

AN ORDINANCE TO AMEND THE
WILLIAMSTOWN TOWNSHIP ZONING ORDINANCE

WILLIAMSTOWN TOWNSHIP
INGHAM COUNTY, MICHIGAN

ORDINANCE #: _____

ADOPTED: _____

EFFECTIVE: _____

Williamstown Township hereby amends its zoning ordinance to add regulations allowing “event barns” by amending the agricultural tourism definition, adding a new definition for event barn, establishing site development standards applicable to specific uses for event barns (instead of the site development standards that apply to agricultural tourism), establishing event barn as a special use in the RE, Rural Estate, AG-SF, Agricultural Small Farms, and the AG-C, Commercial Agricultural zoning districts, and clarifying language so it is consistent with the rest of the zoning ordinance to protect the health, safety, and general welfare of Williamstown Township.

WILLIAMSTOWN TOWNSHIP, INGHAM COUNTY, MICHIGAN ORDAINS:

SECTION 1
AMENDMENT TO SECTION 1.03 DEFINITIONS

Section 1.03 is amended to read as follows:

Agricultural Tourism (also known as Agritourism and Agtourism): The practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to, a farm, orchard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreation, education, or active involvement in the operation, other than as a contractor or employee of the operation; and for the purpose of preserving agriculture and the rural open space environment of the Township. Agricultural Tourism uses not covered under the Michigan Department of Agriculture’s Generally Accepted Agricultural and Management Practices (GAAMPs) such as, but not limited to wineries and event barns, are considered special uses in specified zoning districts.

Event Barn: One or more existing agricultural buildings originally constructed for bona fide agricultural purposes, or a new building whose character emulates the architectural features of a historic agricultural building such as a historic Michigan barn surveyed in Michigan State University’s “Michigan Barn and Farmstead Survey,” that is used by individuals or groups for a rental fee or other form of remuneration, to accommodate private functions including, but not limited to, meetings, banquets, weddings, gatherings associated with anniversaries, birthday parties, and reunions, and other similar gatherings and celebrations. Such a use may include designated outdoor areas on the same lot as the agricultural buildings for event barn activities, kitchen facilities for the preparation or catering of food, and the serving of alcoholic beverages for on-premises consumption during scheduled events, which shall not be open to the general public.

SECTION 2
AMENDMENT TO SECTION 8.02 SITE DEVELOPMENT STANDARDS FOR SPECIFIC USES

Section 8.02(OO)(12) is amended to read as follows:

1. **Exclusions.** The provisions in this subsection OO do not apply to the following uses:
 - a. Nature centers or demonstration farms, to the extent that they are regulated by Section 8.02, subsection HH.

- b. Recreation facilities, which are regulated by Section 8.02, subsection W.
- c. Outdoor events, which are regulated by Section 8.02, subsection GG.
- d. Event Barns, which are regulated by Section 8.02, subsection RR.
- e. Roadside stands, which are regulated by Section 8.02, subsection Z.
- f. Wineries, to the extent that such uses are regulated by Section 8.02, subsection JJ.
- g. Distilleries, to the extent that such uses are regulated by Section 8.02, subsection PP.
- h. Bed-and-breakfast establishments, which are regulated by Section 8.02, subsection (F).
- i. Brewpubs and Microbreweries, which are regulated by Section 8.02, subsection (NN).
- j. Riding stables, which are regulated by Section 8.02, subsection (AA).
- k. Any use for which zoning regulations are superseded by Generally Accepted Agricultural and Management Practices (GAAMPS), such as farm markets.

SECTION 3

AMENDMENT TO SECTION 8.02 SITE DEVELOPMENT STANDARDS FOR SPECIFIC USES

Section 8.02(RR) is added to read as follows:

RR. Event Barns

1. **Minimum Lot Area.** Event Barns shall be located on parcels having a minimum size of forty (40) acres.
2. **Access.** Event Barns shall have access to a public road. Approval from the agency having authority over the road right-of-way shall be required, but the location of driveways for ingress and egress shall be subject to review and approval by the Planning Commission.
3. **Approval Requirements.**
 - a. Event Barns shall require site plan and special land use review and approval, pursuant to Sections 29.02 and 29.03. All buildings and improvements are also subject to inspection by the Building Inspector.
 - b. The initial special land use approval shall be limited to one (1) year. Following the initial year of operation, the applicant may apply for continuation of special land use approval.
4. **Health Department Approval.** Approval from the Ingham County Health Department for sanitary facilities/septic system, water supply well, and kitchen facilities shall be submitted prior to final Township approval.
5. **Fire Department Approval.** NIESA (Northeast Ingham Emergency Services Authority) inspection and approval shall be required prior to final Township approval. NIESA shall be requested to establish a maximum occupancy load for the facility, and an appropriate fire access route to the Event Barn, which shall be a durable all-season driveway that remains unobstructed during events.
6. **Parking.** Off-street parking shall be provided in the following amounts: one (1) space per three (3) people, based on the occupancy load of the building. Parking areas shall be set back seventy-five (75) feet from the road right-of-way, to discourage parking in the public road or road right-of-way, which is not allowed. Parking areas and access drives shall be setback a minimum of one hundred (100) feet from side and rear property lines. The Planning Commission may waive the requirement for parking lot paving, upon making the determination that a grass or gravel surface will be adequate to handle the anticipated level of traffic. In making a determination regarding paving, the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of

bus traffic size and weight of vehicles, etc.). If paving is not required, then the site plan shall include a commitment to provide dust control per Section 9 of this Zoning Ordinance. All parking areas shall be clearly defined by gravel, roped boundaries, wheel stops, or other visible markings.

7. **Overnight Use.** Overnight accommodations and parking are prohibited.
8. **Screening and Landscaping.** Event Barns shall comply with the screening and landscaping requirements for Non-Residential Uses in a Residential or Agricultural District (Section 5.03 (C)). If the setbacks are greater than those specified in the “Special Setback Requirements” table below, the Planning Commission may make a recommendation to waive some of the screening and landscaping requirements, provided requirements for screening for adjacent residential zoning and uses are met.
9. **Setbacks.** Event Barns shall comply with the “Special Setback Requirements” in the table below.

Special Setback Requirements

Occupancy Load	Minimum Setback between an Event Barn, including Outdoor Areas, and a Lot Line**
Up to 75	150'
More than 75 but no more than 150	250'
More than 150 but no more than 300	350'

** The Planning Commission may reduce the setback requirements where the distance between lot lines and an existing Event Barn is so limited that the specified setback would result in practical difficulties in achieving a logical relationship between the Event Barn and outdoor use areas. Adequate screening shall be required to mitigate potential impacts on surrounding properties and on the visual character of adjacent public road corridors.

10. **Lighting.** Parking areas, sidewalks, and outdoor areas used after dark shall be adequately lit. Exterior lighting shall comply with the requirements in Section 2.12. Exterior lighting must be turned off at the conclusion of the event, except where needed for clean-up or tear down after the event.
11. **Hours of Operation.** Events shall not start before 8:00 a.m. or extend beyond 11:00 p.m., except that events may extend until midnight on Fridays and Saturdays. Set-up and tear down operations shall be completed within these hours.
12. **Noise and Other Nuisances.** Event Barn activities shall comply with the requirements in the Blight Control Ordinance and the Performance Standards in Article 9 of the Zoning Ordinance with respect to noise and other nuisances.
13. **Signs.** Signs shall comply with the requirements for agricultural seasonal events in the table in Section 7.05(C).
14. **Residential Dwelling Requirement.** An Event Barn shall be permitted on a parcel only if the parcel is also occupied by an owner-occupied residential dwelling.
15. **Attendance Limits.** Event Barns in Williamstown Township shall limit attendance at any wedding or other event to 300 people.

16. **Permitted Frequency of Events.** An Event Barn shall hold no more than five (5) events per calendar week, subject to the following conditions:
- a. No more than two (2) of the events shall have between 76 and 150 attendees.
 - b. No more than two (2) of the events shall have between 151 and 300 attendees.
 - c. Up to two (2) additional events per calendar week are permitted provided there is no amplified music and no alcohol served at the additional events (resulting in a total of up to seven (7) events per week).
 - d. If the Event Barn is adjacent to or across from residential land use, then there shall be an interval of at least two (2) days between the days on which events are held, except that events may be held consecutively on Fridays and Saturdays.
 - e. The proprietor of the Event Barn shall maintain a log of events held for review by the Township. The log shall record date and purpose of the event, number of attendees, whether there was amplified music, and whether alcohol was served.
17. **Additional Site Plan and Special Land Use Requirements.** In addition to the information required in Sections 29.02 and 29.03 for site plan and special land use review, the following information shall be included with an Event Barn application:
- a. The permitted occupancy load of all buildings.
 - b. The planned frequency of events and the maximum number of attendees to be accommodated at any single event.
 - c. Months or seasons of operation if not a year-round facility.
 - d. Proposed and existing exterior lighting that is to be used in association with the Event Barn.
 - e. Delineation of all portions of the lot to be part of the Event Barn, including parking areas, and outdoor gathering and activity areas.
 - f. Food preparation facilities that are to be part of the Event Barn. Any permits required by the Ingham County Health Department shall be submitted.
 - g. The intended availability of alcoholic beverages in association with events. The party to be responsible for the provision of such beverages shall be identified and any permits required by the Michigan Liquor Control Commission shall be submitted.
18. **Building Code Regulations.** Event Barns shall comply with the regulations in the adopted Michigan Building Code covering Assembly Group A, including but not limited to the regulations dealing with egress in Section 1029 of the Building Code. Following approval of a site plan for an Event Barn, the applicant shall apply for a building permit, pursuant to Section 29.02(D)(8) of the Zoning Ordinance.

SECTION 4

AMENDMENT TO SECTION 14.02 PERMITTED USES AND STRUCTURES (IN THE RE DISTRICT)

Section 14.02(C)(11) (Special Uses) is added to read as follows:

- 11. Event Barns, subject to the provisions in Section 8.02, sub-section RR.

SECTION 5

AMENDMENT TO SECTION 15.02 PERMITTED USES AND STRUCTURES (IN THE AG-SF DISTRICT)

Section 14.02(C)(15) (Special Uses) is added to read as follows:

15. Event Barns, subject to the provisions in Section 8.02, sub-section RR.

SECTION 6

AMENDMENT TO SECTION 18.02 PERMITTED USES AND STRUCTURES (IN THE AG-C DISTRICT)

Section 18.02(B)(25) (Special Uses) is added to read as follows:

25. Event Barns, subject to the provisions in Section 8.02, sub-section RR.

SECTION 7
SEVERABILITY

Should any portion of this Ordinance be invalidated for any reason it does not affect the validity of the remaining portions of this Ordinance.

SECTION 8
REPEAL

Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 9
PUBLICATION

A summary of this ordinance must be published in a general circulation newspaper in Williamstown Township fifteen (15) days after adoption.

SECTION 10
EFFECTIVE DATE

This Ordinance takes effect seven (7) days after publication, pursuant to Section 401(6) of the Zoning Enabling Act (Michigan Public Act 110 of 2006, as amended).

Robin Cleveland, Clerk
Williamstown Township
Ingham County, Michigan