

Jefferson County Office of Planning and Zoning
Rural/Reception Events Facility Special Exception Requirements

Jefferson County Zoning and Land Development Ordinance, as amended September 29, 2016

The requirements for the “Rural/Reception Events Facility” are established in Section 8.14 and Section 10.5B.3 of the Zoning Ordinance. A Special Exception application must be presented before the Board of Zoning Appeals at a public hearing and must be accompanied by an acceptable Sketch Sheet. The Board will make a determination based on the following criteria: proposed frequency and size of the proposed events, adequacy of parking area, size of the subject property, adequacy of vehicular access to the property, impact on adjacent properties, and compatibility with the neighborhood.

Any property on which a Rural/Reception Events Facility is proposed shall be posted conspicuously by a zoning notice no less than twenty-eight (28) inches by twenty-two (22) inches in size, at least 15 days prior to the Board of Zoning Appeals Special Exception Hearing. The sign will be prepared by the Office of Planning and Zoning but posting the sign is the responsibility of the applicant.

I certify that the proposed Rural Reception/Event Facility comply with this requirement.

NOTE: While required, the following is meant to be a guide for those processing a Rural Reception/Event Facility before the Board of Zoning Appeals. This document should not be used as the only basis for your request. There may be other relevant information pertaining to your request and/or property that may be useful to the Board; therefore, any additional information you wish to present is encouraged.

Type of Event

This request shall be limited to events that involve extended families and friends such as weddings, wedding receptions, birthday events, anniversary events, reunion events and/or family gatherings.

I certify that the proposed Rural Reception/Event Facility will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

Admission Fee/Donation

No events that involve charging admission or are solely performance events are permitted under this provision.

I certify that the proposed Rural Reception/Event Facility will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

Type of Facility

Temporary Structure

Tent: _____

Size: _____

Outdoor Area (no structure)

Size: _____

Existing Structure

Type: _____

Size: _____

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Proposed Frequency of the Event:

I would like to host _____ events per week; or,

I would like to host _____ events per month.

Proposed Dates of Operation:

Number of Weekday Events: _____

Hours of operation: _____ A.M. to _____ P.M.

Number of Weekend Events: _____

Hours of operation: _____ A.M. to _____ P.M.

Size of the Subject Property and location of Proposed Use:

Please provide a Sketch Plan of the property depicting the following information:

- Scale, North arrow, Title
- Property boundaries, including whether there are multiple lots or parcels
- Accurate locations and dimensions of the following:
 - Existing structures (i.e. homes, farms and/or accessory structures)
 - Existing paved areas (slabs), parking areas, drive aisles/driveway, access points to property
 - Existing wells and septic areas
- Indicate the area of the property to be utilized for the event, including which existing structures will be utilized for the events and what outdoor areas will be utilized for the event
- Indicate the size and location of proposed temporary tent structures, if applicable.
- Proposed location of trash receptacles
- Proposed location of port-a-potties (if proposed)*
- Proposed parking areas and access for the rural event/facility (see more detail below)

*The Health Department may require approval of port-a-potties or other restroom facilities.

Adequacy of Parking Area:

On the attached Sketch Plan, clearly depict the proposed parking area(s) and ADA space as follows,

- Square footage of the proposed parking area
- Delineate the number of proposed parking spaces (standard parking spaces are 9' W x 20' L)
- Type of parking surface (pavement, gravel or grass). If grass parking is proposed, the area shall be relatively flat and free of mud, ruts, etc.

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ADA parking requirements shall be addressed; in order to make reasonable accommodation for persons with disabilities, an unpaved accessible space may be created. Such space shall be identified as follows:

- The parking space shall be the standard width for a van-accessible space (16' wide)
- Signs shall be placed within the enclosed area that says "disabled parking only."
- The ADA space shall be located closest to the rural reception activity or on the closest space available that is as level as possible.

How will the parking spaces be delineated onsite (painted lines, roping off the area, orange cones, etc)?

Parking will be by:

- Valet Service Self-Parked Both*

*If both, denote on Sketch Plan which areas will be valet service and self-parked.

Adequacy of Vehicular Access to the Property:

On the attached Sketch Plan, indicate the following:

- All access points to roads, driveways and easements*
- The width of the legal access(es)
- If there is shared access
- If the event is proposed to use more than one point of entry.

*The West Virginia Division of Highways may require an Entrance Permit for a Rural Event/Facility.

Impact on Adjacent Properties and Compatibility with the Neighborhood:

The rural event/reception facility provisions are intended to allow uses that have minimal impact on the adjacent properties and are compatible with the neighborhood in which it is located. Describe how the proposed use meets this intent.

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Compliance with County Noise Restrictions per Section 8.9A.1:

Section 8.9 Industrial and Commercial Uses²³

A. Industrial and commercial uses in all districts shall comply with the following standards:

1. Noise

All noise shall be muffled so as not to be objectionable due to intermitting, beat frequency, or shrillness. Noise levels shall not exceed the following sound levels dB(A). The sound-pressure level shall be measured at the property line with a sound level meter.

Sound Measured In	DAY 7 AM - 6 PM	NIGHT 6 PM - 7 AM
Adjoining Agricultural or Residential Growth District	60 dB(A)	50 dB(A)

I certify that the proposed Rural Reception/Event Facility will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

Attendance Provision

I understand that it is the applicant's responsibility to submit a traffic control plan to the Office of Planning and Zoning if proposed event(s) may exceed 300 persons. Only one traffic control is required by the Office of Planning and Zoning and shall be submitted prior to commencement.

I certify that the proposed Rural Reception/Event Facility will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

I understand that should the attendance/occupancy of an event hosted inside an existing structure exceed 300 people that the Office of Engineering will be notified and that I may be required to upgrade or modify the existing structure in addition to any improvements I have already made to meet current building code requirements.

I understand that it is an applicant's responsibility to verify whether deed restrictions or Homeowners' Association covenants prohibit the proposed land use.

Note: Deed restrictions or Homeowners' Association covenants (which are not enforced by Jefferson County) may prohibit the proposed land use. Applicants are advised to review deed restrictions and Homeowners' Association covenants.

Printed Name

Signature

Date