

Planning and Zoning Commission – Regulations Text Amendment

Effective Date: October 1, 2017

Approved: September 5, 2017

1. Add a new definition of “Private Event Facility” to Section 19.3 of the Lisbon Zoning Regulations, inserted in alphabetical order as follows:

“A Private Event Facility shall be a seasonal accessory use permitted by special permit in the R-40, R-80 and R-60 zoning districts for the accommodation of weddings, showers, engagement parties, graduation parties and other private gatherings conducted by a resident property owner for profit and which satisfies the standards and requirements contained in Section 10.26 of these Regulations.”

2. Add a Section 4.2.20 as follows:

“Private Event Facility as a seasonal accessory use to a single family owner occupied use of property in a residential district in accordance with Section 10.26 of these Regulations.”

3. Add a new Section 10.26 to the Lisbon Zoning Regulations as follows:

10.26 Private Event Facilities.

10.26.1 Intent. Private Event Facilities are intended as a seasonal accessory use to a principal owner occupied single-family residential use in the residential zoning districts on land containing twenty-five (25) or more acres. This use is intended as a mechanism to allow a landowner of large parcels of land in the residential zoning districts to obtain an economic return from the property as a tool to encourage the preservation of agricultural and/or forested use of the property and to encourage the preservation of open space in the Town of Lisbon.

10.26.2 Accessory Activities and Uses. A Private Event Facility may be developed on any parcel of land that contains not less than twenty-five (25) acres. The following uses shall be considered accessory uses to a Private Event Facility:

- (i) The offering for consumption on the premises of alcoholic beverages;
- (ii) The offering for consumption on the premises of food, but only in conjunction with a scheduled private event conducted on the property; and

- (iii) The provision of entertainment including, but not limited to, automated, digital or live music, but only in conjunction with a private event conducted at the facility.

10.26.3

Standards.

- (a) A Private Event Facility may only be located on a parcel of land which is improved with a single-family residence as a principal use. The operator of the Private Event Facility must reside on the premises.
- (b) The Private Event Facility must be located on a single parcel of land in the R-40, R-80 and R-60 zoning districts.
- (c) The principal building in which private events shall be conducted shall be located no closer than one hundred fifty (150') feet from any property line of the property on which the Private Event Facility is permitted and no closer than seven hundred fifty (750') feet from any residential structure existing as of the date that the special permit is granted.
- (d) The permitted hours of operation of a Private Event Facility shall be from 12:00 p.m. to 12:00 a.m.
- (e) A Private Event Facility shall have no more than ten (10) part-time employees (including employees of any caterer for a private event) but excluding (i) the owner of the Private Event Facility and (ii) the entertainment personnel. Employees shall only be present on the premises during the duration of each private event conducted thereon.
- (f) The provision of food, drink and alcoholic beverages shall be limited to guests and invitees of the Private Event Facility only and there shall be no sale of either food or beverage, including alcoholic beverage, to the general public.
- (g) In conjunction with an application for a special permit for a Private Event Facility, the applicant shall submit to the Commission a request for comment submitted to the Uncas Health District together with any reply comments received which shall, in the event that the Commission approves the special permit, be incorporated as additional conditions of approval.

- (h) The applicant shall submit a written request to the Lisbon Fire Marshal for comment on the suitability of any emergency access and fire protection provisions that are to be established in connection with the proposed Private Event Facility. A copy of such written request shall be submitted to the Commission as part of the special permit application.
- (i) The structure in which private events shall be conducted shall not exceed 8,000 square feet in gross floor area. Associated outdoor patio space shall not exceed 5,000 square feet. Any such patio shall be designed as an integral component of the Private Event Facility and may have an overhead covering such as an awning for use only during periods of inclement weather.
- (j) Parking shall be provided in accordance with the requirements of Section 13 of these Regulations. No parking area shall be located within two hundred (200') feet of any property line of the property on which the Private Event Facility is located. Parking must be located on the parcel of land which holds a special permit to conduct a private event facility. Handicapped parking spaces shall be located within fifty (50') feet of the Private Event Facility building and all parking spaces shall be located within five hundred twenty-five (525') feet of the building which will accommodate the private events. All parking areas shall contain a dustless surface and shall be located in an area that is screened from nearby public roads and streets and residential structures located on abutting properties.
- (k) A Private Event Facility shall only attain access by virtue of a driveway from a State of Connecticut maintained highway.
- (l) All refuse areas shall be screened from view from abutting properties and shall be located no closer than seven hundred fifty (750') feet from any dwelling on an adjoining lot.
- (m) The applicant shall be permitted to have one (1) identification sign at the facility driveway which shall not

exceed 6 square feet in size and which shall not be internally illuminated.

- (n) Except as provided in subsection (o) below, sound systems to be used at a Private Event Facility shall be located within buildings on the facility premises and noise emissions, at the property line of the property accommodating the Private Event Facility shall not exceed the maximum night time decibel standards promulgated by the State of Connecticut Department of Energy and Environmental Protection for a residential receptor. No music shall be played after 11:45 p.m.
- (o) Acoustic, non-amplified music may be played within a designated and approved outdoor patio area adjacent to the Private Event Facility building; provided, however, that no such music may be played after 9:00 pm.
- (p) A Private Event Facility shall be a seasonal use only and may only be operated during the period May 1 to November 15 of each year.