The amendments below have been modified to reflect the Planning Commission's discussion.

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

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



Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

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

Amend Appendix C – Land Use Index as follows:

Add:

- Ballfields (Publicly owned) – Cultural & Recreational Services
- Ballfields (Privately owned) – Entertainment and Amusement Services – Outdoor
- Remote Controlled Vehicle Fields (Airplanes, Cars, etc.) – Entertainment and Amusement Services – Outdoor
- Sport Tracks – Outdoor (i.e. motocross, mudbogs, etc.) – Entertainment and Amusement Services – Outdoor



Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

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
- Playfields (Commercial) – Entertainment and Amusement Services

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



Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

In addition, the following amendments are proposed to clarify that these regulations would not apply for Community Assembly uses, subdivision amenities, etc.

Chapter 2 – Use Classification

Amend 205 B. Community Assembly as follows:

- B. Community Assembly
Includes the activities typically performed by or at institutions and installations for various social, religious, athletic, and recreational purposes, **including accessory uses (i.e. fellowship halls and recreational facilities)** but excluding any facility the primary function of which is to produce products or printed matter for sale or general distribution, any retail sales or commercial overnight accommodations or facilities primarily utilized for profit. Community Assembly is divided into three categories by the maximum occupancy in the largest assembly area. The categories are as follows: Small Assembly with a maximum occupancy of fewer than 150 persons; Medium Assembly with a maximum occupancy of 150 to 500 persons; Large Assembly with a maximum occupancy of greater than 500 persons. Examples include but are not limited to: Civic, Social, Fraternal, and Philanthropic Associations, Religious Facilities including chapels, churches, convents, monasteries, mosques, sanctuaries, synagogues and temples

Chapter 4 – Residential District Regulations

Amend 403 A.2.b. to state:

Recreation facilities exclusively for the use of the residents. **This provision includes subdivision amenities (i.e. clubhouses, pools, tennis courts, etc.) on lots identified on an approved and recorded final plat subject to the provisions for site plans found in Section 1404 C. of this Ordinance;**



Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

Add the following provision to 403 A.2.:

- k. Operation of a playfield or other recreational facility (i.e. clubhouse, pool, tennis courts, etc.) for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Chapter 5 – Office and Institutional Zoning Regulations

Amend Section 503 A.2.g. as follows:

- g. Operation of a playfield or ~~multipurpose~~ **other** recreational facility **(i.e. clubhouse, pool, tennis courts, etc.)** for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Chapter 6 – Commercial District Regulations

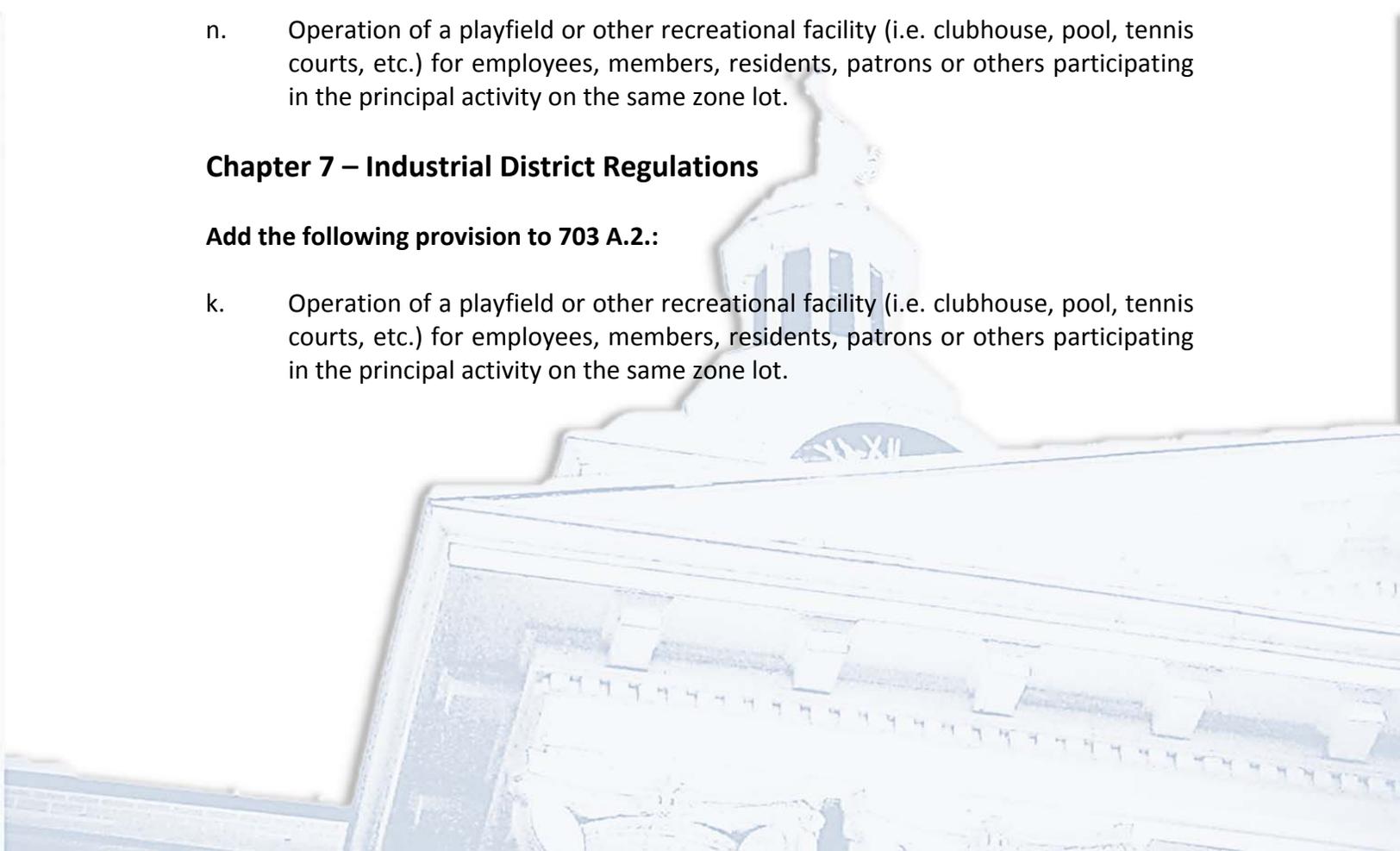
Add the following provision to 603 A.2.:

- n. Operation of a playfield or other recreational facility (i.e. clubhouse, pool, tennis courts, etc.) for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Chapter 7 – Industrial District Regulations

Add the following provision to 703 A.2.:

- k. Operation of a playfield or other recreational facility (i.e. clubhouse, pool, tennis courts, etc.) for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.





Doug Demosi, AICP
Planning Director

Eric Hill, P.E.
County Engineer

Chapter 8 – Commercial District Regulations

Add the following provision to 803 A.2.:

- g. Operation of a playfield or other recreational facility (i.e. clubhouse, pool, tennis courts, etc.) for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

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

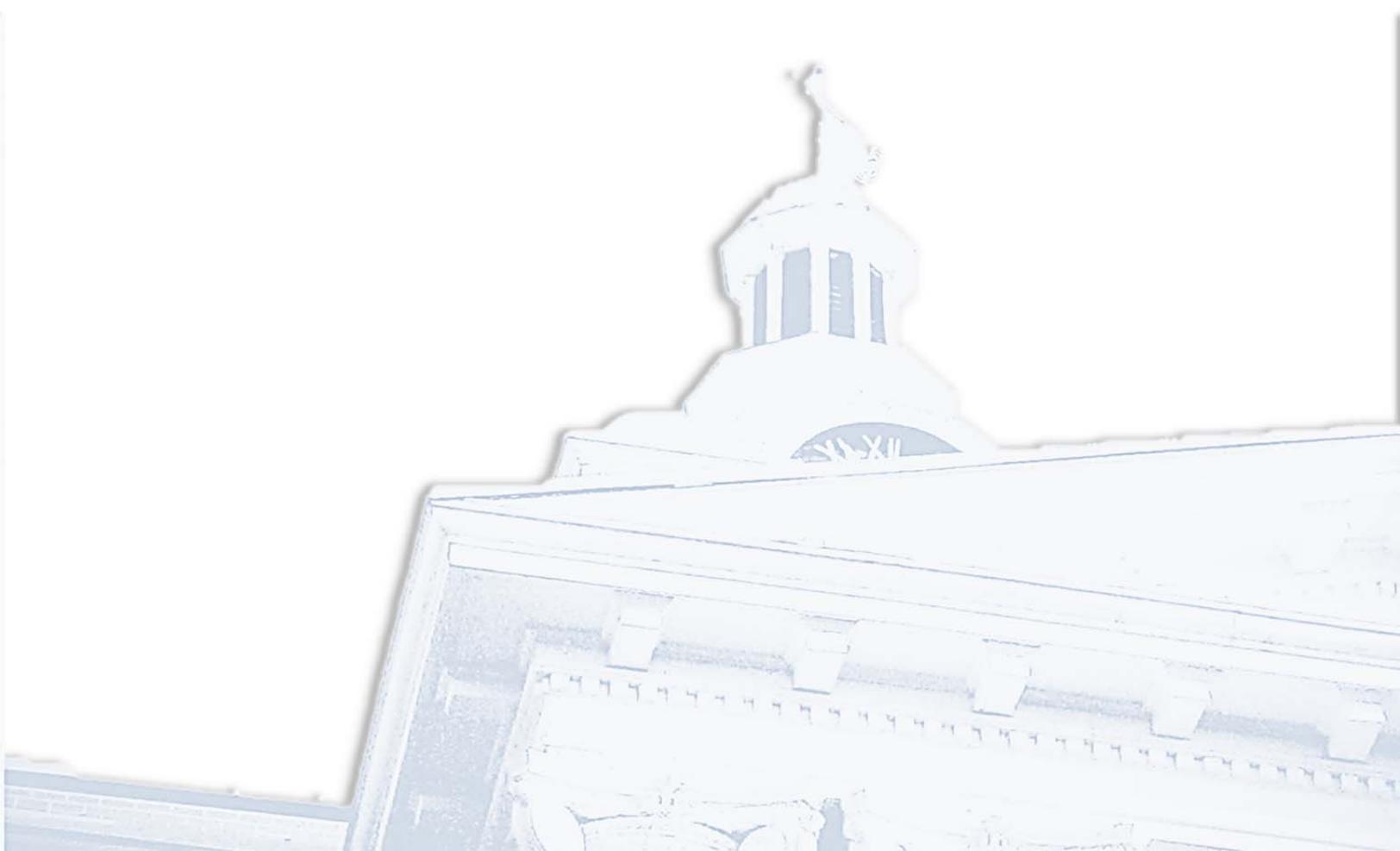


Exhibit A – Appendix B. Land Use Activity Table - Amendments

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	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Entertainment & Amusement Services - Outdoor

Proposed amendments are in **bold text**.