

DEFINITION

Event Barn: One (1) or more existing agricultural buildings originally constructed for bona fide agricultural purposes and may be presently part of a functioning farm or may be remaining buildings following the termination of farming activities, that is used by individuals or groups, for a rental fee or other form of remuneration, to accommodate private functions including, but not limited to, meetings, banquets, weddings, gatherings associated with anniversaries, birthday parties, and reunions, and other similar gatherings and celebrations. Such a use may include designated outdoor areas on the same lot as the agricultural buildings for Event Barn activities, kitchen facilities for the preparation or catering of food, and the serving of alcoholic beverages for on-premises consumption only during scheduled events, and shall not be open to the general public.

Section 17.34 **Event (need a different name) Barns**

A. Definitions: For the purposes of this Section, the following definitions shall apply:

- 1) Attendees: Those persons attending an event including persons delivering attendees to the event but who may not remain for the event themselves. "Attendees" shall not include persons providing support services for an event, such as catering services and parking area attendants.
- 2) Event: A planned occasion at an Event Barn.

B. Location Requirements: Event Barns activities are permitted by Special Use Permit in the Suburban Residential and Rural Residential Districts.

C. Site Requirements:

- 1) The minimum lot area for an Event Barn shall be twenty (20) acres and the minimum lot width shall be six hundred (600) feet.
- 2) The lot on which an Event Barn is located shall have a minimum of six hundred (600) feet of continuous frontage along a paved and approved public and/or private road and shall take its principal access from such frontage, except where the Planning Commission finds that an alternative access means is suitable, taking into consideration public safety and impacts upon adjacent properties. Article XVII: Standards and Regulations for Specific Special Land Uses Section 17.34
- 3) All outdoor areas of an Event Barn including temporary restroom facilities, parking, eating areas, entertainment areas and other places where event attendees may gather, shall be set back a minimum of one-hundred fifty (150) feet from a lot line and shall comply with the separation distance standards of subsection (4) below. Access drives shall be set back a minimum distance of one-hundred (100) feet from side and rear lot lines.
- 4) Clarification of all portions of the lot to be part of the Event Barn including parking areas, outdoor gathering and activity areas, and outdoor toilet facilities.

- 5) The Planning Commission may lessen these standards in the case where the proximity between lot lines and existing building(s) to house indoor events is limited and the specified setback distances would result in considerable practical difficulties maintaining a logical relationship between such buildings and outdoor use areas, provided the Planning Commission finds adequate measures are to be in place to mitigate negative impacts upon surrounding properties and the visual character of nearby public road corridors.

Performance Standards:

Events at an Event Barn shall be limited in frequency based on the maximum number of attendees, according to the table below and the “special provisions” following the table:

Maximum Number of Event Attendees	Maximum Frequency of Events Based on Number Of Event Attendees	Separation Distance Between An Event Barn and a Dwelling on Another Lot Not Owned by the Applicant
No more than 75	2 events per 1 calendar week	Minimum 150'
More than 75 but no More than 150	2 events per 1 calendar weeks	Minimum 250'
More than 150 but no more than 300	1 event per 1 calendar week	Minimum 350'

- 1) No event shall exceed three-hundred (300) attendees.
- 2) In no case shall more than ten (10) events be held during any one (1) calendar month, irrespective of the number of attendees at each event.
- 3) The separation distance standards of the above table shall apply to all buildings and outdoor areas used in association with the holding of events including temporary restroom facilities, parking areas, eating areas, entertainment areas and other places where event attendees may gather. The Planning Commission may lessen these standards in the case where the proximity between lot lines and existing building(s) to house indoor events is limited and the specified separation distances would result in considerable practical difficulties maintaining a logical relationship between such existing buildings and outdoor use areas, provided the Planning Commission finds adequate measures are to be in place to mitigate negative impacts upon surrounding properties and the visual character of nearby public road corridors.
- 4) The following time restrictions shall apply:
 - 5) No event shall begin prior to 9:00 a.m. and no event shall continue past 10:00 p.m. This limitation shall not apply to set-up and take-down activities associated with an event and the arrival and departure of attendees.

- 6) No temporary toilet facilities shall be maintained within view of a public road or adjacent lot except during the twenty-four (24) hour period prior to an event during which they are to be used and the twenty-four (24) hour period after the event.
- 7) There shall be no sound amplification devices in association with outdoor areas used for an event.
- 8) An Event Barn shall not provide for or otherwise permit overnight sleeping of event attendees.
- 9) A building to be used for event activities shall undergo no exterior modifications, excluding general maintenance, except upon the Planning Commission finding that such modifications shall not undermine the fundamental character of the building or shall otherwise enhance the character of the building according to local agricultural building architecture. The floor area of an existing building to be used for event activities may be expanded for event activities by no more than ten percent (10%).
- 10) Exterior lighting to be used in association with events shall comply with Section 25.04, except in no case shall such lighting, whether proposed or existing, exceed fifteen (15) feet in height above the ground below and shall not have light sources visible from the lot lines measured five (5) feet above the lot line.
- 11) In addition to the information required by Articles XVI Special Use Permit and XVIII Site Plan Review for a special land use application and accompanying site plan, the following additional information shall be included with an Event Barn application:
- 12) The permitted maximum capacity of all buildings to comprise the Event Barn, according to the Livingston County Building code or Howell Area Fire Authority Fire Marshall and the basis for such calculations.
- 13) Proposed location of temporary toilet facilities as may be needed.
- 14) The planned frequency of events and the maximum number of attendees to be accommodated at any single event.
- 15) Months or seasons of operation if not a year-round facility.
- 16) Any proposed outdoor lighting and any existing outdoor lighting that is to be used in association with the Event Barn.
- 17) The extent of food preparation facilities that are to be part of the Event Barn, any permits required by the Livingston County Health Department, and the applicable Livingston County Health Department rules and other requirements, by rule and/or statute section references.
- 18) The intended availability of alcoholic beverages in association with events, the party to be responsible for the provision of such beverages, any permits required by the Michigan Liquor Control Commission, and the applicable Michigan Liquor Control Commission rules and other requirements, by rule and/or statute section references.

- 19) Parking shall be provided as follows:
- 20) Parking areas shall be of a grass and/or gravel surface, except that a maximum of fifty (50) spaces may be of a paved surface. The Planning Commission may waive this limitation upon finding that the additional paved parking area will be adequately screened from neighboring properties and public roads.
- 21) The minimum number of parking spaces to be provided for the Event Barn shall be equal to seventy-five percent (75%) of the approved maximum capacity of the Event Barn, in addition to any additional spaces required for employees, catering services and other support service providers.
- 22) All parking areas shall be clearly defined by gravel, cut lawn, sand, roped boundaries, or other visible markings.
- 23) No parking shall occur within seventy-five (75) feet of a public road right-of-way. "No-parking" signs shall be posted as necessary to ensure compliance with this requirement. The "no-parking" signs shall not be erected prior to four (4) hours before the event's beginning start time and shall be removed within 4 (four) hours of the end of the event.
- 24) Access drives and parking areas shall be designed and sited to mitigate potential nuisance effects on adjacent property owners including dust conditions. Access drives shall be set back a minimum distance of one-hundred (100) feet from side and rear lot lines, except that where the facility is to accommodate events where attendees may exceed one-hundred fifty (150), the access drive setback shall be increased to one-hundred fifty (150) feet.