

## Zoning Ordinance Amendments – Retreats

### April 27, 2015 Draft

Classification – Minimal Impact Facility – Permitted by Special Exception in all zones except the MHP, LI and HI zones, where they are not permitted.

Definition: Retreat – A facility owned and operated by a non-governmental entity for the purpose of providing a rural setting in which temporary lodging, camping and/or conferences, meeting, and event facilities are provided with or without compensation. Retreats on property that meet State and Local definitions of Agriculture are exempt from this definition. In addition, the following activities are specifically excluded from this definition:

- Uses approved with a temporary use permit (i.e. outdoor performances or seasonal attractions);
- Uses classified as Transient Accommodations;
- Uses classified as Entertainments and Amusement Services – Indoor or Outdoor

1. An application for a retreat shall include a concept plan and a complete description of all activities proposed to occur on the property that shall include, at a minimum, the following information:

- **The size of the proposed facility including a floor plan showing the assembly area and other areas;**
- The expected number of events per year;
- The maximum number of attendees per event;
- The number of employees;
- The hours of operation;
- Provision of overnight accommodations, duration, etc.;
- Provision of restroom facilities;
- Proposed lighting;
- Sound amplification to be used;
- Temporary structures or tents to be used in association with planned events;
- Proposed signage;
- Security to be provided;
- Location of trash receptacles;
- Traffic management and parking plans;
- Other documentation as required.

2. In addition to the General Standards listed in Section 1408 C., Retreats also must meet the following standards:

- a. Minimum acreage – 5 acres
- b. The maximum number of events during any calendar year is 30. Applications for more than 30 events will need to seek a rezoning to a Planned Unit Development using the process described in Chapter 9 of this Ordinance and the standards in this subsection. **For the purposes of this section, an event is defined as a celebration, ceremony, wedding, reception, corporate function or similar activity for the benefit of someone other than the property owner that takes place on a periodic basis, involving the gathering of individuals assembled for the common purpose of said celebration, wedding, etc. This definition does not include uses that are accessory to a single-family residential use, such as private parties, gatherings and similar activities.**
- c. Parcels must have an unobstructed frontage along a public road consistent with the requirements of the Zoning Ordinance. Access drives on private easements will not be permitted.
- d. Site plan approval is required consistent with Section 1404 C. of this Ordinance.
- e. The maximum floor area for all areas used in connection with the Retreat shall be no greater than 5 percent of the total lot area.
- f. Accessory uses can include, but are not limited to; banquet facilities and recreational amenities not intended to be open to the general public.
- g. Overnight accommodations shall be accessory to the primary use of the property proposed as a Retreat and shall not be open to the general public as a standalone use. The maximum length of stay for any guest(s) shall be seven (7) consecutive days per singular event.
- h. 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. Handicapped parking is required to be of a hard, dustless material and must meet ADA standards.
- i. Events shall conform to the performance standards in Section 1106 of this Ordinance. **Sound amplification and any outdoor lighting shall cease no later than 10:00 PM.**
- j. Signage shall comply with Chapter 12 of this Ordinance.

- k. Any structures to be used in connection with the Retreat shall comply with the adopted building and fire codes for Rutherford County and shall be inspected prior to occupancy by the Building and Codes and Fire and Rescue Departments for Rutherford County. Existing buildings may require variances from the Board of Zoning Appeals if they are located within required setbacks.
- l. All regulations enforced through other agencies, (i.e. Federal, State, and other Local authorities) must be met. These include, but are not limited to, building codes, fire codes, health department regulations, groundwater protection, etc.
- m. If the retreat is proposed on property with an existing structure or residence, an additional address may have to be assigned for the retreat for E-911 purposes.
- n. Setbacks for buildings activities used in association with a retreat shall abide by the following setbacks:
  - If providing a Type 1 buffer (or equivalent using existing plantings) – 100 feet
  - If providing a Type 2 buffer (or equivalent using existing plantings) – 75 feet
  - If providing a Type 3 buffer (or equivalent using existing plantings) – 50 feet

Existing plantings must be shown on a site plan. Credits for existing plantings shall be determined using Section 1104 of the Zoning Ordinance. Parking areas are allowed to be within required setbacks but not within required buffer yards.

- o. Contact information for the owner/manager shall be provided to the contact person for each event and posted on the premises.

Parking Requirements: 1 space for every 3 people at maximum capacity of the main assembly room plus one space for every guestroom or campsite.

## Possible Size Limitations for Retreat Venues

	<b>5 Percent of Lot Area</b>	<b>2.5 Percent of Lot Area</b>	<b>1 Percent of Lot Area</b>
<b>5 Acres</b>	10,890	5,445	2,178
<b>10 Acres</b>	21,780	10,890	4,356
<b>25 Acres</b>	54,450	27,225	10,890
<b>50 Acres</b>	108,900	54,450	21,780
<b>100 Acres</b>	217,800	108,900	43,560
<b>200 Acres</b>	435,600	217,800	87,120
<b>500 Acres</b>	1,089,000	544,500	217,800

**Figures are in square feet**

### International Building Code Occupant Load

- 15 Net Group A-2 (Tables and Chairs)
- 303.1.1 Occupancy less than 50 classified as Group B or assembly areas less than 750 sq ft.
- T-1004.1.2 Maximum floor area per person for A-2
  - 30 x 40 = 1200 sq ft                      80 occupant load
  - 50 x 60 = 3000 sq ft                      200 occupant load
  - 60 x 80 = 4800 sq ft                      320 occupant load
  - 60 x 100 = 6000 sq ft – max area      400 occupant load
- 5000 sq ft or 100 occupancy load requires sprinklers
- State Fire Marshal review on 300 or more people is required