

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF GETTYSBURG, ADAMS COUNTY, PENNSYLVANIA, AMENDING THE TEXT OF THE GETTYSBURG BOROUGH ZONING ORDINANCE, CHAPTER 27 OF THE CODE OF ORDINANCES OF THE BOROUGH OF GETTYSBURG, IN ORDER TO ESTABLISH AND REGULATE EVENT VENUE USES WITHIN THE BOROUGH OF GETTYSBURG.

The Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania, hereby enacts, adopts and ordains this Ordinance, amending the Gettysburg Borough Zoning Ordinance, codified as Chapter 27 of the Code of Ordinances of the Borough of Gettysburg, as follows:

**Part 2.
DEFINITIONS**

SECTION 1: Chapter 27, Part 2, Section 201, subsection 5, Specific Definitions, of the Gettysburg Borough Zoning Ordinance, shall be amended to revise certain definitions to read as follows:

“§ 27-201.5 Specific Definitions.

EVENT VENUE USE: The commercial use of a building and related facilities for the purpose of leasing the same on a temporary basis for private functions, meetings, cultural or celebratory events or gatherings, family events or gatherings, artistic, educational, and similar functions. This use shall not include and, by this definition specifically excludes functions that are solely outdoor music performances or concerts, and uses that meet the definition of Commercial Auditorium, Social Club or Lodge, or Places of Worship.

**Part 4A.
R-1A PRESERVATION RESIDENTIAL DISTRICT**

SECTION 2: Chapter 27, Part 4A, of the Gettysburg Borough Zoning Ordinance, shall be amended to add the following uses to be permitted by special exception:

“§ 27-4A03. Uses Permitted by Special Exception.

* * *

E. Event Venue.”

Part 5A.
ELM STREET OVERLAY DISTRICT

SECTION 3: Chapter 27, Part 5A, of the Gettysburg Borough Zoning Ordinance, shall be amended to add the following uses to be permitted as a matter of right:

“§ 27-5A02. Uses Permitted by Right.
* * *

X. Event Venue.”

SECTION 4: Chapter 27, Part 5A05 **Additional Standards**, of the Gettysburg Borough Zoning Ordinance, shall be amended to delete subsection 1. Nonresidential uses shall be limited to a maximum floor area of 2,000 square feet when overlaying the R-2 District. Remaining subsections 2. through 4. shall be renumbered consecutively as subsections 1. through 3.

Part 6.
OT OLD TOWN DISTRICT

SECTION 4: Chapter 27, Part 6, Section 602. of the Gettysburg Borough Zoning Ordinance, shall be amended to add the following uses to be permitted as a matter of right:

“§ 27-602. Uses Permitted by Right.
* * *

QQ. Event Venue.”

Part 8.
RO RESIDENTIAL OFFICE DISTRICT

SECTION 5: Chapter 27, Part 8, Section 802. of the Gettysburg Borough Zoning Ordinance, shall be amended to add the following uses to be permitted by special exception:

“§ 27-803. Uses Permitted by Special Exception.
* * *

H. Event Venue.”

Part 8A.
ROR RESIDENTIAL OFFICE REDEVELOPMENT DISTRICT

SECTION 6: Chapter 27, Part 8, Section 8A03. of the Gettysburg Borough Zoning Ordinance, shall be amended to add the following uses to be permitted by special exception:

“§ 27-8A03. Uses Permitted by Special Exception.

* * *

D. Event Venue.”

Part 9.
TC TOURIST COMMERCIAL DISTRICT

SECTION 7: Chapter 27, Part 9, Section 902. of the Gettysburg Borough Zoning Ordinance, shall be amended to add the following uses to be permitted as a matter of right:

“§ 27-902. Uses Permitted by Right.

* * *

Z. Event Venue.”

Part 10.
GC GENERAL COMMERCIAL DISTRICT

SECTION 8: Chapter 27, Part 10, Section 1002. of the Gettysburg Borough Zoning Ordinance, shall be amended to add the following uses to be permitted as a matter of right:

“§ 27-1002. Uses Permitted by Right.

WW. Event Venue.”

PART 15.
GENERAL AND SUPPLEMENTAL REGULATIONS

SECTION 9: Chapter 27, Part 15, Section 1524.2 of the Gettysburg Borough Zoning Ordinance, shall be amended to revise subsection TT.(4) and to add a new subsection to VV. to read as follows:

“§ 27-1524. Additional Requirements for Certain Specific Principal Uses.

VV. Event Venue.

- (1) Minimum Parcel Size. All Event Venue uses shall be conducted on real property with a minimum parcel size of .5 acres if there are to be any outdoor components to the accessory activities associated with the use.
- (2) It is intended that an event venue use shall be conducted primarily within the principal building or buildings comprising the use, and that all outdoor activities associated with such use shall occur with less frequency than indoor events.
- (3) Temporary Accessory Structures. All temporary accessory structures shall be subject to the following:
 - (a.) Front and Side Setback: 10 feet with screening when adjacent to a residential use or district.
 - (b.) All tents, canopies, and similar temporary structures shall be erected no more than 48 hours before an event and shall be dismantled and removed no more than 48 hours after an event.
- (4) Areas used for dumpsters and/or waste containers for the disposal of trash and recycling storage and pickup must be screened with a fence of no less than five (5) feet in height, or with plant material that will form a dense screen and which contains materials reasonably expected to attain a height of five (5) feet within three (3) years of planting.
- (5) Operational Requirements.
 - (a.) There shall be employee presence during all times in which there is client or customer presence, during all loading and setup activities, and throughout all events.
 - (b.) Maximum attendance for outdoor events shall be 100 people, including staff.
 - (c.) All outdoor activities associated with an event must cease by 11:00 PM, including the setup and cleanup activities for the event.
 - (d.) No operating, playing, or permitting the operation or playing of any radio or audio equipment (including from a vehicle), sound amplifier, television, musical instrument, or similar device which produces, reproduces, or amplifies sound outdoors after 9:00 PM on Sunday through Thursday, and after 10:00 PM on Friday and Saturday.
- (6) Standing Vehicles. Any vehicles used to transport or shuttle attendees may only make temporary stops on the public right of way for the limited purposes of loading and unloading passengers. Parking of transport and shuttle vehicles on the alley, street, or in street parking spaces dedicated for the Residential Parking Program shall be prohibited.

SECTION 10: All remaining provisions of Chapter 27 shall remain in full force and effect unless otherwise repealed by any other ordinance. All ordinances, or parts of ordinances, conflicting with this ordinance shall be and the same are hereby repealed insofar as the same affect this ordinance.

SECTION 11: This ordinance shall take effect upon enactment.

THIS ORDINANCE DULY ENACTED AND ORDAINED according to law on this ____ day of _____, 2023, at a duly advertised general monthly business meeting of the Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania.

BOROUGH OF GETTYSBURG

By: _____
Wesley K. Heyser
President of Borough Council

ATTEST:

By: _____
Sara L. Stull, Secretary

APPROVED this __ day of _____, 2023.

By: _____
Rita L. Frealing, Mayor