Table 21.08.060C Allowed Uses and Special Regulations							
Section	Use	Parking Ratio: Unit of measure (Minimum required; Maximum allowed)	Special Regulations				
Educati	on, Public Administration, F	lealth Care, and Other Instit	rutions				
26	Day care center	Employee (1.0)	1. A Conditional Use Permit is required. Day care uses are only permitted in a building or building complex used for other uses, such as a school, church, meeting hall, or some other building used for more than one purpose. See RZC 21.08.310, Day Care Centers, for specific regulations which may apply.				
27	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.				
28	Public safety	Adequate to	A Conditional Use Permit is required.				
29	Grade schools (K-12)	accommodate peak use					
30	Religious Institution	1,000 sq. feet of GFA for assembly (1.0) or 5 fixed seats (1.0); 3 seats (1.0).	Permitted use if less than 250 seats. A Conditional Use Permit is required for religious institutions with between 250 and 750 seats. See RZC 21.08.380, Churches, Temples, Synagogues and Other Places of Worship, for specific regulations which may apply.     A Traffic Mitigation Plan is required. See RZC 21.08.280.C.5.				
			Citation typographical  Entur-pointed out by  S. Fishen -				

\*21.08.280

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HEARING EXAMINER

## Special Regulations for Places of Worship

## 21.08.280 Churches, Temples, Synagogues, and Other Places of Worship

- A. Purpose. This section is intended to ensure that the unique impacts associated with church, temple, synagogue, and mosque uses are addressed while still allowing for a wide range of possible locations for religious assembly.
- B. Calculation of Seating Capacity. For the purposes of this regulation, a seat shall be defined as either:
  - 1. One individual fixed seat; or
  - 2. A length of 18 inches on a pew or bench; or
  - 3. A measurement of seven square feet per person for the area seating the general assembly with movable chairs or other portable seating fixtures. The total area includes aisle space, but excludes areas such as stage and podium areas, space for musical instruments, and lobbies.
- C. Requirements. The following <u>development</u> criteria shall apply to places of worship and related activities without regard to the zone in which it is located or the permit under which the use is processed:
  - Lighting for parking lot areas, structures, statuary and signage shall comply with the development regulations for parking, lighting and signs, and the Design Standards of RZC 21.60, Citywide Design Standards.
  - The use shall comply with the parking regulations for assembly uses, except that in no event shall parking be in excess of one space per three seats in a residential zone.
  - The storage of buses or vans over 10,000 pounds gross weight is permitted on-site under the following conditions:
    - The location of the parking areas for these <u>vehicles</u> is indicated on the site plan at the time of application;
    - Vehicles must be leased or owned by the owner or tenant of the site, must be in operable condition, and must have a current vehicle registration;
    - Vehicles shall not intrude into public rights-of-way or obstruct sight visibility from any driveway;
    - d. Structural and/or natural screening, as approved by the <u>City</u>, shall screen the vehicles from neighboring properties. The screening requirement or amount of screening may be eliminated or reduced in light industrial zones to the extent that the storage of vehicles is treated uniformly with other uses in the same zone.
  - 4. Places of Worship Within Shorelines. Within the Shoreline Jurisdiction, site development shall comply with the general standards of the zone in which it is located, except as otherwise provided in subsection RZC 21.08.280.D below. The maximum building height, exclusive of steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop is 35 feet. An additional building height allowance of 15 feet is allowed for symbolic religious icons located on the building. (SMP)
  - 5. A traffic mitigation plan shall be submitted for approval by the City. The plan shall address traffic control, parking management (including the mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. In addition to on-site parking requirements, parking in excess of the maximum may be permitted on existing off-site satellite parking lots, subject to City approval of a joint use agreement. Off-site parking in residential zones shall be limited to lots shared with existing institutional uses, such as schools.
  - The maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, shall be 15 feet.
  - The proposed structure(s) shall comply with the applicable design criteria contained in RZC 21.60, Citywide Design Standards, for the zone in which the use is located.
  - Additional standards are applicable to the use. The underlying zoning and size of the facility shall determine which additional criteria shall apply. The additional criteria for residential zones can be found below, depending on seating capacity.
- D. Development Criteria for Seating Capacities in a Residential Zone.
  - 1. Places of worship with a seating capacity of less than 250 seats:
    - The facility shall be located within 1,200 feet, as measured along the centerline of the <u>right-of-way</u>, of an arterial (collector, minor or principal);
    - The facility shall be located on a paved road having two lanes with a minimum width equal to the public works standard for a local access street;
    - Buildings shall maintain a minimum <u>setback</u> of 20 feet from all <u>property lines</u>; building setbacks shall be increased by five feet for every one foot in building height over 30 feet;

Classification and criteria for churches of less than 250 seats and those between 250 and 750 seats.

This is the current code. Redwood Family Church was approved with a CUP in 1977

- The maximum building height does not exceed 50 feet inclusive of steeples, bell towers, crosses, or other symbolic religious icons;
- The minimum lot size shall be the same as that required in the zone in which the proposed facility is located;
- f. The maximum lot coverage of structures may not exceed 35 percent, and total impervious surfaces may not exceed 75 percent of lot area;
- g. No more than two large vehicles may be stored on-site at a given period of time; and
- h. Structures, parking lots and lighting shall be designed to avoid excessive light and glare impacts on adjacent properties. Restrictions on light pole height and type, deflectors and other such measures may be required as necessary to prevent overspill and excessive intensity of light.
- 2. Places of worship with a seating capacity of between 250 to 750 seats:
  - The proposed facility must be located adjacent to at least one arterial (collector, minor or principal);
  - b. Buildings shall maintain a minimum setback of 20 feet from all property lines;
  - c. The maximum building height may not exceed 50 feet, inclusive of steeples, bell towers, crosses, or other symbolic religious icons. However, building setbacks shall be increased five feet for every one foot in building height over 30 feet;
  - d. The maximum lot coverage of structures may not exceed 35 percent, and total impervious surfaces may not exceed 75 percent of the lot area; and
  - e. No more than two large vehicles may be stored on-site at a given period of time.

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