



PETITION TO AMEND THE CITY OF RIVERDALE ZONING ORDINANCE

PROPOSED AMENDMENT (Banquet Facility)

Part 1. Article VIII, Section 8.2 (Amended May 24, 2010)

Part 2. Article X, Section 10.4

Part 1. To amend Article VIII, Section 8.2 “Conditional Uses” Banquet Facility, to add conditions to this use.

STAFF ANALYSIS

Part 1. Article VIII, Section 8.2

Article VIII, Section 8.2., does not have any conditions for a Banquet Facility except the distance requirements from the City of Riverdale’s Town Center District. Without any provisions for this use it would deem difficult for Staff to review, approve, or deny any plans for future banquet facilities. Banquet Facility became a permitted through a Conditional Use Permit in Zoning Classifications C-2 and C-3. This Amendment was adopted to the Appendix A of the Zoning Ordinance on May 24, 2010. Therefore, Staff recommends that a Zoning Ordinance text amendment be APPROVED as follows:

ARTICLE VIII

Section 8.2 CONDITIONAL USES

“Banquet Facility” Banquet Facility is defined in Article II, Section 2.3. The purpose of this section is to promote diverse economic uses and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. ~~For this reason, a banquet facility cannot be closer than one half mile from the outermost boundaries of the TCMU zoning district.~~ Banquet Facility is a conditional use in zoning classifications C-2 and C-3 and is not a permitted use in any other zoning district. In addition to the application for a conditional use permit, applicant shall submit sufficient evidence to demonstrate compliance, and at all times thereafter remain compliant with each of the following standards:

A. **Required Districts:** C-2, C-3

B. **Standards:**

1. The sale of alcoholic beverages for on premises consumption only during an event must be in accordance to the State of Georgia Alcohol Ordinance.
2. **Parking:** One (1) space for every 3 seats or 1 space for every 125 square feet of Floor Area, if there are no fixed seats.

State Law References: Sale of alcoholic beverages near churches, schools or college campus, O.C.G.A. § 3-3-21. Based on the conditions set forth Staff recommends APPROVAL to providing conditions to the use of a Banquet Facility.

Part 2. To amend Article X, Section 10.4. Minimum Off-Street Parking and Loading Requirements (Permitted Uses to Uses) to allow Banquet Facility.

STAFF ANALYSIS

Part 2. Article X, Section 10.4.

Article X, Section 10.4., does not have a parking and loading requirement for a Banquet Facility. Banquet Facility became a permitted use through a Conditional Use Permit in Zoning Classifications C-2 and C-3. This Amendment was adopted to Appendix A of the Zoning Ordinance on May 24, 2010. Parking Requirements should be as follows:

- A. **Use:** Banquet Facility
- B. **Parking:** One (1) space for every 3 seats or 1 space for every 125 square of feet of Floor Area, if there is no fixed seating.
- C. **Loading:** None

Without such requirements these banquet facilities would have no parking to accommodate the guest or the business. In addition Staff also recommends that if an easement agreement for parking is given from one business to another, both businesses may not have the same operating hours. This will reduce conflicts with off street parking.

Department of Planning and Zoning Development
Recommendation

APPROVAL: 2010ZTA- 0001

COMMUNITY PLANNING COMMISSION
August 16,2010

: 2010ZTA-0001
