



# Text Amendment to allow for Event Venues

1. Amend Chapter 40 Sec 40-72 – to allow for Event Venues through Conditional Zoning.
2. Amend Chapter 40 Sec 40-150 – to allow for a reduction in off-street parking if the use is within 500 feet of adequate public parking spaces.
3. Amend Chapter 40 Sec 40-176 – to create additional landscaping standards in the CBD for properties adjacent to a residential district.
4. Amend Chapter 40 Sec 40-261 – to create development standards for the use.
5. Amend Chapter 40 Sec 40-548 – to create a definition of Event Venues and Meeting Facilities

Applicant: Michael Urti

# 1. Amend Chapter 40 Sec 40-72 – to allow for Event Venues through Conditional Zoning.

<b>USES OF LAND</b>	<b>R-1</b>	<b>R-1B</b>	<b>R-2</b>	<b>R-3</b>	<b>C</b>	<b>MH</b>	<b>MF</b>	<b>MX</b>	<b>CBD</b>	<b>NB</b>	<b>HB</b>	<b>MB-1</b>	<b>T-1</b>	<b>I-1</b>
<b><u>Event Venue</u></b>									<u>CZ</u>		<u>CZ</u>			
<b>Meeting Facilities</b>	CZ	CZ	CZ	CZ		CZ	CZ	CZ	P		P			P

- The applicant applied for Event Venues in the CBD – the use also could fit in the Highway Business District
- City of Wilmington, New Hanover County, and Town of Wrightsville Beach all approve Event Venues through a conditional zoning or special use permit process

## 2. Amend Chapter 40 Sec 40-150 – to allow for a reduction in off-street parking if the use is within 500 feet of adequate public parking spaces.

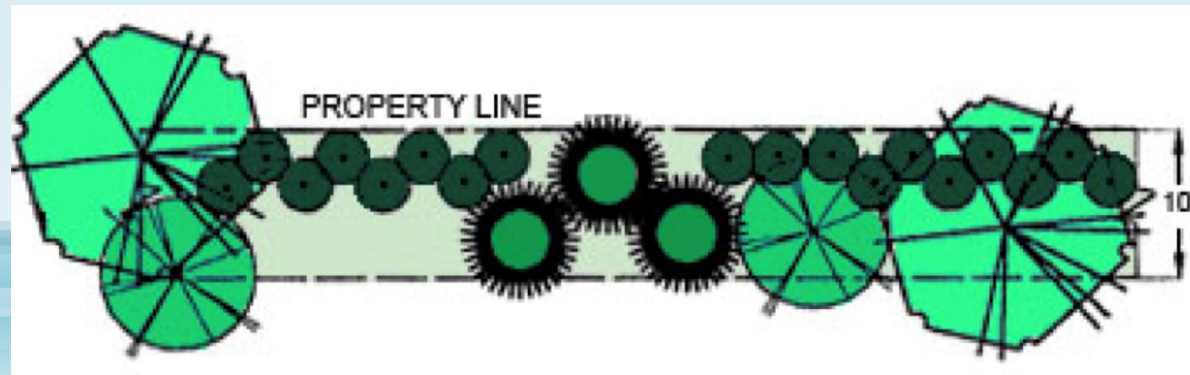
*Sec. 40-150 (c) Waiver of parking requirements in the central business district. Where properties are located within the CBD, parking requirements may be waived if public parking spaces adequate to meet the requirement are located within 500 feet of the use.*

<b>Types of Uses</b>	<b>Number of Required Parking Spaces</b>
<b>Institutional uses</b>	
<b>Meeting rooms/facilities and Event Venues</b>	See eating and drinking establishments
<b>Eating and/or drinking establishments</b>	1 per 110 square feet of indoor gross floor area (GFA). No parking shall be required for outdoor GFA if the establishment is located within 500 feet of a public parking <del>lot</del> <a href="#">spaces</a> . A 50% reduction in the parking requirement shall apply to outdoor GFA if the establishment is not within 500 feet of a public parking <del>lot</del> <a href="#">spaces</a> .

### 3. Amend Chapter 40 Sec 40-176 – to create additional landscaping standards in the CBD for properties adjacent to a residential district.

(b) *Required landscape; types.* It is required that buffer yards be landscaped by meeting the requirements of Type A—F set forth in subsection (b) of this section. Any side or rear yard that abuts a residential use or residential district shall provide for a six-foot fence with 80 percent opacity. A landscaping/buffer yard information guide and plant selection list is available from the Zoning Administrator.

(5) *Type E.* For every 50 linear feet of frontage, or fraction thereof, the street yard shall contain one understory tree with sidewalks or planters built within the sidewalk. Street yards located within the CBD shall include sidewalks with planting areas either adjacent to the curb or planters located within the sidewalk. In the central business district, sidewalks and tree plantings will be required for all new construction. Any side or rear yard that abuts a residential district shall provide for a Type B landscape buffer yard.



# 4. Amend Chapter 40 Sec 40-261 – to create development standards for the use.

## (p) Event Venue

(1) On-premises alcohol sales are limited to the duration of the event and are subject to all requirements of the ABC Limited Special Occasion permit.



## 5. Amend Chapter 40 Sec 40-548 – to create a definition of Event Venues and Meeting Facilities

*Event Venue* A commercial establishment, either indoors or outdoors, with the primary purpose of providing space for meetings, gatherings, reunions, weddings, conventions, private parties, and other similar gatherings. Includes convention centers, wedding and event venues, and other uses not included as part of meeting facilities.

*Meeting facilities* include community centers; lodges, fraternal, or social organizations; or religious assemblies.

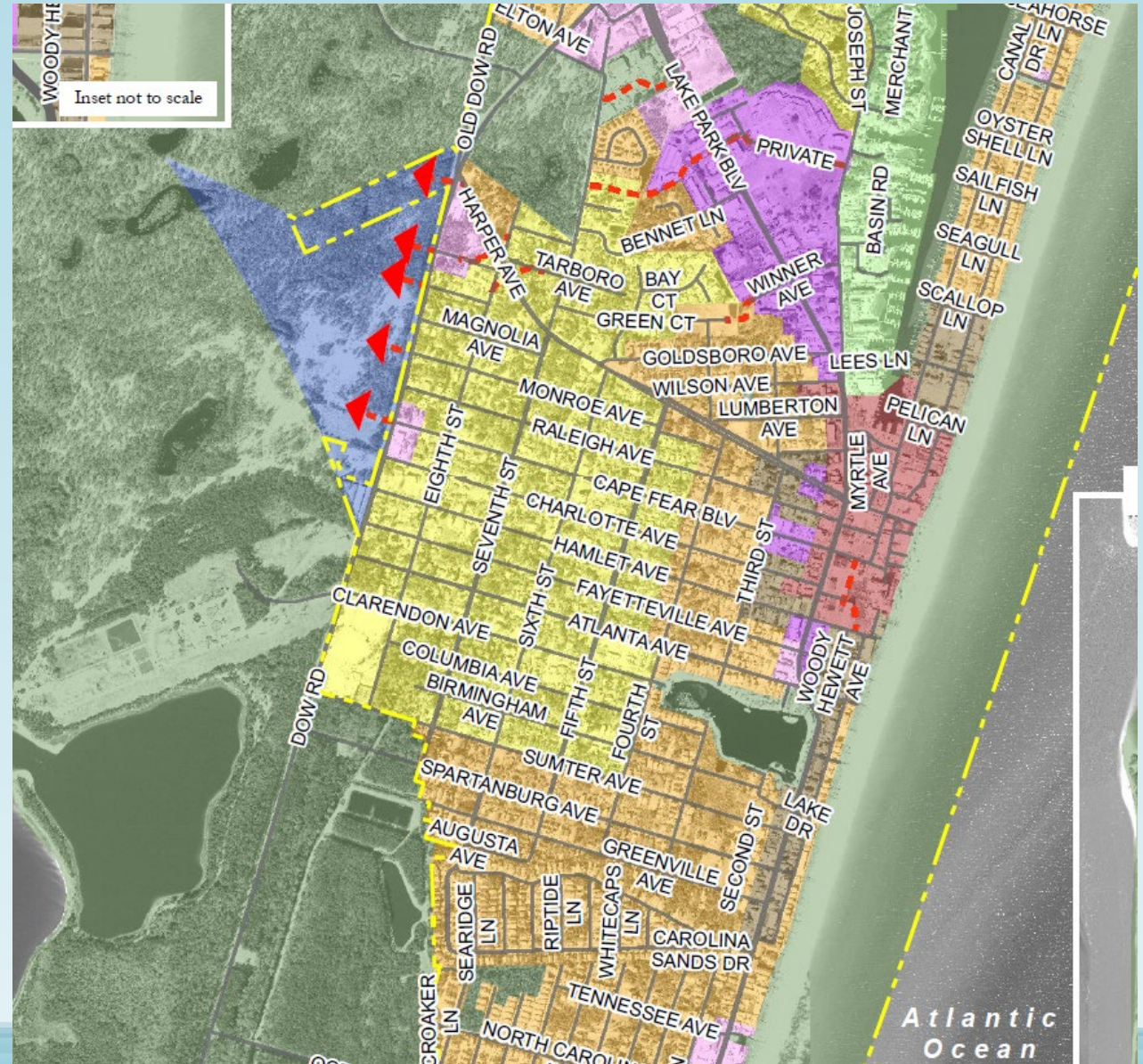


## Land Use Plan Consistency

General Conformity with the Land Use Plan by promoting:

1. Healthy year-round economy
2. Family-friendly community
3. Redevelopment

Continuing to support the Central Business District as a destination downtown with activities for families, residents, and visitors.



# Motion

## Approval

- The Commission, Whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following ordinance amendment to Amend Chapter 40, Art. III. – Zoning District Regulations, Art. V.- Off-street Parking and loading requirements; Parking, Art. VI – Landscaping the Development Specification Standards, Art. IX. – Development Standards for Particular Uses, and Art. XVIII. Definitions to create standards for Event Venues is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or
- Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.
- Further Direction/Discussion