

15-13-18 Standards For Church Development For All Zones

- J. **Location of Sites.** All church sites should be located adjacent to streets which are a minimum of 60 feet wide. No church should be located where access is less than the above except for churches which can show that members will come from the local neighborhoods so that traffic impacts are lessened.
- K. Except in extraordinary circumstances, it is preferred that churches be located where there is access to two streets (corner lots) unless otherwise approved by the Planning Commission.
- L. **Parcel Size.** No minimum parcel size is required, however, the parcel chosen for a church must be adequate to meet all of the development standards to be listed below which include but are not limited to setbacks, landscaping, parking, improvements and dedications.

M. **Building Setbacks.**

1. Commercial Zone

- a. Front. 30 feet from property line. (If project fronts on more than one street, setback applies to all street frontages.)
- b. Side and Rear. Minimum 10 feet unless located adjacent to a residential zone. In this case the minimum setback to buildings must be 30 feet.

2. Residential Zone

- a. Front. 30 feet from front property line. (If project is on a corner lot, setbacks are 30 feet on one street and 20 feet on the other.)
- b. Side and Rear. Follow setbacks required according to zone property is in. A greater setback may be needed as may be deemed necessary by the Planning Commission by larger structures.

- N. **Building Height.** Maximum building height shall follow zoning that the project is in. Thirty-five (35) feet is the maximum in a residential zone or in any zone adjacent to a residential zone (not including chimneys, steeples and the like).

O. **Landscaping Setbacks**

1. Front. 30 feet minimum from property line. (If on corner lot in a residential zone, 20 feet on shorter setback side.)
2. Sides and Rear. 5 feet minimum
3. Landscaping in the front areas shall also include the following:
- a. Landscaping within the 5 foot parkstrip adjacent to the curb including grass and street trees (minimum 2 inch caliper and spaced 30 feet on center).
- b. All front landscaping shall be bermed with 24-36 inch high random mounding as may be deemed appropriate by the Planning Commission.
4. Landscaping shall also be required within the parking lot itself where large expanses of asphalt occur. There shall be one 10 foot wide planter within the parking lot area where over 125 linear feet of asphalt occurs.

P. Fencing

1. As a general rule, fencing shall follow that of the surrounding area. However, chain link fencing is not acceptable unless prior Planning Commission approval is granted. In cases where chain link fencing is approved, vinyl coated chain link mesh will be required.
2. Acceptable fence types shall include architecturally designed brick or block fences or structural wood fences with square tube metal posts with tongue-in-groove redwood siding and redwood for all other wood members.

Q. Parking

1. All parking for church facilities shall be on-site. No parking is allowed on the street.
2. Number of parking spaces required shall be 1 space for every 4 fixed seats or as may be needed for the type of facility planned.
3. Size of parking spaces are to be 9 feet wide by 20 feet long. Driveways between parking spaces shall be a minimum of 24 feet wide.
4. No parking is permitted within the front landscape setback.

I. Trash Enclosures and Accessory Buildings

1. All trash bins shall be surrounded with 6 foot high enclosures made of the same structural wood materials as mentioned in (G) above with opaque gates. Enclosures may be combined with accessory structures or maintenance buildings. The setback of such structures shall be at least the same as front landscape setback, but in no case shall trash enclosure be adjacent to a residential lot line.
2. Maintenance buildings shall be built of the same materials as the main building (siding and roofing) so as to blend in with the entire project. Setbacks are same as main building unless built of one hour fire rated construction. In this case structure can be considered an accessory structure and can come to within one foot of the property line.

J. **Lighting.** All lighting for church buildings, parking lots and accessory uses, if applicable, shall be downlit and not cause any adverse impact on adjacent residential areas.

K. **Auxiliary Uses.** Auxiliary uses such as parks, ball diamonds, pavilions, etc. shall not count towards landscaping on the church site but shall stand alone and be considered as a separate site and subject to a separate conditional use approval. Any such auxiliary uses are subject to, but not limited to, the standards of this section (if applicable).

L. **Planning Commission Conditions.** In addition to those standards cited above, the Planning Commission, upon review of a conditional use, may impose additional reasonable conditions which they feel are necessary to protect the health, safety and general welfare of the surrounding area.

M. Procedure for Approval.

1. Church facilities are conditional uses in all zones within Sandy City and as such require the Planning Commission's approval.
2. Upon receiving a conditional use approval from the Planning Commission, all church project will proceed through the Site Plan Review Process with staff.

