

Proposed Redlines

Chapter 7: Special Requirement Notes to the Table of Permitted and Special Uses

Note 12, Churches; Synagogues and Other Associated Activities; Nursing and Convalescent Homes; Congregate Care and Group Care; Psychiatric Hospitals; Orphanages; Schools Public, Private, Specialty and Training; Colleges or Universities; and Funeral Homes.

(A) In any residential district:

(1) A minimum of one acre shall be required to establish any one of the above uses;

(2) All structures including secondary and accessory structures for ~~Churches, synagogues and other associated activities~~ Nursing and Convalescent Homes; Congregate Care and Group Care; Psychiatric Hospitals; Orphanages; Schools Public, Private, Specialty and Training; Colleges or Universities; and Funeral Homes shall be located a minimum of 50 feet from any street line ~~and or~~ property line.

(3) ~~Churches, synagogues and other associated activities must provide the following setbacks-30 ft. front-setback, and 25 ft. for both side & rear-setbacks;~~

(34) Any use listed above located in a residential district on a site greater than three acres shall have frontage on a collector or thoroughfare street; and

(45) Existing uses as described above which do not meet the one-acre minimum requirement of division (A)(1) above at the time of the adoption of that provision may expand or be reconstructed; provided, such expansion or reconstruction meets the minimal dimensional requirements of the district in which located.

(B) (1) Churches; synagogues and other associated activities; nursing and convalescent homes; congregate care and group care; psychiatric hospitals; orphanages; schools public, private, specialty and training; colleges or universities; and funeral homes are prohibited as a permitted use in any existing building in the B-1, Central Business District. However, these aforementioned uses are a permitted use by right on any parcel of land within the B-1, Central Business District, in which they are currently established at the adoption of this ordinance.

(2) Churches; synagogues and other associated activities; nursing and convalescent homes; congregate care and group care; psychiatric hospitals; orphanages; schools public, private, specialty and training; colleges or universities; and funeral homes at the time of the adoption of this ordinance may construct or expand new facilities within the parcel the use currently resides on under § 15.2 and the design guidelines found in § 5.22 of the Zoning Ordinance. However, none of these aforementioned uses may demolish an existing building or purchase additional property for the purpose of constructing or expanding a new facility if the building and/or property are zoned B-1.

(C) ~~In all other zoning districts, the uses that are specified in this note must meet the underlying setbacks laid out in Chapter 5.~~