Proposed Local Law 2 of 2023: Zoning Amendments

Section 1: Commercial Event Venue — Allowable Use
Article IV of Chapter 400 of the Code of the Town of Saratoga (the "Zoning Ordinance") is amended by adding the following:

Definition:
Commercial Event Venue - A location where events are held and whose primary business is to hold events, including but not limited to weddings, parties, meetings, family reunions, and corporate events/retreats. The event location must include a least one permanent structure as the primary facility, but may also include tents, gazebos or open areas, subject to Planning Board approval. Events for which the owner or operator of the venue receives no fee or other remuneration in connection with the event and no fees charged to attendees, shall not be considered commercial events. All uses however, must meet Special Permit Use Requirements and obtain required permit. Events held by not-for-profit organizations or agriculture business related tourism, shall not be considered commercial events.

§400-16.5 - Commercial Event Venue

A. Restaurants with banquet facilities where commercial event venues are accessory to the restaurant, shall not be subject to this regulation.
B. No vehicles or equipment associated with the event shall be permitted to be parked on public roadways and highways. All vehicle parking shall be maintained on site unless offsite parking is permitted by the Planning Board. All commercial event venues located on state or county highways, must obtain necessary review and permitting.
C. A minimum of one parking space for every two persons attending the event shall be provided for on-site parking. The Planning Board may approve, in its discretion, the use of off-site parking as an alternative, with transportation to the site by attendees through a commercial transportation service. All special permitted uses must provide access for emergency services vehicles and equipment.
D. The parcel size on which event venue is located must be a minimum of five (5) acres. The general event area (the actual location(s) in which the gathering is to occur) and buildings shall be located at least 300 feet from any neighboring residence. All activities associated with the use are to be included within the general event area, the only exception being the parking as allowed by Subsection B. or C. above.
E. Sources of amplified sound, including recorded music or live musical performances, but excluding spoken word, shall commence no earlier than 12:00 p.m., shall be terminated by 10:00 p.m. and shall be set up within the primary building. Amplified sound shall not at any time exceed 75dBA as measured from an area immediately outside any property lines.
F. Fireworks, firecrackers are not allowed.
G. No overnight accommodations shall be provided in temporary structures such as tents or recreational vehicles. Any venues which provide overnight accommodations

(such as motels, inns, or bed and breakfasts) must comply with all applicable codes and laws related to the provision of said accommodations.

H. Food or alcoholic beverages are permitted to be sold by licensed vendors.

I. The maximum number of persons at a commercial event venue shall be fixed by the Planning Board and State Code requirements, based on the size of the parcel and event venue, and giving due regard for the character of the neighborhood and any applicable local or State building and public health laws.

J. Adequate sanitary restroom facilities shall be provided on site, and the type, design and location of such facilities and the method of sewage disposal from restroom facilities shall be subject to the approval of the Planning Board. Permanent structures used to host commercial events must meet all NYS Building Code regulations and public health laws

K. Subsequent to the special permit approval, a NYS Operating permit will be issued with an annual fee of $500 plus a $100 per event fee, to cover the costs of monitoring and enforcement by the Town. A person holding a permit under this section shall submit to the Zoning Officer a Notice of Event not less than 30 days prior to any scheduled event. However, if the registration or booking of the event is made less than 30 days prior to the event date, the Notice of Event shall be submitted as soon as reasonably possible and no less than 7 days prior to the event date. Such submittal to the Zoning Officer shall also include, for each event listed, the name and phone number of the permit holder or agent of the permit holder who shall be on-site for said event, the hours of the event, the number of persons attending, the names and licenses for any food or beverage vendors, and any other information that the Zoning Officer may reasonably require.

L. All other provisions of Article VIl (Special Permitted Uses) of this zoning ordinance shall apply to commercial event venue applications.

M. Signage must conform to district regulations.

Section 2: Zoning Districts - Commercial Event Venues shall be added as a special permitted use in the Rural, Rural Residential and Conservancy zoning districts of the Town.

Use Requiring Special Use Permit in:
Rural, Rural Residential and Conservancy Districts

Districts: Rural, Rural Res.& Conservancy				Minimum Yard Dimensions of Principal Building				Maximum Building Coverage
Uses Requiring Special Permit	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Front (feet)	Total 2 Sides (feet)	One Side	Rear	
Commercial Event Venue	5 acres	300’	300’	75	150	50	100	10%

Section 2: Zoning Districts – Commercial Finishing Shop shall be added as a special permitted use in the Rural and Rural Residential districts of the Town.

§400-34 - Rural District & Rural Residential District (Schedule of Uses and Regulations) is amended to read as follows:

Uses Requiring Special Permit:
r - 1. Commercial Finishing Shop

Definition:
Commercial Finishing Shop - An establishment primarily engaged in the finishing of wood or metal products. Such products may either be in raw material form and/or fabricated.

Use Requiring Special Use Permit in:
Rural and Rural Residential District

District: Rural and Rural Residential				Minimum Yard Dimensions of Principal Building				Maximum Building Coverage
Uses Requiring Special Permit	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Front (feet)	Total 2 Sides (feet)	One Side	Rear	
r.-1 Commercial Finishing Shop	2 acres	200’	200’	75	100	40	75	10%