

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.

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*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> (hh) <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.

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SECTION 20-8. OFFICE BUILDING ZONES.

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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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SECTION 20-9. INDUSTRIAL ZONES.

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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:			
• Located on a lot less than 1 acre in size.	<u>SE</u> <u>P</u>	X	X
• Located in a building that was constructed on a lot less than 1 acre in size.	<u>SE</u> <u>P</u>	X	X
• Located on a lot 1 acre or greater in size.	<u>SE(q)</u> <u>P (q)</u>	X	X
• Located in a building that was constructed on a lot 1 acre or greater in size.	<u>SE(r)</u> <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).

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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:	
• Located on a lot 1 acre or greater in size.	<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.

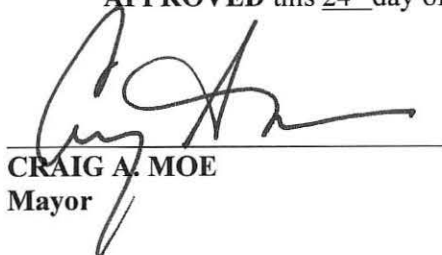
PASSED this 24th day of September, 2018.

ATTEST:


KIMBERLEY A. RAU, MMC
Clerk to the City Council


MICHAEL R. LESZCZ
President of the City Council

APPROVED this 24th day of September, 2018.


CRAIG A. MOE
Mayor

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