

3.4 REL: Religious Use District

Intent - The REL: *Religious Use Districts* are established to promote and maintain the development facilities for divine worship within the Town of Plainfield. The development of religious facilities or the major expansion of existing religious within the REL: *Religious Use Districts* shall be subject to the approval of a *Religious Use Master Plan*, as provided for in Article 3.4, C., below, to assure that the development of a particular worship hall and related facilities, is compatible with nearby residential neighborhoods.

A. Permitted Uses.

1. *Primary Uses*

Religious Use

2. *Special Exception Uses*

Communication/Utilities

Public Utility Substation

Public Wells

Sewage Treatment Plant

Water Treatment Plant

Governmental Use

Fire Station

Municipal / State Maintenance Facility

Police Station

Miscellaneous

Artificial Lake

Educational Use

Child Care Center

Pre-School

Public Library

School – Commercial, Trade or

Business

Vocational

3. *Accessory Uses* –

a. The provisions of Article 4.1 – Accessory Uses shall be applicable to development within the REL: *Religious Use District* to the extent that the items regulated in Article 4.1 – Accessory Uses are proposed for development at a *Religious Use* site.

b. In addition, *Accessory Uses* in the REL: *Religious Use District* may include:

(1) those *Buildings, Structures* or facilities which are typically related to a *Religious Use*,

(2) such other primary or accessory *Religious Uses* included in a *Religious Use Master Plan* filed with and approved by the *Plan Commission*; or,

(3) if no *Religious Use Master Plan* exists, any *Religious Use* or use incidental to a *Religious Use*, which is reasonably related to existing *Religious Use* facilities.

c. By way of example only, *Accessory Uses* may also include: rectory; convent; *Child Care Ministry*; and, school classroom buildings and school related facilities (i.e., administrative offices, gymnasiums, athletic fields and stadiums, ball courts, game courts; fencing; storage sheds; and, the like).

4. *Temporary Uses* –

a. The provisions of Article 4.2 – Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the REL: *Religious Use District* to the extent that the items regulated in Article 4.2 – Temporary Uses, Structures and Buildings are proposed for development at a *Religious Use* site.

b. All *Temporary Uses, Structures and Buildings*, in the REL: *Religious Use District* shall obtain an *Improvement Location Permit*, if required by Article 4.2, A.

c. In addition, *Temporary Uses* in the REL: *Religious Use District* may include:

- (1) any concert, festival, tournament, or other social activity related to a Town-Recognized Special Event identified in Article 7.2 of this Ordinance; or,
 - (2) other *Temporary Uses* as approved by the *Director* of the Department of Planning and Zoning as being compatible with the approved *Religious Use* Master Plan or existing facilities.
- d. Unless specified in an approved *Religious Use* Master Plan, or specifically approved by the *Director*, no *Religious Use* may conduct more than four (4) *Temporary Uses* in any calendar year, and no individual *Temporary Use* shall exceed ten (10) days in duration.

B. Development Standards.

- 1. Minimum *Lot Area* – There shall be no minimum *Lot Area* requirement provided sufficient land area is available for all buildings, parking areas, other improvements and landscaping as appropriate for the site.
- 2. Minimum *Lot Width* – 100 feet.
- 3. Minimum *Lot Frontage* – 100 feet on a *Public Street*.
- 4. Maximum *Lot Coverage* – Not applicable.
- 5. Minimum Yards and Building Setbacks
 - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows, unless an alternate standard is specified in an approved *Religious Use* Master Plan:

<i>Interstate Street:</i>	60'
<i>Primary Arterial Street:</i>	30'
<i>Secondary Arterial Street:</i>	30'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'
 - b. Side Yard and Rear Yard - a minimum *Side Yard* and a minimum *Rear Yard* shall be provided along all *Side Lot Lines* and *Rear Lot Lines* as follows:
 - (1) *Primary Building* – 20'
 - (2) *Accessory Buildings or Structures* – 20'
- 6. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* – All *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from *Structures* except where specifically permitted below:

 - a. Minimum *Front Yards* and *Front Bufferyards* – may include: *Driveways*; greenways; trails, or walkways and shall otherwise be maintained as open space free from *Buildings* or *Structures*.
 - b. *Minimum Side Yards*, *Minimum Rear Yards*, *Minimum Side Bufferyards* and *Minimum Rear Bufferyards* – may include: *Interior Access Driveways*; or, greenways, trails, or walkways connecting to adjoining projects or subdivisions, provided the remainder of said *Yards* or *Bufferyards* shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as open space free from *Buildings* or *Structures*.
- 7. *Maximum Building Height* -
 - a. *Primary Building* – 35', unless a greater height is specified in an approved *Religious Use* Master Plan.
 - b. *Primary Building* Exception – a steeple, copula, turret, or other architectural embellishment may be added to the main roof line to a maximum height to the top of such steeple, copula, turret, or other architectural embellishment not to exceed fifty

- (50) feet above *Grade*, unless a greater height is specified in an approved *Religious Use Master Plan*.
- c. *Accessory Building or Structures* – 22', unless a greater height is specified in an approved *Religious Use Master Plan*.
8. Minimum *Main Floor Area* – Not Applicable.
 9. *Off-Street Parking* – See Article 4.10 – Off-Street Parking Regulations.
 10. *Signs* – The regulations contained in Article 7.6, D., for "Business and Other Uses permitted in the Residential Districts" shall apply to the REL: *Religious Use District*, provided, however, notwithstanding anything in Article VII to the contrary:
 - a. scoreboards at approved athletic facilities which:
 - 1) may include sponsor information on the face of the scoreboard oriented toward the playing field, not to exceed twenty-five (25) percent of the area of the overall scoreboard surface;
 - 2) are not illuminated, either internally or externally, except during an event, and,
 - 3) do not provide for commercial or business advertising on any other face of the scoreboard, shall be permitted subject to *Director's* review and approval of an *Improvement Location Permit*;
 - b. seasonal sponsor *Banner Signs* located on the interior of a perimeter fence and oriented toward the interior of an enclosed athletic facility (i.e., a ball field or similar athletic facility), and only incidentally visible from the exterior of the recreational facility; or,
 - c. other permanent *Signs* or *Temporary Signs* included in an overall *Sign Program* (which includes the general number, size, type and location of *Signs*) and which is approved by the *Plan Commission* as part of an approved *Religious Use Master Plan*.
 - d. *Signs* on Light Poles.

Signs shall be permitted on light poles which serve to illuminate an *Off-Street Parking Area* in the REL *District* as specified below:

 - (1) Type – *Signs* on light poles shall be limited to *Banner Signs*:
 - (a) which are mounted on light poles located on the *Lot*; and,
 - (b) which are mounted to the light poles with upper and lower horizontal supports;
 - (2) Maximum Individual *Sign Surface Area* – Individual light pole *Banner Signs* shall not exceed the maximum dimensions of three and one-half feet in width by eight feet in height (3 ½ ft. X 8 ft.);
 - (3) Configuration and Placement on Light Poles – All individual light pole *Banner Signs* placed on a *Lot*:
 - (a) shall be of the same dimensions; and,
 - (b) shall be placed at the same relative height and location on all light poles;
 - (4) Number – Each light pole may contain two (2) *Banner Signs*, provided, however, if the light poles are located at the perimeter edge of an *Off-Street Parking Area*, only one (1) *Banner Sign*, which shall be oriented toward the interior of the *Off-Street Parking Area*, shall be permitted;
 - (5) Total *Sign Surface Area* – The total *Sign Surface Area* of all light pole *Banner Signs* on a *Lot* shall not exceed a ratio of one (1) square foot for each *Off-Street Parking Space* within the *Off-Street Parking Area* which is generally illuminated by the lights on the light poles which support the light pole *Banner Signs*; and,
 - (6) Placement on *Lot* – Light pole *Banner Signs* shall be evenly distributed within or along the edge of the *Off-Street Parking Area* used to determine the total *Sign Surface Area* permitted as set forth in Article 3.4, B., 10., d., (5), above.

11. Landscape Requirements – Landscaping shall comply with the provisions of Article IV regarding landscaping for *Office District* developments, unless an alternate standard is specified in an approved *Religious Use* Master Plan.
12. Lighting Requirements – See Article IV and Article 5.5, C., 6., unless an alternate standard is specified in an approved *Religious Use* Master Plan for any outdoor lighting fixture, including lighting fixtures for *Parking Areas*, athletic fields or stadium lighting (i.e., lighting for baseball, softball, football, rugby, soccer, etc.).
13. Building Materials – The following provisions of Article 5.5 shall be applicable to all *Buildings*, unless an alternative standard is specified in an approved *Religious Use* Master Plan.
 - a. New Construction – See Article 5.5, C., 3., a., (2) Commercial Districts.
 - b. Additions to Existing Buildings – See Article 5.5, C., 3, b.
 - c. Exterior Building Façade Renovations With No Building Additions Or Minor Building Additions – See Article 5.5, C., 3., c.
 - d. Exterior Building Façade Renovations with Major Building Additions – See Article 5.5, C., 3., d.

C. Religious Use Master Plan Approvals.

Religious Use Master Plans shall be approved in the following manner:

1. Approval of *Religious Use* Master Plans.

The following shall be deemed to be approved *Religious Use* Master Plans:

 - a. A *Religious Use* Master Plan submitted for *Plan Commission* approval as part of a requested petition for zone map change or, if the property is already zoned to the REL: *Religious Use District*, submitted for *Plan Commission* approval as part of a *Development Plan*.
 - b. The latest plan for development at a *Religious Use* approved by the *Board of Zoning Appeals* in connection with a *Special Exception* grant prior to the adoption of this REL: *Religious Use District*.
 - c. In the event of a legally established non-conforming *Religious Use* for which there has been no *Plan Commission* approval of a *Religious Use* Master Plan or grant of a *Special Exception* by the *Board of Zoning Appeals*, the *Religious Use* Master Plan shall be interpreted as being the worship facilities, *Accessory Uses* and physical development of the site in existence on the date of adoption of this Ordinance.
2. Phases.

A *Religious Use* Master Plan may be submitted as follows:

 - a. *Religious Use* Master Plan approvals may be obtained for a total project at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., *Building* elevations, a *Sign* program, landscaping, parking, athletic fields or stadiums, etc.).
 - b. If phases are of physical areas of development, the initial phase shall be depicted on an *Overall Plan* for the entire site. As the approval of each subsequent phase is requested, an updated *Overall Plan* which incorporates the prior approved phases and the proposed phase, shall be required.
 - c. Any initial *Religious Use* Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.4, C., 6. below.
3. Applicability.
 - a. *New Religious Uses* – A *Religious Use* Master Plan shall be approved by the *Plan Commission* prior to the development of a new *Religious Use*.

- b. Major Expansions – A *Religious Use* Master Plan shall be approved by the *Plan Commission* prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of *Gross Floor Area* of existing buildings) or the development of additional real estate at an existing *Religious Use* site.
 - c. Minor Expansions – Minor expansions of existing facilities (i.e., less than 10,000 square feet and less than excess of 20% of *Gross Floor Area* of existing buildings) and the addition of *Accessory Uses* or *Temporary Uses* shall be subject only to *Director's* review of an *Improvement Location Permit* application for compliance with the provisions of Article 3.4, A. and Article 3.4, B., above.
 - d. Amendments – Amendments to *Religious Use* Master Plans shall be determined in compliance with the process outlined in Article 5.8, E., 3., applicable to Commercial / Industrial Development within 600' of a Residential *District*.
4. After a *Religious Use* Master Plan has been approved for a particular *Religious Use* by the *Plan Commission* pursuant to this Article 3.4, C., all development within that *Religious Use* site shall be subject only to *Director's* review of *Improvement Location Permit* applications for individual improvements for:
- a. compliance with the *Permitted Uses* of Article 3.4, A., above;
 - b. compliance with the *Development Standards* of Article 3.4, B., above;
 - c. substantial compliance with an approved *Religious Use* Master Plan; and,
 - d. compliance with any waivers which may have been granted by the *Plan Commission* pursuant to Article 3.4, C., 6., below (or by the *Board of Zoning Appeals* in connection with a *Special Exception* grant prior to the adoption of this REL: *Religious Use District*).
5. Procedures and Filing Requirements.
Notwithstanding anything in this Ordinance to the contrary, unless filed as part of a petition for zone map change, a *Religious Use* Master Plan shall be filed as a *Development Plan* under same procedures as set forth in Article 5.8 of this Ordinance for Architectural and Site Design Review.
6. *Development Requirements* for the REL: *Religious Use District*.
- a. *Development Requirements* for the REL: *Religious Use District* shall include the *Development Standards* of Article 3.4, B., above, and the additional *Development Requirements* specified below.
 - b. The additional *Development Requirements* which shall be satisfied prior to the approval of a *Development Plan* for Architectural and Site Design Review for any development within a REL: *Religious Use District* include the following:
 - (1) A *Religious Use* Master Plan, which shall include, at a minimum, general guidelines for the improvement of a *Religious Use* site, including but not limited to: a listing the size of the worship facility proposed; the overall layout and design of the site (i.e., location, size and scope of *Buildings* or *Structures*, school and athletic facilities, *Off-Street Parking Areas* and *Signs*); conceptual *Building* elevations for major *Buildings* or *Structures*; proposed site lighting; and, conceptual landscape plans;
 - (2) Each *Religious Use* Master Plan shall demonstrate compliance with all applicable *Development Standards* of the REL: *Religious Use District* for which a waiver is not provided for in this Article; and,
 - (3) Each *Religious Use* Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.

Article 3.4
REL: Religious Use District

7. Findings.

The *Plan Commission* may approve a *Development Plan* for Architectural and Site Design Review as proposed by a *Religious Use* Master Plan upon finding that:

- a. the *Development Plan* complies with all applicable *Development Standards* of REL: *Religious Use District* for which a waiver has not been granted;
- b. the *Development Plan* complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
- c. the proposed development is consistent with the *Comprehensive Plan*;
- d. the proposed development is appropriate to the site and its surroundings; and,
- e. the proposed development is consistent with the intent and purpose of this Ordinance.

8. Waivers.

In order to encourage creativity in the design of educational facilities within the Town of Plainfield, the *Plan Commission* may grant a waiver of any of the *Development Requirements* specified in this Article 3.4, B., for: Minimum *Front Yards*; Maximum *Building Height*; *Signs*; Landscaping; Lighting; and, *Building Materials*, upon finding that the proposed *Religious Use* development:

- a. Represents an innovative and appropriate development of a *Religious Use*, including site design features, *Building* materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the *Religious Use*;
- b. Is consistent with and compatible with development located in the immediately surrounding area; and,
- c. Is consistent with the intent and purpose of this Ordinance.