

Sec. 16-3-220. - CE-1 Commercial Entertainment District.

- (a) Intent. The purpose of the CE-1 District is to provide for a wide variety of for-profit and/or not-for-profit entertainment activities and uses, including but not limited to:
 - (1) Passive entertainment, such as concert and state performances.
 - (2) Education, training and research related to the entertainment-based function of the site.
 - (3) Hand production and assembly of entertainment products and instruments as an activity related to the entertainment-based function of the site.
 - (4) The sale of food or beverages as an activity related to the approved uses of the site.
 - (5) On-site residence, business and office space for staff, tenants and/or owners as related to the site.
 - (6) Retail and mail order sales of products produced on site and other arts, crafts and gift items related to approved on-site functions.
- (b) Principal Uses.
 - (1) Additional buildings and uses that are accessory to the principal purpose of the CE-1 District are permitted, so long as such buildings and/or uses are included within an original or amended site plan.
 - (2) Keeping, harboring, boarding, caring for or maintaining not more than four (4) dogs over the age of three (3) months.
- (c) Conditional Uses. Permitted conditional uses in the CE-1 District shall be as follows:
 - (1) State, theatrical, concert and related performances, and the construction of required facilities for such, as specified in the site plan.
 - (2) The sale of food and beverages and the operation of restaurant services.
 - (3) Educational, teaching, training, research and learning facilities and functions related to the uses and purpose of the site.
 - (4) The hand production and sale of equipment and goods and the provision of services related to the uses and purposes of the site.
 - (5) Office, business and residency structures and uses, as specified in the site plan.
 - (6) Retail and mail-order sales of arts, crafts and gift items.
- (d) Prohibited Uses. Prohibited uses in the CE-1 District shall be as follows:
 - (1) Any use or activity that creates a danger to safety or the public welfare in surrounding areas.
 - (2) Any use or activity that infringes upon a floodplain in a fashion prohibited by the floodplain regulations specified in this Code.
 - (3) Any use or activity that creates substantial amounts of offensive noise, vibration, smoke, dust, odors, heat or glare beyond the property lines of the site.
 - (4) Any disposal of solid or liquid waste upon the site, including any hazardous materials.
 - (5) Any use or activity not included within the scope and content of an approved site plan.
- (e) Development Standards. Development standards in the CE-1 District shall be as follows:
 - (1) Minimum lot area: five (5) acres.
 - (2) Minimum setbacks:
 - a. Front yard - twenty (20) feet.
 - b. Side yard - twenty (20) feet.

c. Rear yard - twenty (20) feet.

(3) Maximum building height: thirty-five (35) feet.

- (f) Procedures for the Establishment of CE-1 District. Applications for a CE-1 Zoning District shall be submitted and reviewed as specified in this Chapter, and the submittal materials shall include an amendable letter of understanding between the applicant and the Town specifying further details of the entertainment to be provided.
- (g) Criteria for Approval of CE-1 District. The criteria for approval of a CE-1 Zoning District shall be as specified in the amendment and conditional use sections of this Chapter.
- (h) Conditions for Amendment or Revocation of Site Plans Submitted as Portion of Materials Required to Establish CE-1 District. The conditions and procedures for amending or revoking approval of previously approved site plans submitted as a portion of the application materials required to establish a CE-1 Zoning District shall be as specified in the conditional use section of this Chapter.

(Prior code 9-2-4; Ord. 956 §1, 2014)