

## **SEC. 434.2 – REGULATIONS FOR SPECIAL USES**

(O-1718-36 – March 27, 2018; O-1718-38 – March 27, 2018)

### **(a) Agri-Wedding Event Venues**

1. **General Description.** The purpose of this section is to provide for the orderly development of an Agri-Wedding Venue; an Agri-Wedding Venue is a Small, Intermediate or Large Agri-Wedding Venue within the City of Norman approved under a Special Use Permit in the A-1, General Agricultural District, or A-2, Rural Agricultural District. Granting of a Special Use shall be considered a privilege bestowed by the City Council for a specific use at a specific location. Special Use may be granted by the City Council with additional requirements and or conditions not listed in this section.

2. **Use.** Agri-Wedding Venue. This use may be allowed on parcels of ten (10) acres or larger in size. The suitability of a parcel for an agri-wedding venue shall be determined by the characteristics of the site and by the unique capacity of the parcel to accommodate the use while preserving the essential rural character of the area and the site on which the use is located, by the ability of the parcel to accommodate the use without negative impact on the general health, safety, and welfare of the community, and by other factors the City may deem appropriate for consideration depending on the location of the property.

3. **DEFINITIONS.** Agri-Wedding Venue - A wedding venue located on agriculturally zoned land that is operated by the property owner or their designee. The site provides facilities for weddings such as a kitchen and/or outdoor barbecue/cooking facilities, dressing rooms, event rooms and bathroom facilities that are available to the private group. This use does not include outdoor concerts, live music events or retreat events not associated with a wedding venue. The agri-wedding venue may be accommodated on the following acreages:

*Small* - Ten (10) acres or larger; 100 or fewer guests

*Intermediate* - Twenty (20) acres or larger; 200 or fewer guests

*Large* - Forty (40) acres or larger; 300 or fewer guests

### **4. CONDITIONS OF USE.**

- (a) A Pre-Development meeting is required for all applications per Section 442.1 Amendments of the Zoning Ordinance.
- (b) Ownership – The owners of the property must be the operator of the wedding event business and the operator or designee must be on the premises for the duration of each event.
- (c) Agricultural Use – Sales tax exemption for an agricultural business on-site is required.
- (d) Maximum Number of Guests – The maximum number of guests is dependent on parcel size; “*Small, Intermediate, Large*” as defined above.
- (e) Food and Beverages – The serving of food and beverages is permitted only as part of the ceremony/event. Any on-site preparation and handling of food or beverages must comply with all applicable Federal, State or Local Standards.
- (f) Hours of Operation – Ceremonies are limited to no more than four times per week. Ceremonies and associated activities shall only be allowed between the hours of

10:00 a.m. to 10:00 p.m. Sunday – Wednesday and 10:00 a.m. to 12 midnight Thursday – Saturday. All lights associated with the facility must be turned off at the designated time/day.

- (g) Overnight Accommodations – Overnight accommodations are allowed if approved as part of the Special Use Permit.
- (h) Off-Street Parking – Off-street parking shall be required in the ratio of one (1) parking space for each three attendees based on the maximum number of attendees planned for the site. The off-street parking area and the number of parking spaces shall be documented on the approved site plan. Parking areas consisting of dirt/grass, gravel, asphalt or concrete are considered an approved parking surface for this use. Access points/entry at the street must be maintained and kept clear of dirt and mud. On-street parking is prohibited. Possible traffic management plans to accommodate larger events shall be submitted as part of the application for a Special Use. The plan shall address traffic control, including traffic movement to the public street system from the site. Wedding venue facilities shall not be located on a privately maintained road unless approved by all adjacent property owners responsible for maintaining the private road.
- (i) Setbacks – The minimum setbacks from neighboring houses and property lines for the various activities associated with the venue shall be as follows:
  - (1) Parking: 100 feet from residential property lines; 200 feet from neighboring houses
  - (2) Outdoor/Indoor Activity Spaces: 300 feet from residential property lines; 400 feet from neighboring houses
- (j) Landscaping/Screening – Landscaping shall be required to buffer the use from adjacent land uses and to provide screening when such screening does not presently exist on the site. A landscape plan shall be submitted in conjunction with the Special Use application. Each landscape plan will be reviewed on its own merits based on adjacent use and location of facilities on-site and approved as part of the Special Use.
- (k) Grading Plan – Any proposed grading shall observe all requirements of Chapter 19 Subdivision Regulations of the City of Norman Code. If a grading plan is required, it shall be submitted in conjunction with the Special Use application.
- (l) Structures – Building permits are required of all new and addition/alteration applications for the site. All existing or proposed structures to be used for the wedding venue shall be inspected by the City's Building Official and must meet applicable Building Code and Local Amendments as adopted. The site must comply with Fire and Life Safety Requirements and a Certificate of Occupancy is required prior to operations.
  - (1) Temporary Structures – Temporary structures, including tents and canopies, are allowed and are required to adhere to all Building Codes.

- (m) Sanitary Facilities – Sanitary facilities adequate for the number of attendees shall be provided. Portable toilets may be approved for temporary use, and must be screened from view from roads and neighboring properties by landscaping or wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure. Maintenance schedule of these facilities must be provided with the application.
- (n) Lighting – All outdoor pole mounted lighting fixtures; i.e., security lights, 400 feet or less from a neighboring house must be full cut-off fixtures. All wall mounted lights and accessory lights must be full cut-off fixtures as described in the Commercial Outdoor Lighting Standards, Section 431.6.
- (o) Noise – Unless otherwise approved by City Council as part of the Special Use request, wedding venues shall follow standards per Article III, Section 10 of the City of Norman Code of Ordinances except that the venue shall be permitted to have twelve (12) Noise Variance Permits annually.
- (p) Sound Amplification – Amplification of sound is allowed only in conjunction with the wedding ceremony and reception and noise permit if applicable as noted in (o) above.
- (q) Waste – All solid waste must be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, or other nuisance conditions and must be removed at least once every seven days by City Sanitation. Review of sanitation removal/pick-up plan shall be approved by City of Norman Sanitation Services.
- (r) Signage – Requested square footage of signage proposed for the site must be included in the request for Special Use Permit.
- (s) Other Activities – Other than the wedding ceremonies and receptions approved by City Council, no other commercial events may be conducted on the site.
- (t) City Council may vary any of these requirements listed depending of the ability of the site to accommodate the proposed use. (O-1718-38)

(b) Tiny House Regulations

1. General Description. The purpose of this section is to provide regulations to allow tiny houses in the rural areas of Norman.
2. Definition. A tiny house is defined as a dwelling unit that is 400 square feet or less in floor area excluding lofts.
3. CONDITIONS OF USE
  - (a) One tiny house is allowed per lot.
  - (b) All tiny houses must have adequate water and wastewater disposal systems and be connected to electricity prior to habitation.