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ORDINANCE NO. O-1718-38

ITEM NO. 12

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**STAFF REPORT**

**ITEM:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO ADD "AGRI-WEDDING VENUES" AS A SPECIAL USE IN THE A-1 AND A-2 ZONING DISTRICTS AND ESTABLISHING REGULATIONS FOR THE USE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**BACKGROUND:** In the last year staff has received several inquiries from rural property owners regarding the possibility of allowing uses on their property that are currently prohibited by the Zoning Ordinance. In the A-1, General Agricultural and the A-2, Rural Agricultural zoning districts property owners have expressed interest in the ability to host weddings on their rural properties. Some rural areas in Norman offer a great opportunity to have beautiful outdoor weddings, barn weddings and enough area to allow for bar-b-ques and other outdoor activities and events associated with weddings.

The City Council Community Planning and Transportation Committee (CPTC) requested that staff prepare information and then an Ordinance that allows weddings on agriculturally zoned property, A-1, General Agricultural and A-2, Rural Agricultural Districts, under certain conditions. The CPTC met and discussed this topic at their August 24, September 28, and November 16, 2017 meetings. City Council as a whole discussed the topic at their January 9, 2018 study session and requested that staff move the Ordinance forward to the February 8, 2018 Planning Commission meeting.

**DISCUSSION:** The City Council requested that the Agri-Wedding Event Venues language include the following elements:

1. Unless approved by City Council the owners of the property must be the operator of the wedding event business and the operator or a designee must be on-site for the duration of each event.
2. The property should have a Tax Exempt License from Cleveland County verifying an agricultural use on-site to qualify for the Special Use Permit for an Agri-Wedding Venue.
3. An Agri-Wedding Venue should come to City Council as a Special Use Permit request in the A-1 or A-2 zoning districts.
4. As presented the owner may request special conditions approved by City Council varying the current standards of the Noise Ordinance.
5. Adoption of a Special Use allows City Council to approve different standards to allow outdoor live entertainment on-site.
6. Special Use may be granted by the City Council with additional requirements and or conditions not listed in this section.

These elements have been included in the attached Ordinance.

**STAFF RECOMMENDATION:** Staff recommends approval of the attached Ordinance, O-1718-38, amending the Zoning Ordinance to allow for the use of an agri-wedding venue within the rural/agricultural areas of the City, providing an additional opportunity for property owners to further utilize their property.