

1/11/2008

(2) ~~Maximum building height shall be determined by the maximum building height of the applicable zoning district. However, where an interior side yard or a rear yard abuts property which is in a residential district or which is shown for residential use on the land use element of the comprehensive plan, no new building shall exceed an angle of light obstruction of 45 degrees for such side or rear yard.~~

(1) Minimum lot area: Shall be the minimum lot area required for the specific zoning district where allowed plus one (1) acre for every one hundred (100) persons (or fraction thereof), based on building code capacity.

(2) Minimum yard setbacks:

a. Front: 25 feet.

b. Side, interior: 50 feet. Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.

c. Side, street: 25 feet.

d. Rear: 50 feet. Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.

(b) *Day care centers and schools.* Within the RSF-1, RSF-2, RSF-3, and RSF-4 and RC districts, day care centers and schools may be allowed as accessory uses to places of religious assembly upon the granting of a special use permit ~~by the city plan board; in RMF 5, RMF 6, RMF 7, RMF 8, RH 1 and RH 2 districts, day care centers are permitted accessory uses to any lawful place of religious assembly use and schools may be allowed as accessory uses upon the granting of a special use permit; within~~ all other districts, day care centers and schools are permitted accessory uses to any lawful place of religious assembly use provided, in all cases, that the requirements and limitations of sections 30-82 and 30-103, respectively, are met. ~~Where either a day care center or school is allowed as an accessory use the minimum dimensional requirements for all structures on the site shall be determined by either the zoning district or this section or section 30-82 for day care centers or section 30-103 for schools, whichever is more restrictive in any particular.~~

(c) *Food distribution centers for the needy.* ~~Within the RSF 1, RSF 2, RSF 3 and RSF 4 zoning districts, food distribution centers for the needy may be allowed as accessory uses to places of religious assembly upon the granting of a special use permit, subject to the additional conditions and requirements listed in (1) through (6) below.~~ Within all other zoning districts, food distribution centers for the needy are allowed as accessory uses to any lawful place of religious assembly upon the issuance of a permit by the city manager or designee. The city manager or designee shall issue a permit, subject to the following conditions and

any building face. No sign shall exceed 18 square feet, nor shall the total combined area for two signs exceed 30 square feet.

(5) Within the residential districts, the proposed use as a food distribution center for the needy shall be compatible and in harmony with the uses and structures on adjacent and nearby properties.

(6) Failure to meet such conditions may result in the denial of a permit. In addition, failure of the place of religious assembly to adhere to the management program on file may result in revocation of the permit.

(d) *Residences for destitute people.* Within the RSF 1, RSF 2, RSF 3 and RSF 4 zoning districts, residences for destitute people may be allowed as accessory uses to places of religious assembly upon the granting of a special use permit, subject to the additional conditions and requirements listed in (1) through (7) below. Within all other zoning districts, residences for destitute people are allowed as accessory uses to any lawful place of religious assembly upon the issuance of a permit by the city manager or designee. The city manager or designee shall issue a permit, subject to the following conditions and requirements:—The city manager or designee may issue a permit for a residence for destitute people within any zoning district where places of religious assembly are permitted by right or by special use permit with the following restrictions:

(1) The total number of beds that may be provided in a residence for destitute people that is accessory to a place of religious assembly is 20.

(2) Meals may be provided only to residents.

(3) No one over the age of 18 may be admitted as a resident without submitting a written report issued by the city police department stating that the person has no outstanding warrants for his or her arrest and is not a "dangerous" person, as defined in section 30-23 of this Code.

(4) ~~Each place of religious assembly shall file with the city manager a management program addressing hours of operation, personnel, management of solid waste, litter and lighting. The name, address, and phone number of the person responsible for the facility shall be kept up to date.~~

(4) Each place of religious assembly shall file with the city manager a management program addressing hours of operation, personnel on site, management of solid waste, litter and lighting. At a minimum, the management program filed with the city manager shall meet the following conditions:

a. Hours of operation shall not begin before 5:00 p.m. and must conclude by 9:00 a.m.;

b. The name, address, and phone number of the person responsible for the facility shall be provided and kept up to date.