

Chapter 17.32RELIGIOUS ESTABLISHMENTS*Sections:

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17.32.010 Purpose.

The purpose of this chapter is to provide standards of development designed to insure that these uses will be compatible with the neighborhood in which they are located. (Ord. 822 §1(part), 1989)

17.32.020 Location criteria.

A church or place of assembly may be located in any zone district which permits that particular use subject to the following exceptions and qualifications:

***Editor's note**—Ord. No. 1159, § 1, adopted June 26, 2012, changed the title of Ch. 17.32 from "Churches and Places of Assembly" to read as set out herein.

A. Primary access shall be from a thoroughfare at least fifty-five feet in right-of-way width for churches and sixty-two feet of roadway width for places of assembly.

B. Churches may be located across a street from a residential zone district if the street is classified as a local collector, as a minimum. Places of assembly may be located across a street from a residential zone district if the street is an arterial or secondary collector, as a minimum. (Ord. 963 §23, 1995; Ord. 822 §1(part), 1989)

17.32.030 Design standards.

Design and appearance of churches and places of assembly shall be compatible with surrounding land uses and zone districts and shall enhance the appearance of the neighborhood in which they are located. The design of such facilities shall incorporate, but not be limited to, the following:

A. Appropriate use of decorative siding and roofing materials such as wood, tile, tinted glass and/or masonry;

B. Additional landscaping above that required;

C. Control of lighting and light fixtures;

D. Substitution of decorative rock or aggregate or other suitable materials for portions of areas proposed to be paved. (Ord. 822 §1(part), 1989)

17.32.040 Site plan requirements.

A. Minimum building site: twenty thousand square feet. This requirement may be waived by the planning commission in the case of churches.

B. Minimum setbacks: twenty feet on all sides of the site. (Ord. 822 §1(part), 1989)

17.32.050 Landscaping.

A. A minimum ten foot wide planter shall be installed parallel to all street right-of-way or precise plan lines.

B. At least twenty percent of the site shall be landscaped.

C. Landscaping shall consist of trees, shrubs, groundcover, or a combination thereof.

D. All landscaped areas shall contain an accepted irrigation system (sprinklers, bubblers or diffuser heads)

with an automatic timer-clock mechanism. All landscaped areas shall be contained within six-inch concrete or eight-inch masonry planter curbing.

E. All landscaped areas shall be maintained in a reasonably litter-free and weed-free condition and all plant materials shall be kept in a reasonably healthy, growing condition. (Ord. 822 §1(part), 1989)

17.32.060 Frontage and access.

Driveway locations and width must meet standards established by the city. (Ord. 963 §24, 1995: Ord. 822 §1(part), 1989)

17.32.070 Fencing and screening.

Except for areas used for traffic circulation, a natural wood or uniformly painted wooden fence, masonry wall, or shrubbery between three and six feet in height shall be maintained along all interior lot lines. Where any interior lot line abuts a residentially zoned lot or a lot with permitted residential uses, the fence shall be constructed of decorative and view-obstructing wood or masonry compatible with the design of the principal structure on the site. The fence or wall shall be six feet in height, except within twenty feet of the front property line, in which case it shall not exceed forty-two inches in height. (Ord. 822 §1(part), 1989)

17.32.080 Performance standards.

Churches and places of assembly shall be operated in a manner which does not interfere with the normal use of adjoining properties. Accordingly, the following performance standards shall be applicable to all such establishments:

A. Noise levels measured at the property lines shall not exceed the levels prescribed in the noise regulations of the city.

B. The premises shall be kept clean and the operator shall insure that no trash or litter originating from the site is deposited on neighboring properties or on the public right-of-way.

C. All exterior lighting shall be designed in such a manner that will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.

D. Hours of operation, including deliveries to the site shall be compatible with the needs and character of the surrounding neighborhood. For the purpose of this chapter, the usual operating hours shall be considered to be between six a.m. and ten p.m. for places of assembly within five hundred feet of a residential zone. Any modification of these hours must be approved by the planning commission.

E. Management of the use shall take all necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises. (Ord. 963 §25, 1995: Ord. 822 §1(part), 1989)

17.32.090 Religious establishment overlay zone.

A. Notwithstanding any other provision in this municipal code, the city council hereby creates a religious establishment overlay zone for the properties listed in subsection (D) below.

B. All religious establishments shall comply with the requirements and standards set forth in Sections 17.32.030, 17.32.040, 17.32.050, 17.32.060, 17.32.070 and 17.32.080.

C. Prior to establishing a religious establishment at any of the properties listed in subsection (D), an applicant must:

1. File an application;
2. Pay a fee in an amount established by the city council; and
3. Demonstrate that the proposed use can comply with the requirements and standards set forth in Sections 17.32.030, 17.32.040, 17.32.050, 17.32.060, 17.32.070 and 17.32.080.

D. The following properties are included in the religious establishment overlay zone:

1. 1510 Peck Road.
(Ord. No. 1159, § 2, 6-26-2012)