

9-8-2 Zoning Charts, add under Public Assembly

	RA	AR	AP	HP	OR	IC	MU
Rodeo and related events			C				C
Special Events Center or Facility	C	C ⁹	C ⁹				C

⁹ Conditional Use Permit in AR and AP Zones will only be granted for use of an existing structure that is already built and is proposed to be retrofitted as a special event center or facility. No new structures for special event centers or facilities will be allowed to be constructed in these zones.

Performance Standards

9-9-4:

Z. Special Events Center or Facility:

1. PURPOSE AND APPLICABILITY:

- a. Purpose: The purpose of this Section is to provide for the general public health, welfare and safety for larger gatherings of people and to protect the interests of property owners and residents in the vicinity of such gatherings.
- b. Definition of Special Events Center or Facility: a place, whether indoor or outdoor for holding events related to entertainment, cultural, recreational, educational, political, religious, business, or sporting activities involving the gathering of individuals assembled for the common purpose of attending an event.
 - i. This definition includes situations where a facility owner may or may not charge a fee or use the facility for purposes such as fundraisers.
 - ii. This definition does not include religious facilities and other similar uses where a wedding or funeral is an ancillary use.
 - iii. This definition does not include outdoor concerts and outdoor concert venues.

- c. Building permits are required for all structures associated with a special events center or facility, and must be inspected and approved by the County building inspector. Further, such use must, at all times, comply with all applicable health, fire, building and life safety requirements.
- d. Any event for which the anticipated attendance may be 500 or more people must also procure a public assembly license as set forth in Cassia County Code, Title 3, Chapter 5.
- e. These regulations shall not apply to activities associated with a single-family residential use. These include, but are not limited to, private parties, gatherings, and similar activities.

2. REGULATIONS:

- a. Owner or site manager must be present on site at all times when guests are present. Any temporary lodging on property is only for guests of the special event center during the time of the scheduled event.
- b. Location of the event center may be permitted on multiple lots, provided that the lots are contiguous and under common ownership.
- c. The entire perimeter of the facility and area of associated use will have barriers installed and will be screened from adjoining properties in a way and manner deemed appropriate by the Commission.
- d. No structure, including a building, utilized by the Event Center will be built within 100 feet of any property line. The Commission may authorize the use of pre-existing structures that do not meet this requirement provided that there will be no unreasonable adverse impact upon neighboring properties or affected parties, and provided that an Idaho licensed professional engineer has certified that the structure is structurally sound for its proposed purpose.
- e. Event Center developer will coordinate with the applicable local fire district and the county building official to determine the appropriate occupancy limit for the facility and event capacity will not exceed such limit.
- f. Parking associated with the use must be located at least 20 feet from the property line of any public roadway.
 - i. No parking shall be permitted on access ways, driveways, or public road rights-of-way.

- ii. Driveways or access ways will be located at least 180 feet from any neighboring property approach, or such lesser distance as may be provided for by the applicable highway district's standards.
 - iii. Accessibility parking must be provided as required by the International Building Code, to include solid surface for such parking.
- g. An Event Center developer will coordinate with the applicable local fire district and the county building official to determine the appropriate parking area required to serve the facility.
 - i. Applicant must submit a parking plan for the Use that is designed to minimize fire and dust issues and that will minimize traffic impact upon the public road system within one (1) mile. This plan must be reviewed by the appropriate local highway district and fire district. Local highway district and fire district comments on such parking plan will be strongly considered in setting conditions on any approved conditional use permit.
 - ii. The number of parking spaces required will be based upon a minimum of one parking space for every two (2) attendees as calculated based upon the largest anticipated number of attendees to the site.
 - iii. Parking barriers must be provided for each parking space.
 - iv. Parking areas must be maintained so as to reduce fire hazard and excessive dust issues. If graveled, then dust control must be reasonably applied.
- h. Exterior lights and sounds associated with the use will not exceed hours of operation, which are set from 8:00 o'clock a.m. to 10:00 o'clock p.m., prevailing local time.
 - i. Applicant must submit an exterior lighting plan for the Use that is designed to minimize any infiltration or impact of light on the neighborhood.
 - ii. Yard lighting, as approved by the Commission, may be allowed for security and for site clean-up purposes. Allowed lighting for clean-up and closing up of operations will be of the minimal amount necessary for such functions.

- iii. Exterior lighting will be directed and shielded in a manner that minimizes its visibility at the site's boundaries.
 - iv. Exterior lighting will not be used in such a manner that it produces glare on public roadways and neighboring residential properties.
 - v. Any temporary lighting associated with a specific event will comply with these standards and must be removed within 24 hours of the end of the event.
 - vi. Applicant will submit an exterior lighting plan for the Use that is designed to minimize any infiltration or impact of light on the neighborhood.
- i. Outdoor events.
- i. In the RA and AR zones of the County, there will be no amplified sound, other than a wedding march performed immediately before performance of a wedding, which must occur between the hours of 10:00 am and 9:00 pm, prevailing local time. No outdoor concerts or dances will be allowed in the RA and AR zones.
 - 1. All other sources of amplified sound, including but not limited to music, performances, and spoken words, shall be contained within an enclosed structure.
 - 2. Structures with open doors or windows and any other open or non-enclosed structure, including tents or pavilions, will not be acceptable locations for the source of amplified sound.
 - 3. The Commission may specify any further restrictions or conditions it deems appropriate relating to the use of amplified sound in order to reduce noise.
 - ii. In the AP and MU zones of the County, amplified sound may be allowed for outdoor events.
 - 1. Amplified sound in the AP and MU zones will only be allowed between the hours of 10:00 am and 9:00 pm, prevailing local time.
 - 2. The Commission may specify in the conditional use permit any further restrictions or conditions that it deems appropriate, including those related to amplified sound, in order to reduce noise and any other impact on property owners in the general vicinity.

- j. Food service, recreational and other facilities shall be solely for the use by the event attendees and staff, and shall not be open to the general public.
 - i. Food service and beverage providers must have, prior to commencement of the event, all required permits, certificates and licenses are required by federal, state and local law, rule or regulation.
 - k. Adequate garbage service must be provided by the special event center for the event usage. Garbage containers must be screened from public view and must be serviced on a regular basis. Developer/operator of facility must provide a sanitation plan to the Commission, which must be approved by the Commission, for the operation of the use.
 - l. Restroom facilities, of appropriate size and quantity to handle the maximum occupancy of the event center, must be provided. Indoor special event facilities will have permanent restroom facilities as is required by the building code. The building official will determine minimum restroom facilities for the use.
 - m. Signage for the use, if desired by owner, must be located on the subject property of the use.
 - i. Signage cannot be larger than 32 square feet in overall size.
 - ii. Maximum height of any signage will not exceed ten feet (10').
 - iii. Signage must be setback at least ten feet (10') from any property line, rights-of-way and structures of the subject property.
 - iv. No obstruction to view will be placed on any corner within a triangular area formed by the special event center access road approach on to any public roadway and the line connecting them at points forty-five feet (45') from the intersection of the access road and the public roadway.
3. Failure to comply or to maintain compliance with all requirements herein or as may be imposed by a conditional use permit, will automatically operate to suspend the conditional use permit until adequate evidence is supplied to the Zoning Administrator that compliance is fully re-established.
4. Operation of the Use on a suspended conditional use permit is deemed to be a public nuisance under Cassia County Code, Title 1, Chapter 4.

5. If any provision of this ordinance or the application thereof to any person or circumstances is for any reason held to be invalid by a court of competent jurisdiction, such provision shall be deemed severable and the invalidity thereof shall not affect the remaining provisions or applications of the ordinance which can be given effect without the invalid provision or application thereof.