

DC-11-0003: Agricultural Amendments
Small Group Meetings – Farm Special Events
Boulder County Land Use Department – Caribou Room
January 20, 2012 – 3:00-4:30 pm

Agenda

- Introductions
 - Purpose of the meeting
 - Current regulations and why
 - Farm-to-Table dinners are not explicitly allowed
 - They could fall within the Reception Hall and Community Meeting Facility use classification (4-504.G.)
 - However, they have similar use characteristics as Home Events (4-516.K.)
 - Weddings are allowed under the Reception Hall and Community Meeting Facility use classification (4-504.G.)
 - What are the current needs/wants from farmers?
 - Questions for discussion:
 - How frequently should large events occur?
 - How do we mitigate negative impacts? (Hours of operation, maximum number of people, minimum parcel size, etc.??)
 - At what point are large events no longer supporting the farm but the farm becomes accessory to the venue?
 - Next Steps
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Current Regulations

4-504 Community Uses

G. Reception Halls and Community Meeting Facilities

1. Definition: A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.
2. Districts Permitted: By right in T, B, C, LI and GI; by special review in F and A, and T
3. Parking Requirements: One space per 30 square feet of floor area
4. Loading Requirements: None
5. Additional Provisions: None

4-516 Accessory Uses

K. Home Events

1. Definition: A use accessory to a principal residential use consisting of any group between 26 and 99 individuals total, assembled for or participating in an event where
 - a. The group is assembled for live music, broadcast music, or other commercial entertainment on a property where a fee or financial donation is requested from attendees to pay for the event; or,
 - b. The group is assembled for product sales or a product sales party where a purchase is expected from attendees.
2. Districts Permitted: By right in all districts
3. Parking Requirements: All vehicles must be accommodated on site or in permitted on-street parking spaces
4. Loading Requirements: None

5. Additional Provisions:

- a. The event must be hosted by one or more of the individuals who reside on the property.
- b. Events will not occur more than 12 times per year at any residence.
- c. No events will occur before 9 a.m. or after 11 p.m. or will exceed six consecutive hours in duration.
- d. This use is subject to the Boulder County noise ordinance (Ordinance No. 92-28, as it may be amended from time to time).
- e. All other legally accessory residential uses which are not Home Events, as defined above, are allowed by right with none of the restrictions in (a) through (c) above.