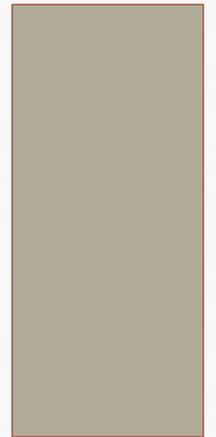


CHURCHES AS A CONDITIONAL USE IN THE RA-1-43 ZONE

CODE TEXT AMENDMENT



RA-1-43 ZONE - CHURCHES

16.12.020 Permitted Uses (RA-1-43 zone)

- G. Churches, not to include temporary revival tents or buildings.

16.12.030 Conditional Uses (RA-1-43 zone)

- A. Public buildings, primary and secondary schools, and churches.

DISCUSSION

- Chapter 16.12 (RA-1-43 zone) is inconsistent as written in that it lists churches as both a permitted use (16.12.020 G) and a conditional use (16.12.030 A).
- Churches are a conditional use in all other residential zones (R-1-7, R-1-9, R-1-11, R-1-15, and R-1-22)
- For purposes of consistency and clarity, staff recommends churches remain a conditional use in all zones, including RA-1-43.
- This can most efficiently be accomplished by deleting 16.12.020 G. and renumbering the following subsections to reflect the change.

POSSIBLE FINDINGS

- The Proposed amendment to Section 16.12.020 G will remove the internally contradictory language in the section (which presently lists churches as both a permitted use and conditional use).
- The Proposed amendment, which makes churches a conditional use in the RA-1-43 zone, makes the use consistent with and across all other residential zones.
- Conditional use permit applications are subject to review by both the Planning Commission and the Midway City Council.