

SECTION 1 — PURPOSE AND INTENT

Purpose

The purpose of this conditional use approval is to allow limited cultural, artistic, and community-oriented activities within a residential setting while ensuring compatibility with adjacent residential properties through operational standards and performance-based conditions.

Intent

This conditional use is intended to:

- Support local arts, crafts, and cultural activity
- Encourage small-scale entrepreneurship
- Allow adaptive reuse of residential property
- Maintain residential character and neighborhood compatibility
- Minimize traffic, noise, parking, lighting, and nuisance impacts

SECTION 2 — APPROVED USES

The following uses may be permitted under this approved Conditional Use Permit (CUP):

Permitted Accessory Uses

1. Photography and creative studio operations
2. Small educational workshops or classes
3. Artisan and makers markets
4. Small private events
5. Community arts and cultural gatherings
6. Limited pop-up retail associated with events
7. Outdoor gathering areas subject to operational limits

SECTION 3 — SCALE LIMITATIONS

Maximum Occupancy

The following maximum occupancies shall apply unless otherwise approved by the Planning Commission:

| Use Type | Maximum Occupancy |
|-------------------|--------------------------|
| Indoor events | 35 persons |
| Outdoor events | 50 persons |
| Workshops/classes | 20 persons |
| Makers markets | 50 attendees at one time |

The Fire Marshal may impose lower occupancy limits.

Event Frequency

Allowed Without Additional Review

- Small gatherings under 20 attendees:
 - Unlimited, subject to operational standards

Larger Events (20–50 attendees)

- Maximum:
 - 4 events per month
 - 24 events annually

Outdoor amplified events

- Maximum:
 - 4 annually

SECTION 4 — HOURS OF OPERATION

General Operating Hours

| Activity | Allowed Hours |
|--------------------|----------------------|
| Photography studio | 8:00 AM – 9:00 PM |
| Workshops/classes | 8:00 AM – 9:00 PM |
| Makers markets | 9:00 AM – 8:00 PM |
| Outdoor events | 9:00 AM – 9:00 PM |

Indoor events

End by 10:00 PM

Quiet Hours

- Outdoor activity shall cease by 10:00 PM.
- Exterior amplified sound shall cease by 9:00 PM.
- Guests shall comply with municipal noise ordinances at all times.

SECTION 5 — PARKING AND TRAFFIC

Off-Street Parking

The property owner shall provide:

- Minimum of:
 - 4 event parking spaces
 - Additional temporary overflow parking for events exceeding 25 attendees

Parking Management

The operator shall:

- Prohibit parking on neighboring lawns, unless mutually agreed to by both property owners in writing
- Maintain clear emergency vehicle access
- Use attendants for events over 35 attendees if required by the zoning administrator
- Encourage carpooling and rideshare use

Traffic Impacts

No event shall:

- Obstruct public streets
- Create unsafe pedestrian conditions
- Interfere with neighboring driveways

SECTION 6 — NOISE AND AMPLIFICATION

Noise Standards

The use shall comply with all municipal noise regulations.

Additionally:

- Outdoor amplified sound prohibited after 9:00 PM
- No DJs or live bands outdoors
- Bass-heavy sound systems prohibited outdoors
- Speakers shall be directed away from neighboring residences

Repeated Complaints

Verified repeated nuisance complaints may trigger:

- Administrative review
- Additional operational restrictions
- Revocation proceedings

SECTION 7 — LIGHTING

Exterior Lighting

Lighting shall:

- Be fully shielded
- Directed downward
- Not spill onto adjacent residential properties
- Be extinguished within 30 minutes after event conclusion

Decorative/Event Lighting

Temporary decorative lighting permitted only during active events.

SECTION 8 — OUTDOOR ACTIVITIES

Outdoor Events

Outdoor activities shall:

- Occur only within the confines of the subject property
- Maintain 5' setbacks from neighboring property lines
- Avoid obstruction of sidewalks or rights-of-way

Temporary Structures

Tents, booths, and stages:

- Must comply with fire and building codes
- Shall not remain erected longer than 72 hours after an event

SECTION 9 — PROPERTY MAINTENANCE

The property shall:

- Remain residential in appearance
- Prevent litter and debris accumulation
- Maintain restroom access during events
- Provide refuse collection after events

SECTION 10 — SECURITY AND MANAGEMENT

Owner Operator Requirement

The owner operator shall:

- Be available during events
- Respond to complaints within 30 minutes
- Provide contact information to neighboring property owners upon request

Event Management Plan

For events exceeding 35 attendees, the owner shall maintain:

- Parking management procedures
- Emergency contact information
- Site supervision procedures

SECTION 11 — ALCOHOL

Alcohol Restrictions

Alcohol service:

- Shall comply with all state liquor laws

No outdoor alcohol consumption after 10:00 PM.

SECTION 12 — REVIEW AND REVOCATION

Administrative Review

The conditional use permit shall be reviewed as needed for:

- Compliance history
- Noise complaints
- Parking violations
- Public safety concerns

Grounds for Revocation

The permit may be suspended or revoked for:

- Repeated ordinance violations
- Excessive nuisance complaints
- Failure to comply with conditions
- False application information

SECTION 13 — TRANSFERABILITY

This CUP:

- Runs with the property only upon continued compliance
- May require reapproval upon substantial operational change
- Shall become void if inactive for 6 consecutive months