

## CHAPTER 17: PLANNING AND ZONING

### Event Centers

#### Event Centers

A. **Purpose.** The purpose of this section is to provide for the orderly development of Community Centers, Commercial Event Centers, Small Agricultural Event Centers, Intermediate Agricultural Event Centers, and Large Agricultural Event Centers within Placer County. Additionally this section is intended to protect the agricultural character and long-term agricultural production of agricultural lands which may have on site Agricultural Event Centers.

B. **Definitions.**

**"Community Center"** (land use) means a facility, which may be located on public or private property, that functions primarily to provide a community-centered meeting hall for members of the public to carry out local community-oriented activities and public and civic functions. Examples of such facilities include Grange Halls, Community Sponsored Meeting Halls, and Veterans Halls, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as public assemblies, meetings, private meetings, parties, weddings, receptions, and dances.

**"Commercial Event Center"** (land use) means a facility located on private property located in a commercial zone district that primarily functions to provide a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances.

**"Small Agricultural Event Center"** (land use) means a facility located on agriculturally zoned land of ten (10) acres or larger that has ongoing viable agricultural use (as defined in section-to be determined) that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 100 or less for such activities as meetings, parties, weddings, receptions, and dances.

**"Intermediate Agricultural Event Center"** (land use) means a facility located on agriculturally zoned land of twenty (20) acres or larger that has an ongoing viable agricultural use (as defined in section-to be determined) that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 200 or less for such activities as meetings, parties, weddings, receptions, and dances.

**"Large Agricultural Event Center"** (land use) means a facility located on agriculturally zoned land of forty (40) acres or larger that has an ongoing viable agricultural use (as defined in section-to be determined) that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of 400 or less for such activities as meetings, parties, weddings, receptions, and dances.

**"Conditional Use Permit"** - See Zoning Ordinance Section 17.58.130.

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C. **Permit Requirements.** The permit requirements for Community Center, Commercial Event Center, Small Agricultural Event Center, Intermediate Agricultural Event Center, and Large Agricultural Event Center are set forth below.

LAND USE TYPES	Zone Districts													
	RESIDENTIAL				COMMERCIAL								AGRICULTURAL, RESOURCE, OPEN SPACE	
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AE	F	
Community Center	CUP	CUP	CUP	CUP	CUP	C	C	CUP	CUP	CUP	CUP	CUP	CUP	
Commercial Event Center					CUP	C	C	CUP	CUP	CUP	CUP			
Small Agricultural Event Center			CUP	CUP								CUP	CUP	
Intermediate Agricultural Event Center			CUP	CUP								CUP	CUP	
Large Agricultural Event Center			CUP	CUP								CUP	CUP	

KEY TO PERMIT REQUIREMENTS	
Zoning Clearance required (Section 17.06.050)	C
Conditional Use Permit required (Section 17.06.050)	CUP
Use not allowed	

D. **Development and Operational Standards.** The following development and operational standards shall apply to Community Center, Commercial Event Center, Small Agricultural Event Center, Intermediate Agricultural Event Center, and Large Agricultural Event Center as specified. If specific regulations are not set forth for an Event Center then Placer County Code, the Placer County General Plan and any applicable community plan shall apply. The event Center standards do not apply to any parcels within the Squaw Valley General Plan or the Tahoe Basin as defined by the Tahoe Regional Planning Agency.

1. **Parking.** A Community Center, Commercial Event Center and Agricultural Event Center shall provide parking at a ratio of 1 parking space for each 2.5 guests allowed onsite and one parking space for each permanent employee. No off-site parking is permitted unless approved by a Conditional Use Permit or through a Zoning Clearance process. Surfacing shall be all-weather surfacing (e.g., aggregate base, chip seal, asphalt, concrete) and capable of supporting a forty thousand (40,000) pound vehicle load.

2. **Access Standards.**

a. Access roads to a Community Center, Commercial Event Center and Agricultural Event Centers shall comply with County Code, State and local Fire Safe Standards as determined by the County and the serving fire agency.

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- b. If a Community Center, Commercial Event Center and Agricultural Event Center are accessed from a County-Maintained Highway, an encroachment permit may be required to address ingress, egress and sight-distance requirements.
- c. If a Community Center, Commercial Event Center and Agricultural Event Center are accessed by a private road, the applicant shall provide reasonable proof of access rights as determined by the Engineering and Surveying Division.

#### 3. Minimum Parcel Size

- a. "Small Agricultural Event Center" shall have a minimum parcel size of 10 acres.
- b. "Intermediate Agricultural Event Center" shall have a minimum parcel size of 20 acres.
- c. "Large Agricultural Event Center" shall have a minimum parcel size of 40 acres.

#### 4. Setbacks

- a. All "Agricultural Event Centers" shall be required to have all outdoor activities associated with the Agricultural Event Center (with the exception of parking) a minimum of 200 feet from the exterior property lines or as specified by the Conditional Use Permit.

#### 5. Event Size

- a. "Community Center" as specified by the Conditional Use Permit.
- b. "Commercial Event Center" as specified by the Conditional Use Permit.
- c. "Small Agricultural Event Center" shall be allowed a maximum event size of 100 guests.
- d. "Intermediate Agricultural Event Center" shall be allowed a maximum event size of 200 guests.
- e. "Large Agricultural Event Center" shall be allowed a maximum event size of 400 guests.

#### 6. Number of Events

- a. "Community Center" as specified by the Conditional Use Permit.
- b. "Commercial Event Center" as specified by the Conditional Use Permit.

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- c. All "Agricultural Event Centers" shall be allowed a maximum of 26 events per year, or as specified by the Conditional Use Permit.

#### 7. Agricultural Requirement.

- a. All "Agricultural Event Centers" shall be required to have an on site verifiable agricultural production of \$4,500 a year at the time of application for a Conditional Use Permit, or have the potential to produce \$4,500 from on site agricultural production within one year of the application. The verification of Agricultural production for "Agricultural Event Centers" shall be made by the Placer County Agricultural Commissioner or his designee.

#### 8. Hours of Operation.

- a. "Community Center" as specified by the Conditional Use Permit.
- b. "Commercial Event Center" as specified by the Conditional Use Permit.
- c. All "Agricultural Event Centers" shall be allowed to operate from 10am to 10pm on Friday and Saturday and from 10am to 8pm Sunday through Thursday.

#### 9. Noise Regulations.

- a.. All "Agricultural Event Centers" shall be subject to Placer County Code Article 9.36 (Noise Ordinance) and shall be required to stop all noise generating activities, such as music, at 7:30pm or move such activities into an enclosed structure which will reduce the noise level to 20 decibels or less at the event centers exterior property lines.

#### 10. Lighting.

- a. All lighting for "Agricultural Event Centers" shall be consistent with the Rural Design Guidelines for Placer County and shall be Dark-Sky compliant as specified by the International Dark-Sky Association.

#### 11. Food Regulations.

- a. "Community Center" as specified by the Conditional Use Permit.
- b. "Commercial Event Center" as specified by the Conditional Use Permit.
- c. "Agricultural Event Centers" as specified by the Conditional Use Permit and if a commercial kitchen is approved with the event center it shall only be used in conjunction with onsite events. Restaurants are not allowed as part of an "Agricultural Event Center".

#### 12. Special Notice Requirements.

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- a. "Agricultural Event Centers" shall be required to post a notice three days prior to an event with a poster no smaller than 8.5' by 11' in a location commonly accessible to adjoining property owners (e.g. clustered mailboxes or at the entrance to the property that that Agricultural Event Center is located). The notice shall specify the time and duration of the event, the date of the event and shall have a contact phone number that people can call during the event if an issue arises. The phone line shall be manned by a live person during the event. An affidavit of posting for each event shall be given to County two days prior to the event on an affidavit of posting available at the Planning Services Division of Placer County.