

TEXT AMENDMENT TO  
THE ZONING REGULATIONS OF THE TOWN OF NEW HARTFORD, CT  
ESTABLISHING A SPECIAL EXCEPTION FOR A  
RURAL EVENT AND RECREATION FACILITY

New Definition in section 2.2:

Rural Event and Recreation Facility – A use which may include indoor and outdoor spaces for private, ticketed, and/or philanthropic fundraising events.

Add to the table of Section 3.2.D, item #6:

6. Rural Event and Recreation Facility, SE in R-2 District, and “See Section 3.6.A” under “Additional Regulations.”

NEW SECTION 3.6.A: Rural Event and Recreation Facility.

1. A Special Exception for a Rural Event and Recreation Facility, to be allowed subject to the general standards for all Special Exceptions and the Commission’s evaluation of other relevant standards and criteria, including but not limited to those set forth below: **(physical characteristics of site)**

- a. The size of the property (minimum of 50 acres) and shall be Owner Occupied.
- b. The setbacks of buildings, structures, outdoor patios, outdoor event and recreational spaces, and tents and other temporary structures from property lines (minimum of 200 feet).
- c. The compatibility and location of the proposed structures and operation with the character of the neighborhood and the impact on adjoining properties, local transportation networks, and existing surrounding uses.
- d. The hours of operation, frequency of events, and proposed attendance for the Rural Event and Recreation Facility and each of its component uses.
- e. The adaptive reuse of existing historical and or landmark buildings (over 100 years old) **in excess of 2,000 square feet** that are located throughout New Hartford, particularly where decaying and or structures in poor repair will be enhanced and improved.

2. As part of the Special Exception, the Commission may allow special indoor and outdoor events such as charity events, parties, reunions, dances, seminars, corporate retreat/training, comedy, music and weddings that may include, artistic painting, photography, yoga, meditation that are subject to the following: **(activities conducted)**

- a. The Commission may establish a limit for the size and location of such special events which may be conducted.
- b. The Commission may limit the hours of operation for any special events.
- c. The Commission may limit the frequency per day, week, month, or year of such events, or may restrict them to certain seasons of the year.

3. As part of the Special Exception, the Commission may authorize the service of food and beverage (both alcoholic and non-alcoholic) at the Rural Event and Recreation Facility. The Commission may also allow indoor and/or outdoor amplified sound, including music or public address systems, for patrons of the facility all subject to the following conditions: (food, booze and music)

- a. On-site food preparation requires all Farmington Valley Health District approvals, and/or
- b. Food to be prepared and served on the premises to patrons by a licensed caterer or subcontractor, and/or
- c. Food brought in from commercial kitchens for final preparation and serving on site, and/or
- d. Sale and service of alcoholic beverage will be subject to all local, state and federal laws, and liquor laws
- e. The use of food trucks to serve patrons;
- f. The Commission may limit the number, size, location and hours of operation of all events.

4. Parking for Rural Event and Recreation Facility shall be regulated by Section 6.2 #5 "Uses Not Listed". A basic Onsite Parking Study shall be submitted in conjunction with the Site Plan. In keeping with the rural, residential purpose of this regulation, the Commission may allow portions of the parking area to not be paved and may be maintained as lawn parking so as to maintain the rural and aesthetic nature of this use where the soils are such as to allow such parking without erosion or deterioration of the lawn areas. All handicap parking regulations shall be complied with per Section 6.2 of the Regulations. To the maximum extent possible, parking lots shall be located in areas on the site where they will be the least visible from access roads and adjoining properties. No "On Street" parking shall be permitted at any time. (Parking)

5. In addition to the information required for all Special Exceptions in accordance with Section 8.5 of these Regulations, the applicant shall submit a Site Plan and Statement Of Use containing specific information as follows: (Site Plan & Statement of Use)

- a. the specific types of activities to be conducted on the premises, including whether they are indoor and the building or portion of a building that they will occupy, or the outdoor area and the use of tents or other temporary enclosures;
- b. the location of such activities on the premises with the dimensions of each such area, indoor or outdoor or in tents or other temporary enclosures;
- c. the typical and maximum attendance for each such activities, either individually or by categories;
- d. the hours of such activities, either individually or by categories;

- e. the food, if any, to be served at such activities and the method by which such food will be prepared, such as in-house food preparation, third party caterers, or food trucks, and the areas of the site or buildings where those food services will be provided;
- f. the products sold or offered for sale;
- g. the frequency of such activities if to be conducted on a periodic or other than daily schedule;
- h. the location on the premises, number or frequency, maximum attendance, hours, and schedule for indoor events proposed, either individually or by categories;
- i. the location on the premises, number or frequency, maximum attendance, hours, and schedule for outdoor functions proposed, either individually for by categories;
- j. such other information as will enable the Commission to determine the type and character of activities to be conducted on the property and the potential impact of such activities on the neighborhood and the local road system, and to establish that such activities meet the standards of these Regulation.