

# New Event Venues Land Use and Existing Recreational Use

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# Agenda

- Review proposed revisions to the Denton Development Code
- Present examples as requested by the DCRC
- Receive direction on potential additional amendments
- Next Steps

# Proposed Amendments: Definitions

- *Event Venue*: A privately-owned facility leased out for the primary use of hosting private events such as conferences, banquets, weddings, and similar functions. Event Venues shall be used for organized group assemblies only and shall not be used for single admission type events involving a cover charge entrance fee for individuals not associated with the organized group assembly. Hosting areas may be inside a building and/or outdoors. Accessory uses may include kitchen facilities and lodging exclusively for an event held at the venue. Such a facility may not host any activity that could be considered a Sexually Oriented Business. May not charge a fee for beverages that would constitute a Bar, Tavern, or Lounge. This definition does not include Religious Assemblies.

# Proposed Amendments: Definitions

- Indoor Recreation Facility: A commercial recreational use conducted **entirely** within a building, including arcade, arena, art gallery and studio, art center, **assembly hall**, athletic and health clubs, auditorium, bowling alley, community center, **conference center**, **exhibit hall**, dance hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Accessory uses may include limited retail, concessions, **outdoor patios**, parking, and maintenance facilities. **This use does not include indoor recreational shooting ranges or facilities utilized for games of chance.**

# Proposed Amendments: Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
<b>Commercial Uses</b>																	
<b>Recreation and Entertainment</b>																	
Event Venue	P+							P+	P+	P+	P+	P+	P+	P+			

# Proposed Amendments: Use Specific Standards

## Event Venue

1. In the LI zoning district, event venue uses with more than a combined 25,000 sq ft of gross floor area and outdoor recreational areas shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
2. Onsite lodging facilities that are available for rent by individuals not associated with an onsite event shall constitute one of the Lodging Facilities uses.

# Proposed Amendments: Minimum Required Off-Street Parking

Table 7.9-I: Minimum Required Off-Street Parking	
DU = dwelling unit   sq ft = square feet   GFA = gross floor area	
Use Type	Minimum Parking Requirements
Commercial Uses	
Recreation and Entertainment	
Event Venue	1 space per 4 design occupancy-load of indoor assembly area

# Next Steps

June 24<sup>th</sup> Work Session discussion with the Planning and Zoning Commission regarding comprehensive Denton Development Code updates, including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards.