



## Z-19-76: Party Houses

### Overview

**What:** This ordinance will expressly prohibit the use of a single-family, two-family, or multi-family dwelling unit as a “Party house” in residential districts. The prohibited districts include the R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, R-5, RG, I-1, and I-2 districts.

This ordinance will allow the use of a single-family, two-family, or multi-family dwelling unit as a “Party house” in certain commercial districts but only after the owner obtains a special permit. The allowed districts include R-LC, C-1, C-2, C-3, C-4, C-5, I-MIX, NC, and MRC.

**Why:** In recent years, there has been an accelerated use of dwelling units as “Party houses”. People are holding large-scale, commercial events in their homes. These events are disrupting the peaceful enjoyment of the City’s residential neighborhoods and are causing the degradation of the residential character of the City’s neighborhoods. Furthermore, these events can be loud and unruly gatherings which are a threat to the quiet enjoyment of the property and to the public health, safety, and welfare due to excessive noise, traffic obstruction of streets, service of alcohol to minors, public drunkenness, fights, disturbances of the peace, vandalism and litter.

Accordingly, this ordinance will prohibit the use of dwelling units as “Party houses” in residential districts and will allow the use in certain commercial districts but only after the owner obtains a special permit. The ordinance defines a “Party house” as:

Party House: A single-family, two-family, or multi-family dwelling unit, including all accessory structures and the dwelling unit’s curtilage, which is used for the purpose of hosting a commercial event. For this definition, commercial event includes parties, ceremonies, receptions or similar large-scale gatherings where a fee is charged for the use of the dwelling unit, whether or not the attendees are charged entry to the event; or parties, ceremonies, receptions or similar large-scale gatherings where attendees are charged entry. However, commercial event shall not include any event for the benefit of an entity organized pursuant to Title 26, Subtitle A – Income Taxes, Chapter 1 – Normal Taxes and Surtaxes, Subchapter F – Exempt Organizations, of the Internal Revenue Code of 1986, as amended.

The ordinance will expressly prohibit “Party houses” in the R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, R-5, RG, I-1, and I-2 districts.

The ordinance will allow “Party houses” in the R-LC, C-1, C-2, C-3, C-4, C-5, I-MIX, NC, and MRC districts. However, before an owner can operate a “Party house” in a R-LC or NC district the owner must obtain a Special Use Permit and before an owner can operate a “Party House” in a C-1, C-2, C-3, C-4, C-5, I-MIX, or MRC district the owner must obtain a Special Administrative Permit.

**When:** The Zoning Review Board (ZRB) is scheduled to hold a public hearing in October 3 or October 10, 2019.