



## Legislation Text

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**File #:** O-1718-38, **Version:** 1

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CONSIDERATION OF ORDINANCE O-1718-38 UPON SECOND AND FINAL READING: 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 EVENT 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 contain 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 otherwise 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 must be approved as a Special Use Permit request in the A-1 or A-2 zoning districts.
4. The owner may request that City Council approve special conditions that vary the current standards of the Noise Ordinance and allow outdoor live entertainment on the site.
5. In the approval of the Special Use Permit City Council may consider additional requirements and or conditions not listed in this section.

These above listed elements have been included in the attached Ordinance.

**STAFF RECOMMENDATION:** Staff recommends approval of 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, A-1 and A-2 Zoning Districts, providing an additional opportunity for property owners to utilize their agricultural property.

Planning Commission, at their meeting of February 8, 2018, recommended adoption of this ordinance by a vote of 8-0.