Draft Zoning Text Amendment – Place of Public Assembly (Indoor/Outdoor) in the FOI and RC Districts

SECTION 1: AMENDMENT "15.12.050 District Use Table" of the Vineyard Zoning Code is hereby amended by adding Place of Public Assembly (Indoor/Outdoor) as a permitted use with all other columns marked N, unless the Council elects to include them, as follows:

Use	BP	RC	NC	FOI	M	PF
Place of Public Assembly (Indoor/Outdoor)	N	P	N	P	N	N

13. Place of Public Assembly (Indoor/Outdoor) may be owned or operated by a public entity or a private operator. Where Place of Public Assembly (Indoor/Outdoor) also meets the description of another use in this table, including Assembly, Place of; Commercial Recreation, Outdoor; or Event Centers, the Place of Public Assembly (Indoor/Outdoor) listing and VZC 15.34.[___] apply.

SECTION 2: AMENDMENT. "15.60 Definitions" is amended by adding the following definitions in alphabetical order.

• Place of Public Assembly (Indoor/Outdoor). A use designed for live performances, concerts, public assemblies, artistic and theatrical performances, conventions, festivals, filming and production, sporting and community events, or similar gatherings of the public. The use may operate in an open-air, partially enclosed, or fully enclosed configuration on a year-round basis. Capacity may be provided through fixed seating, lawn seating, standing areas, or any combination. A Place of Public Assembly (Indoor/Outdoor) includes stages, canopies, back-of-house and production areas, ticketing, concessions, restrooms, and related structures and equipment, and may be permanent, seasonal, or modular. The use applies regardless of the ownership of the facility or the type of event held.

• Stage Structure. A permanent or temporary structure within a Place of Public Assembly (Indoor/Outdoor) used for performances, including the stage floor, roof or canopy, stage-support elements, rigging, lighting and sound towers, video screens, and related equipment.

VZC 15.34.[___] Place of Public Assembly (Indoor/Outdoor)

15.34.[___] Place of Public Assembly (Indoor/Outdoor). A Place of Public Assembly (Indoor/Outdoor) shall comply with the following:

1. Purpose: The purpose of this section is to allow amphitheaters, concert venues, and similar large gathering places, and to provide flexibility in their design and operation.

2. Permit requirements: A Place of Public Assembly (Indoor/Outdoor) is allowed in districts as listed in VZC 15.12.050 District Use Table.

3. Site plan approval: A Place of Public Assembly (Indoor/Outdoor) requires site plan approval under VZC 15.24. Review shall address compliance with applicable standards for access, circulation, parking, lighting, noise, and off-site impacts.

4. Building design: Stage Structures, seating, canopies, shade structures, and other open-air venue structures are exempt from the building design requirements of VZC 15.36.

5. Height: Stage Structures may exceed the district's maximum building height but may not exceed one hundred twenty-five (125) feet in height.

6. Parking: Parking shall be determined through site plan review based on a parking analysis provided by the applicant, and may be met in whole or in part through shared parking, off-site parking, transit, or shuttle service. The general parking ratios of VZC 15.38 do not apply.

7. Accessory activities: Concessions, food and beverage service, merchandise sales, ticketing, and other activities customarily associated with the venue are allowed as accessory uses without separate land use approval.