

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	TA-26-1248040	File ID #: 2026-0453
Address:	County-Wide	Commission Districts: All Districts
Request:	Application of the Director of Planning and Sustainability to Amend Chapter 27 to add regulations for residential entertainment and for other purposes.	
Zoning:	RE (Residential Estate), OI (Office-Institutional), OIT (Office-Institutional Transitional), M (Light Industrial), M-2 (Heavy Industrial)	
Applicant/Agent:	Director, Planning & Sustainability	
Sections of the Zoning Ordinance Affected by the Amendment:	Chapter 27 of the Zoning Ordinance, to amend Article 4, Section 2 of the code.	

STAFF RECOMMENDATION: TWO-CYCLE DEFERRAL.

This is a text amendment request from the Department of Planning and Sustainability to add regulations for Residential Entertainment to address the shift in entertainment practices. Current entertainment regulations were built for a different era. Today, social gatherings increasingly take place in private homes and backyards rather than traditional venues. This shift can create new challenges for surrounding residents, particularly when properties are used for frequent or large-scale events that lead to ongoing disturbances, traffic, and code violations.

The proposed regulations aim to provide a balance between providing appropriate entertainment venues and protecting surrounding residential neighborhoods. Toward that end, the proposed regulations are to only allow residential entertainment with a Special Administrative Permit (SAP) in RE (Residential Estate), OI (Office-Institutional), OIT (Office-Institutional Transitional), M (Light Industrial), M-2 (Heavy Industrial) zoning districts, to add the definition "owner occupied", and to add "residential entertainment" as defined terms to Section 9.1.3. The proposed supplemental regulations to address residential entertainment include:

- Minimum 1 acre lot and 2,000 sq. ft heated floor area;
- Must be located on minor/major arterial roadway or higher;
- Events limited to primary structure or fenced rear yard;
- Indoor music only; subject to the count's noise ordinance
- Permit issued to property owner and is non-transferrable;

- Maximum 8 events per/year (2/per quarter);
- All events must end @12:30 AM or obtain a SLUP;
- Parking plan required;
- Must notify neighbors within (500 ft) and onsite contact signage;
- No advertising on social media;
- No alcohol sales.

Staff continues to work with Legal and Law Enforcement departments to gather enforcement policies. Therefore, Staff is recommending a ***“Two-Cycle Deferral to the November 2026 zoning agenda”***.