

**ORDINANCE NO. 1931**

**TEXT AMENDMENT NO. 250**

**AN ORDINANCE TO AMEND THE LAUREL UNIFIED LAND DEVELOPMENT CODE; CHAPTER 20 LAND DEVELOPMENT AND SUBDIVISION, ARTICLE I ZONING, DIVISION 5 ZONING DISTRICTS, SECTION 20-7.8., SECTION 20-8.3., SECTION 20-9.5., AND SECTION 20-12.3., OF THE CITY CODE TO ALLOW FOR A HOUSE OF WORSHIP IN CERTAIN COMMERCIAL, OFFICE BUILDING, INDUSTRIAL, AND MIXED USE ZONES AS A PERMITTED USE; AND PROVIDING AN EFFECTIVE DATE.**

*Sponsored by the President at the request of the Administration.*

**WHEREAS**, on September 24, 2018, the Mayor and City Council of Laurel adopted City Ordinance Number 1702, Text Amendment Number 250, approving a Unified Land Development Code; and

**WHEREAS**, City staff has received requests for Houses of Worship to be a permitted use within certain Commercial, Office Building, Industrial, and Mixed Use Zones within the City; and

**WHEREAS**, City staff has researched Houses of Worship and has reviewed the Unified Land Development Code and recommends a text amendment to allow a House of Worship as a permitted use within the C-N Commercial Neighborhood Zoning District, C-C Community Commercial Zoning District, C-G Commercial General Zoning District, C-SH Commercial Shopping Center Zoning District, C-V Commercial Village Zoning District, C-VAC Commercial Village Activity Center Zoning District, O-B Office Building Zoning District, I-CS Industrial Commercial Service Zoning District, and M-X-T Mixed Use Transportation Oriented Zoning District; and

**WHEREAS**, the Mayor and City Council of Laurel wishes to make the changes recommended by City staff as set forth herein.

**NOW THEREFORE BE IT ENACTED AND ORDAINED**, by the Mayor and City Council that Chapter 20, Article I, Division 5, Section 20-7.8., Section 20-8.3., Section 20-9.5., and Section 20-12.3., of the Laurel City Code is amended as follows:

**Chapter 20**

**LAND DEVELOPMENT AND SUBDIVISION**

**ARTICLE I.  
ZONING**

**DIVISION 5  
ZONING DISTRICTS**

\* \* \* \*

**SECTION 20-7. COMMERCIAL ZONES.**

\* \* \* \*

*Underlining indicates new language added.  
Strikethroughs indicate language deleted.  
\* \* \* Asterisks indicate intervening language and section unchanged.*

**Sec. 20-7.8. Table of Commercial Uses.**

<i>Use</i>	<i>C-N</i>	<i>C-C</i>	<i>C-G</i>	<i>C-SH</i>	<i>C-V</i>	<i>C-VAC</i>
* * * *						
House of worship, convents, and monasteries:						
• Located on a lot less than 1 acre in size.	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>
• Located in a building that was constructed on a lot less than 1 acre in size.	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>	<u>SE</u> <u>P</u>
• Located on a lot 1 acre or greater in size.	P(hh)	P(hh)	P(hh)	<u>SE</u> <del>(hh)</del> <u>P (hh)</u>	P(hh)	P(hh)

\* \* \* \*

(hh) A house of worship shall comply with the following:

- (1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
- (2) Ingress and egress shall be located so as to direct traffic away from streets that are internal to a residential subdivision;
- (3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;
- (4) Parking spaces or loading areas shall not be located in the front yard; and
- (5) The maximum allowable lot coverage for the zone in which the use is proposed shall not exceed fifty (50) percent.

\* \* \* \*

**SECTION 20-8. OFFICE BUILDING ZONES.**

\* \* \* \*

**Sec. 20-8.3. Table of Office Building Uses.**

<i>Use</i>	<i>O-B</i>	<i>O-B-E</i>
* * * *		
House of worship	<u>SE</u> <u>P</u>	X

\* \* \* \*

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\* \* \* Asterisks indicate intervening language and section unchanged.

**SECTION 20-9. INDUSTRIAL ZONES.**

\* \* \* \*

**Sec. 20-9.5. Table of Industrial Uses.**

<i>Use</i>	<i>I-CS</i>	<i>I-G</i>	<i>I-RTP</i>
* * * *			
House of worship, convents, and monasteries:			
<ul style="list-style-type: none"> <li>Located on a lot less than 1 acre in size.</li> </ul>	<del>SE</del> <u>P</u>	X	X
<ul style="list-style-type: none"> <li>Located in a building that was constructed on a lot less than 1 acre in size.</li> </ul>	<del>SE</del> <u>P</u>	X	X
<ul style="list-style-type: none"> <li>Located on a lot 1 acre or greater in size.</li> </ul>	<del>SE(q)</del> <u>P (q)</u>	X	X
<ul style="list-style-type: none"> <li>Located in a building that was constructed on a lot 1 acre or greater in size.</li> </ul>	<del>SE(r)</del> <u>P (r)</u>	X	X

\* \* \* \*

- (q) A house of worship shall comply with the following:
  - (1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
  - (2) Ingress and egress shall be located so as to direct traffic away from streets that are internal to a residential subdivision;
  - (3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;
  - (4) Parking spaces or loading acres shall not be located in the front yard;
  - (5) The maximum allowable lot coverage by building shall be sixty-five (65) percent; and
  - (6) The minimum allowable green space shall be twenty (20) percent.
- (r) A house of worship shall comply with the following:
  - (1) The applicant shall satisfactorily document that off-street parking is sufficient to comply with Section 20-16, Parking and Loading Facilities. If a reduction in the required parking is requested a parking study shall be required to demonstrate that adequate parking will be provided.
  - (2) The applicant shall satisfactorily document by a traffic study that traffic impacts because of the increase intensity in land use will be mitigated.
  - (3) It will be an adaptive reuse of an existing building. Adaptive reuse shall mean at least fifty (50) percent of the existing building.

\* \* \* \*

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**SECTION 20-12. - M-X-T ZONE (MIXED USE—TRANSPORTATION ORIENTED).**

\* \* \* \*

**Sec. 20-12.3. - Table of Mixed-Use—Transportation Oriented Zone Uses.**

<i>Uses</i>	<i>M-X-T</i>
* * * *	
House of worship, convents, and monasteries:	
<ul style="list-style-type: none"> <li>• Located on a lot 1 acre or greater in size.</li> </ul>	<u>SE(b)</u>  <u>P (b)</u>

\* \* \* \*

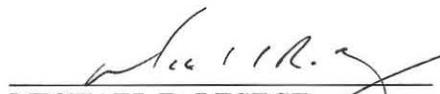
(b) Must be included within approved conceptual site plan.

**AND IT BE FURTHER ENACTED AND ORDAINED**, that this Ordinance shall take effect on the date of its passage.

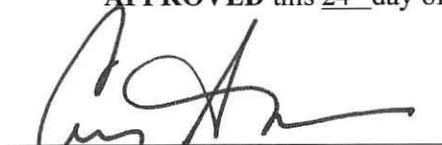
**PASSED** this 24<sup>th</sup> day of September, 2018.

**ATTEST:**

  
**KIMBERLEY A. RAU, MMC**  
 Clerk to the City Council

  
**MICHAEL R. LESZCZ**  
 President of the City Council

**APPROVED** this 24<sup>th</sup> day of September, 2018.

  
**CRAIG A. MOE**  
 Mayor

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