

CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA
ORDINANCE 2014-31

An Ordinance Amending the Grant Code of Ordinances
Establishing Section 32-352 of Chapter 32, Zoning
Regarding Rural Event Facilities

The City Council of the City of Grant, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. AMENDMENT OF CHAPTER 32, ZONING, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-1, “Definitions” is hereby AMENDED to ADD the following:

“*Rural Event Facility* means a facility that operates on a for-profit basis to host outdoor or indoor gatherings. The gatherings may include, but are not limited to, events such as weddings or other ceremonies, banquets, picnics or any other gatherings of a similar nature. Such facilities shall be required to obtain a Conditional Use Permit, and must meet the following additional minimum standards:

- Located on a minimum of 20 acres, as defined in Section 32-246(c) 4, and zoned A1 or A2;
- Have direct access to County or State Road”

SECTION 2. AMENDMENT OF CHAPTER 32, ZONING, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-245, “Table of uses”, Item (c) is hereby AMENDED to ADD the following:

USE		Agricultural	Agricultural	Residential	General Business
(KEY) CC=Certificate of Compliance N=Not Permitted	Conservancy	A1	A2	R1	(GB)
Rural Event Facility	N	C	C	N	N

SECTION 3. ESTABLISHMENT OF SECTION 32-352 OF ARTICLE IV, CHAPTER 32, ZONING, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Zoning, Article IV, Division 1, Section 32-352 “**Rural Event Facility**” is hereby ADDED as follows:

“Sec. 32-352. Rural Event Facility.”

- (a) *Purpose and intent.* The purpose is to establish regulations and performance standards related to Rural Event Facilities that allow for reuse and adaption of historically important structures within the city, while ensuring protection of adjacent properties and rural residential neighborhoods. For example, the reuse of an historic barn on a site which can be protected and reused as a rural event facility will ensure such structure is retained as a part of the rural character of the community.
- (b) *Permitted use.* The reuse and adaption of an accessory structure for purposes of a rural event facility, as previously defined, is a permitted use within the A-1 and A-2 zoning districts with the issuance of a Conditional Use Permit.
- (c) *Performance standards.* The rural event facility must comply with all rules and regulations of Federal, State, County, and local agencies and the following performance standards:
 - 1) A rural event facility may only be located on a site where such facility is accessory to a principal residential use.
 - 2) Events shall be limited to a maximum of 300 persons.
 - 3) Adequate utilities, including sewage disposal, must be available on the site. The applicable portion of the building code shall determine the appropriate type of bathroom facilities required on a site, and any on-site sewage treatment facilities needed shall be installed under a permit issued by Washington County.
 - 4) The rural event facility shall have its primary frontage on a County or State road, and such road shall be used for the exclusive and only access to the facility.
 - 5) The rural event facility shall be 20 acres or greater, where lot size is defined consistently with Section 32-246 (c) 4 of this zoning ordinance.
 - 6) The rural event facility shall provide on-site parking sufficient to handle all guests, staff, vendor and owner vehicles. All parking standards shall be consistent with those stated within the City’s Code of Ordinance.
 - 7) Sound amplification is permitted for ceremonies whether located within the rural event facility or on the grounds. All other sound amplification is permitted only within the facility’s building, and must adhere to all local and County sound ordinances. Events shall not generate noise that unreasonable annoys, disturbs, or endangers the comfort or peace of any persons, or precludes their enjoyment of property or affects their property’s value.
 - 8) The rural event site shall be located at least 100 feet from any side lot line, and additional screening may be required for any outdoor event areas. All potential event areas shall be designated on the site plan submitted for review.
 - 9) The rural event facility shall be architecturally designed to be consistent with the principal structure; with particular interest in re-use and adaption of historically significant structures within the City.
 - 10) The rural event facility must comply with all rules and regulations of Federal, State, County and Local agencies.

11) The City may impose conditions related to landscaping, access, security, sanitary sewer, liability or other insurance requirements, and other conditions as necessary.

SECTION 4. SEVERABILITY.

In the event that court of competent jurisdiction adjudges any part of this ordinance to be invalid, such judgment shall not affect any other provisions of this ordinance not specifically included within that judgment.

SECTION 5. EFFECTIVE DATE.

This ordinance takes effect upon its adoption and publication according to law.

WHEREUPON, a vote, being taken upon a motion by Council member _____ and seconded by Council member _____, the following upon roll call:

Voting AYE:

Voting NAY:

Whereupon said Ordinance was declared passed adopted this ___ day of _____, 2014.

Thomas Carr, Mayor

Attest: Kim Points, City Clerk