

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF WESTON, CHAPTER 405 ZONING REGULATIONS, ARTICLE IV: SPECIAL USE EXCEPTIONS BY ADDING TO SECTION 405.010 ZONING REGULATIONS: EVENT CENTER/BANQUET HALL

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WESTON, MISSOURI AS FOLLOWS:

Chapter 405. Zoning Regulations

Article 1. General Provisions

Section 405.010 Rules and Definitions

C. Definitions. The following terms, unless a contrary meaning is required by the context or is specifically prescribed, shall have the following meanings:

EVENT CENTER/BANQUET HALL

A building, structure, or location with the primary intended purpose of hosting events and having flexible, all-purpose event space for events such as business meetings, seminars, training workshops, weddings, or other permitted uses. Event Centers/Banquet Halls shall be permitted in designated zoning districts by special use exception.

SPECIAL EVENT

Any activity to be held in a single location on, or on a route throughout, city streets, sidewalks, parking lots, public parks and nature sanctuaries, rights-of-way, or on or within other city property or facilities, that involves a non-traditional or non-routine use of the property, including but not limited to festivals, concerts, parades, public performances, weddings, races or other similar gatherings. An event is also a gathering on private property (including but not limited to residential or commercial properties) with a significant impact on city resources, traffic, public property, or other public infrastructure. All special events taking place within Weston's City Limits must be approved for a Special Event Permit.

Article III. Zoning Districts – Use and Regulations

Section 405.080 A-1 Agricultural District

B. Permitted Uses

17. Event Center/ Banquet Hall facilities by special use exception.

Section 405.140 H-1 Historic District

B. Permitted Uses

57. Event Center/ Banquet Hall facilities by special use exception.

Section 405.150 C-1 Central Business District

B. Permitted Uses

60. Event Center/ Banquet Hall facilities by special use exception.

Section 405.160 C-1-A Business District

B. Permitted Uses

49. Event Center/ Banquet Hall facilities by special use exception.

Section 405.170 C-2 Local-Highway Business District

B. Permitted Uses

34. Event Center/ Banquet Hall facilities by special use exception.

Section 405.180 C-2-A Local Retail Business District

B. Permitted Uses

8. Event Center/ Banquet Hall facilities by special use exception.

Section 405.190 I-1 Light Industrial District

B. Permitted Uses

24. Event Center/ Banquet Hall facilities by special use exception.

Article IV. Special Use Exceptions

Section 405.240 Special Use Exceptions – General Provisions – Permit.

E.

Figure 1 – Special Use Exceptions and Requirements

	District(s) in Which Use May Be Permitted	Requirement Designation
Event Center/Banquet Hall	"A-1", "H-1", "C-1", "C-1-A", "C-2", "C-2-A", "I-1"	j7, i12, k30, o, p, v, cc
Requirement Designation	Requirement	
i.	FENCE	
	12.	As needed to screen where abutting residential use, unless approved screen planting is already in place
j.	SCREEN PLANTING WHERE ABUTTING RESIDENTIAL USE	
	7.	Screen planting where abutting residential use, unless approved fencing is already in place

k.

PARKING SPACES

30. 1 per 2 employees plus 1 per 2 attendees (except for "H-1")

Section 405.318. Event Centers/Banquet Halls

A. The purpose of this Section is to provide zoning and occupancy procedures in zoning districts (A-1, H-1, C-1, C-1-A, C-2, C-2-A, I-1) for Event Centers/Banquet Halls. Event Centers/Banquet Halls shall be approved in the designated zoning districts by special use exception only. The following guidelines are in effect in the issuance of such special use exceptions before the Planning and Zoning Commission and the Board of Aldermen:

1. Does the proposed project substantially increase traffic hazard or congestion?
2. Does the proposed project adversely affect the character of the neighborhood?
3. Does the proposed project substantially increase fire hazards?
4. Does the proposed project adversely affect the general welfare of the community?
5. Does the proposed project overtax public utilities?
6. Is the proposed project in conflict with the City's Comprehensive Plan?

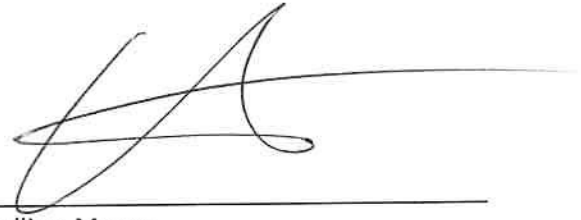
B. All Event Centers/Banquet Halls shall comply with the following regulations:

1. All event activities shall take place inside a building/enclosed space
2. All event activities will comply with existing city noise ordinances.
3. Signage for the Event Center/Banquet to be approved according to the regulations for its specific zoning.
4. The Event Center/Banquet Hall is to provide adequate off-street parking for its guests, unless the Board of Aldermen determine that this requirement is not applicable (see Section 405.240, Special Use Exceptions).

C. All Event Centers/Banquet Halls shall be operated under the following guidelines. [Ord. No. **2362**]

1. Once issued, a special use permit will automatically expire if the property is not actually used as an Event Center/Banquet Hall within a year of the granting of the special use permit. However, if substantial reconstruction work is necessary, an extension may be granted upon written request to the City Planning and Zoning Commission.
2. The owners and operators of Event Centers/Banquet Halls must have a valid City business license with the license renewed annually by the Board of Aldermen.
3. The special use exception shall run with the land and the ownership of the Event Center/Banquet Hall may be transferable so long as all owners and occupiers of the facility comply with the laws, rules and regulations of this Chapter and of the laws of the State of Missouri and the City of Weston.
4. The facility must be open to regular inspections by the City for compliance with fire, health and safety regulations.
5. The facility must be in compliance with City, County and State food and liquor regulations and have the appropriate certificates.

PASSED THIS 10TH DAY OF JUNE 2024.

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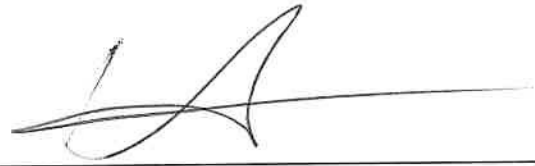
Kent Stelljes, Mayor

ATTEST:

A handwritten signature in black ink, appearing to be 'Tami Weaver', written over a horizontal line.


Tami Weaver, City Clerk

APPROVED THIS 10TH DAY OF JUNE 2024.

A handwritten signature in black ink, appearing to be 'KS', written over a horizontal line.

Kent Stelljes, Mayor

ATTEST:

A handwritten signature in black ink, appearing to be 'Tami Weaver', written over a horizontal line.

Tami Weaver, City Clerk