

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: July 19, 2004

FROM: Department of
Community Development

PREPARED BY: William J. Heniff, AICP
Senior Planner

TITLE

PC 04-22; Text Amendment to the Lombard Zoning Ordinance: The petitioner requests approval of a text amendment to Section 155.415 of the Lombard Zoning Ordinance, allowing religious institutions to be listed as a conditional use within the B4 Corridor Commercial District.

The Village also requests the approval of companion text amendments, as follows:

Section 155.412: Adding “religious institutions” as a conditional use in the B1 Limited Neighborhood Shopping District;

Section 155.413: Adding “religious institutions” as a conditional use in the B2 General Neighborhood Shopping District;

Section 155.414: Adding “religious institutions” as a conditional use in the B3 Community Shopping District;

Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B3 Community Shopping District;

Section 155.415: Adding “religious institutions” as a conditional use in the B4 Corridor Commercial Shopping District (as also requested by the petitioner);

Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B4 Corridor Commercial Shopping District;

Section 155.416: Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B5 Central Business District;

Section 155.417: Reclassifying “Clubs and lodges, nonprofit and fraternal” from a permitted use to a conditional use in the B5A Downtown Perimeter District;

Section 155.418: Adding “religious institutions” as a conditional use in the I Limited Industrial District;

Adding “Clubs and lodges, nonprofit and fraternal” to the list of conditional uses in the I Limited Industrial District;

Section 155.802: Adding definition of “religious institution”

Sections 155.401 et. seq.: Redirecting definitional references of “religious institutions” to Section 155.802.

**GENERAL INFORMATION
(AS IT PERTAINS TO THE DEVELOPMENT ASSOCIATED WITH PC 04-23)**

Petitioner: Maronite Catholic Bishop of the USA
c/o John Pieper, Attorney
1761 S. Naperville Road, Suite 201
Wheaton, IL 60187

Property Owner: Nicholas Batistich
475 S. Frontage Road
Burr Ridge, IL 60521

Status of Petitioner: Contact Purchaser

ANALYSIS

BACKGROUND

The petitioner is proposing to develop a religious institution on the vacant property located at 950 North Grace Street. The petitioner's development proposal will be considered as part of PC 04-23. However, as a companion to their request, they are also requesting a text amendment to the Village Code to add religious institutions within the list of conditional uses within the B4 Corridor Commercial Zoning District. While the text amendment is requested to allow for the use on the subject property, the text amendment, if approved, would be applicable to all properties with B4 District.

As a companion to this request, staff is also recommending several substantial changes to the Zoning Ordinance as it relates to religious institutions and other types of clubs/meeting establishments. Staff is also proposing adding a definition of "religious institutions" to the definition section of the Ordinance.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering

From an engineering or construction perspective, the Private Engineering Services Division has no comments on the proposed amendments.

Public Works

The Engineering Division of the Public Works Department has no comments regarding the petition.

BUILDING AND FIRE

The Fire Department has no comments regarding the proposed text amendment.

PLANNING

Compatibility with the Zoning Ordinance

The petitioner is proposing to construct and operate a religious institution. A detailed discussion of their specific request is considered as part of PC 04-23. However, before the Village can consider the merits of their petition, the Zoning Ordinance must be amended to list religious institutions as a conditional use in the B4 Corridor Commercial District, within the Zoning Ordinance.

Land Use Classification

Currently, assemblage for other purposes, such as cultural institutions or clubs and lodges (non-profit or fraternal), are listed as permitted or conditional uses in nearly all business districts. Staff believes that religious institutions should be treated more consistent with other such uses.

Village Counsel has reviewed this issue and notes that recent case law as well as the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) and the Illinois Religious Freedom Restoration Act (IRFRA) supports the need to review religious institutions as a similar manner as other types of membership organizations. As such, Counsel is supportive of the reclassification of religious institutions as noted as part of the request. For consistency, staff also proposes modifications to “clubs and lodges – non-profit and fraternal” making these uses conditional uses rather than permitted uses.

For reference purposes, staff surveyed a number of surrounding communities to determine how their respective ordinance classifies “religious institutions”. The findings are noted in Attachment A.

Definition Change/Addition

Where listed, the Zoning Ordinance currently refers the Ordinance reader to the R1 District for a definition of the religious institutions. Within the R1 District, the Ordinance reads:

1. Religious institutions, as follows:

- a. Churches, chapels, temples, and synagogues
- b. Convents, seminaries, monasteries, and nunneries
- c. Rectories and parish houses
- d. Religious retreats

For ease of use, staff recommends that definitions of uses should be included within Section 155.802 Definitions rather than to another Section of the Ordinance.

To determine an appropriate definition of religious institutions, staff reviewed other definitions of religious institutions found in neighboring communities as well as in professional publications. Moreover, staff also notes the need to be inclusive of all types and functions frequently associated with religious worship.

Standards for Text Amendments

For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. In addition to the petitioner’s responses, staff offers additional responses below:

- 1. *The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property;*

Should the amendment be approved, it would apply to all properties with B1, B2, B3, B4, B5, B5a, and I zoning. Religious Institutions are proposed to be listed as conditional uses in all of the previously mentioned districts - any future facilities would have to meet the standards for conditional uses and would be subject to a future public hearing process. Clubs and Lodges are proposed to be changed from a permitted use to a conditional use in the B3, B4, B5, and B5a districts- any future facilities would have to meet the standards for conditional uses and would be subject to a future public hearing process.

- 2. *The consistency of the proposed amendment with the objectives of this ordinance and the intent of the applicable zoning district regulations;*

The Zoning Ordinance lists religious institutions and clubs as follows:

	Existing	Proposed	Existing	Proposed
District	Rel. Inst.	Rel. Inst.	Clubs/Lodges	Clubs/Lodges
C/R Conservation/Recreation District	Prohibited	Prohibited	Prohibited	Prohibited
R1 – Single-Family Residence	Conditional	Conditional	Prohibited	Prohibited
R2 – Single-Family Residence	Conditional	Conditional	Prohibited	Prohibited
R3 – Attached Single-Family Residence	Conditional	Conditional	Prohibited	Prohibited

R4 – Limited General Residence	Conditional	Conditional	Prohibited	Prohibited
R5 – General Residence	Conditional	Conditional	Prohibited	Prohibited
R6 – Central Residence	Conditional	Conditional	Prohibited	Prohibited
O – Office	Permitted	Permitted	Conditional	Conditional
B1 – Limited Neighborhood Shopping	Prohibited	Conditional	Prohibited	Prohibited
B2 – General Neighborhood Shopping	Prohibited	Conditional	Conditional	Conditional
B3 – Community Shopping	Prohibited	Conditional	Permitted	Conditional
B4 – Corridor Commercial	Prohibited	Conditional	Permitted	Conditional
B5 – Central Business	Conditional	Conditional	Permitted	Conditional
B5A – Downtown Perimeter	Conditional	Conditional	Permitted	Conditional
I – Limited Industrial	Prohibited	Conditional	Prohibited	Conditional

The purpose of the ordinance is to provide more opportunities for locating religious institutions and to permit religious institutions in districts in a manner that is more consistent with the permitting of other non-religious institutional uses. Previously, religious institutions were only allowed as conditional uses in residential districts and clubs and lodges (non-profit and fraternal) were permitted in most business districts. Under the new text amendment, religious institutions and clubs and lodges (non-profit and fraternal) will be conditional uses in all business and industrial districts. Staff believes allowing reviewing on a case-by-case basis whether a proposed institutional use is appropriate for the underlying zoning district is consistent with the ordinance.

3. *The degree to which the proposed amendment would create nonconformity;*

The proposed amendment would create nonconformities for existing clubs and lodges that were previously established as permitted uses. Specifically, this would include the American Legion Hall on St. Charles Road and the Moose Lodge located on Roosevelt Road. Each of these uses could remain as legal non-conforming uses at their respective properties. Should the Village Board adopt this amendment, staff proposes to contact each of these organizations to see if they are interested in applying for conditional use approval for their respective facilities.

4. *The degree to which the proposed amendment would make this ordinance more permissive;*

The proposed amendment would make the Zoning Ordinance more permissive only to the extent that it would allow religious institutions within the B1 B2, B3, and B4 Commercial Districts as well as the I District through the conditional use public hearing process. Without the text amendment, religious institutions could only be approved if the property was rezoned into a district that would permit religious institutions, which staff believes would not be practical or feasible in most cases. Therefore, establishing the review through the conditional use process is more desirable.

5. *The consistency of the proposed amendment with the Comprehensive Plan;*

Staff believes that the proposed amendment would be consistent with the Comprehensive Plan. Religious institutions may represent a more intense use than appropriate for a residential district, which is the only district that religious institutions are currently allowed. Therefore, staff believes that future proposed religious institutions can be looked at on a case-by-case basis to determine if their respective operation is consistent with the intent of the underlying district and would be appropriate for the respective site.

It is also important to recognize that the changing nature of these facilities may make it more appropriate for these facilities to locate along arterial roadways (large congregations that serve a well dispersed congregation). These properties are frequently designated for non-residential uses. Given the traffic generation of these uses it may be more appropriate to locate these facilities in this manner rather than directing the uses to established neighborhoods served by local collector streets. Based upon traffic considerations in the Comprehensive Plan, this amendment would be consistent with the objectives of the Plan.

6. *The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitions involving similar circumstances.*

The Village has a history of amending its Zoning Ordinance to address newly evolving circumstances presented by petition or otherwise. The proposed amendments are consistent with established Village policy in this regard. Staff also believes that institutions religious and non-religious should be treated in a more consistent manner in regards to the districts that they are permitted as conditional uses.

Proposed Text Amendments

Appendix B lists the proposed text amendments for the Zoning Ordinance and Code of Ordinances. Proposed changes to the Zoning Ordinance are denoted by underlining or ~~striking~~ new text.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the request as proposed:

Based on the submitted petition and the testimony presented, the proposed text amendment to the Zoning Ordinance plan **does comply** with the Standards required by the Zoning Ordinance. Therefore, I move that the Plan Commission accept the findings

Plan Commission

Re: PC 04-22

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of the Inter-departmental Review Report as the findings of the Plan Commission and recommend to the Corporate Authorities **approval** of PC 04-22.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:WJH

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Appendix A
Zoning Districts that Allow Religious Institutions

	RESIDENTIAL	BUSINESS OR COMMERCIAL	OFFICE	INDUSTRIAL OR MANUFACTURING
BENSENVILLE	Conditional Use: all Residential Districts	Conditional Use: all Commercial Districts	Conditional Use: all Office Districts	Conditional Use: all industrial Districts except I4 General Industrial district
DARIEN	Conditional Use: all Residential Districts except R3 Multi-family Residential District	<u>Not Permitted</u>	Conditional Use: O Office District; Not Permitted: OR & I Office, Research and Light Industrial District	<u>Not Permitted</u>
DOWNERS GROVE	Conditional Use: all Residential Districts	Permitted Use: all Business Districts	Permitted Use: O-R Office and Research District	<u>Not Permitted</u>
ELMHURST	Conditional Use: all Residential Districts except R5 Specialty Residential District	<u>Not Permitted</u>	Permitted Use: O/I/C Office Institutional Cultural District; Not Permitted: O1 Office District	<u>Not Permitted</u>
GLEN ELLYN	Conditional Use: all Residential Districts except R5 Residential Planned Development	Conditional Use: all Commercial Districts except C6 Multi-Use Planned Development District	Conditional Use: C5 Office District	<u>Not Permitted</u>
GLENDALE HEIGHTS	Conditional Use: all Residential Districts	Conditional Use: all Commercial Districts except C4 Regional Commercial District	Conditional Use: O1 and O2 Office District	Conditional Use: I Light Industrial District; Not permitted: BP Business Park District

LISLE	Conditional Use: all Residential Districts	<u>Not Permitted</u>	Conditional Use: O-R Office-Research District; Not Permitted: O Office District	<u>Not Permitted</u>
OAK BROOK	Conditional Use: all Residential Districts	Permitted Use: B3 General Business District; Not Permitted: all other business Districts	Permitted Use: Institutional District; Not Permitted: O3 and O4 Office Districts	Permitted Use: ORA1 and ORA2 Office Research and Assembly Districts
WHEATON	Conditional Use: all Residential Districts	<u>Not Permitted</u>	Permitted Use: I Institutional District; Not Permitted: OR Office and Research District	Conditional Use: M1 Manufacturing District
WOOD DALE	Conditional Use: R1 and R8 Residential Districts; Not Permitted: R2, R3, R4, R5, R6, R7 Residential Districts	Permitted Use: all Business Districts	<u>N/A</u>	Permitted Use: all manufacturing Districts
WOODRIDGE	Conditional Use: all Residential Districts	<u>Not Permitted</u>	<u>Not Permitted</u>	<u>Not Permitted</u>

**Appendix B
Proposed Text Amendments**

SECTION 155.405 R1 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

C. Conditional Uses

8. Religious institutions, as follows:
 - a ~~Churches, chapels, temples, and synagogues~~
 - b ~~Convents, seminaries, monasteries, and nunneries~~
 - c ~~Rectories and parish houses~~
 - d ~~Religious retreats~~

SECTION 155.406 R2 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

(C) Conditional Uses

9. Religious institutions, ~~as defined in the R1 District~~

SECTION 155.407 R3 ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

C. Conditional Uses

8. Religious institutions, ~~as defined in the R1 District~~

SECTION 155.408 R4 LIMITED GENERAL RESIDENCE DISTRICT REQUIREMENTS

C. Conditional Uses

8. Religious institutions, ~~as defined in the R1 District~~

SECTION 155.409 R5 GENERAL RESIDENCE DISTRICT REQUIREMENTS

C. Conditional Uses

11. Religious institutions, ~~as defined in the R1 District~~

SECTION 155.410 R6 CENTRAL RESIDENCE DISTRICT REQUIREMENTS

C. Conditional Uses

12. Religious institutions, ~~as defined in the R1 District~~

SECTION 155.412 B1 LIMITED NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, the following conditional uses may be allowed:

1. Cultural facilities/institutions
2. Day care centers
3. Learning Centers, with an outdoor component
4. Package liquor and party supply stores
5. Parking lots, open, including commercial and other than accessory, for the storage of private passenger automobiles
6. Planned developments in conformance with Section 155.500 of this Ordinance
7. Public utility and service uses
8. Religious Institutions
9. Taverns and cocktail lounges, not including entertainment and dancing

10. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

SECTION 155.413 B2 GENERAL NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, the following conditional uses may be allowed:

1. Amusement establishments, including: bowling alleys, pool halls, gymnasiums, swimming pools, and skating rinks
2. Animal hospitals and kennels
3. Automobile repair
4. Automobile service
5. Club (Non-profit/Fraternal)
6. Cultural facilities/institutions
7. Day care centers
8. Drive-in and drive-through establishments/services
9. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
10. Gasoline sales
11. Greenhouses and nurseries
12. Funeral homes
13. Learning Centers, with outdoor component

14. Motor vehicle sales
15. Outside display and sales of products the sale of which is a permitted or conditional use in this district
16. Outside service areas for other permitted or conditional uses in this district
17. Planned developments in conformance with Section 155.500 of this Ordinance
18. Public utility and service uses
19. Religious Institutions
20. Taverns and cocktail lounges, not including entertainment and dancing
21. Theaters, indoor
22. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

SECTION 155.414 B3 COMMUNITY SHOPPING DISTRICT REQUIREMENTS

B. Permitted Uses

Any use permitted in the B1 District shall be permitted in the B3 District; and, in addition, the following uses shall be permitted in the B-3 District:

1. Automobile accessory stores
2. Banks and financial institutions
3. Bicycle sales
4. Business machine sales
5. Camera and photographic supply stores
6. Carpet and rug stores, retail sales only
7. Closet and storage organizer stores

- ~~8. Clubs and lodges, nonprofit and fraternal~~
9. Department stores
10. Electrical and household appliance stores, including radio and television sales
11. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use
12. Furrier shops
13. Garden supply, tool, and seed stores
14. Health services, gymnasiums, and weight reduction services
15. Home improvement stores
16. Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use
17. Leather goods and luggage stores
18. Liquor stores, packaged goods
19. Locksmith shops
20. Mail order, catalog store
21. Musical instrument sales
22. Offices, business and professional
23. Office supply stores
24. Paint, glass, and wallpaper stores
25. Pet shops
26. Phonograph record and sheet music stores
27. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises

28. Picture framing, when conducted for retail trade on the premises only
29. Printing and duplicating services
30. Repair, rental , and servicing of any article the sale of which is a permitted use in the district
31. Secondhand stores and rummage shops
32. Sewing machine sales and service-household appliances only
33. Shoe stores
34. Sporting goods stores
35. Tailor shops
36. Theater, indoor
37. Ticket agencies, amusement
38. Tobacco shops
39. Toy shops
40. Travel bureaus and transportation ticket offices
41. Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, any conditional use in the B1 District shall be a conditional use in the B3 District and in addition, the following conditional uses may be allowed:

1. Amusement establishments including bowling alleys, pool halls, swimming pools, skating rinks
2. Automobile repair

3. Automobile service
4. Bus station
5. Catering services
6. Clubs and Lodges, nonprofit and fraternal
7. Day Care Centers
8. Drive-through and drive-in establishments/services
9. Funeral homes
10. Gasoline sales
11. Hotel and Convention Hall
12. Hotels and motels
13. Learning Centers, with outdoor component
14. Medical and dental laboratories
15. Meeting hall
16. Motor vehicle sales
17. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
18. Outside display and sales of products the sale of which is a permitted or conditional use in this district
19. Outside service areas for other permitted or conditional uses in this district
20. Parking garages or structures, other than accessory parking for private passenger automobiles only
21. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
22. Psychics, ESP Readers, and fortune tellers

23. Public utility and service uses
24. Recreation and community centers, noncommercial
25. Religious Institutions
26. Restaurants including entertainment, dancing, and/or amusement devices
27. Taverns and cocktail lounge
28. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance
29. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.

SECTION 155.415 B4 CORRIDOR COMMERCIAL DISTRICT REQUIREMENTS

B. Permitted Uses

Any use permitted in the B3 District shall be permitted in the B4 District, and, in addition, the following uses shall be permitted in the B4 District:

1. Amusement establishments, indoor only, including: bowling alleys, pool halls, gyms, and skating rinks
2. Bakeries
3. Commercial greenhouses and nurseries
4. Electrical showrooms and shops
5. Funeral homes
6. Furniture re-conditioning
7. Health services, gymnasiums, and weight reduction services
8. Hotels and motels
9. Laboratories; medical, dental, research, and testing

10. Laundries
11. Parking lots and structures
12. Pawn shops
13. Plumbing showrooms and shops, including hot tubs, spas, and supplies
14. Repair, rental or servicing of any article, the sale of which is a permitted use in the district
15. Accessory uses and buildings, incidental to and on the same zoning lot as the permitted use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) of this Ordinance, the following conditional uses may be allowed:

1. Amusement establishments, outdoor, including: archery ranges, shooting galleries, miniature golf facilities, and other similar outdoor amusement facilities
2. Amusement parks, including: permanent carnivals, kiddie parks, golf driving ranges, pitch and putt, miniature golf courses, and other similar outdoor amusement facilities
3. Animal hospitals and kennels
4. Automobile repair
5. Automobile service
6. Boat showrooms, sales and repairs
7. Building material and products sales and storage
8. Clubs and lodges, nonprofit and fraternal
9. Contractor construction offices, shops, and yards
10. Day Care Center

11. Drive-through and drive-in establishments/services
12. Dwelling Units, located above the first floor, where all the requirements of Section 155.412(B)(1) of this Code are not met.
13. Gasoline sales
14. Learning Centers, with outdoor component
15. Machinery sales
16. Mobile homes sales
17. Model homes and garage displays
18. Motor vehicle sales
19. Off-site parking, in conformance with Section 155.602 (A) (3) (b) of this Ordinance
20. Outside display and sales of products the sale of which is a permitted or conditional use in this district
21. Outside service areas for other permitted or conditional uses in this district
22. Photographic processing business
23. Physical culture and massage establishments (as defined and regulated by Chapter 12, Section 122 of the Code of Ordinances)
24. Planned developments in conformance with Section 155.500 of this Ordinance
25. Psychics, ESP Readers, and fortune tellers
26. Public utility and service uses
27. Religious Institutions
28. Restaurants, which include entertainment, dancing, and/or amusement devices
29. Stadiums, auditoriums, and arenas—open or enclosed
30. Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000

31. Theaters, drive-in
32. Trailer and camper trailer sales and rental for use with private passenger motor vehicles
33. Four (4) story buildings and buildings which are forty feet (40') to forty-five feet (45') in height.
34. Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

SECTION 155.416 B5 CENTRAL BUSINESS DISTRICT REQUIREMENTS

C. Conditional Uses

17. Religious institutions, ~~as defined in the R1 District~~

SECTION 155.417 B5A DOWNTOWN PERIMETER DISTRICT REQUIREMENTS

(C) Conditional Uses

18. Religious institutions, ~~as defined in the R1 District~~

SECTION 155.418 I LIMITED INDUSTRIAL DISTRICT REQUIREMENTS

C. Conditional Uses

Subject to the provisions of Section 155.103 (F) in this Ordinance, the following conditional uses may be allowed:

1. Adult uses (including but not limited to adult book stores, adult cabarets, adult theaters, and adult video stores) subject to the adult use:
 - (a) Not being located within 500 feet of a zoning district which permits (or allows as a conditional use) residential development, educational or religious institutions, parks, or playgrounds;

(b) Not being located within 1,000 feet of another adult use (distances to be measured from property lines);

(c) Being conducted in a manner that prohibits the observation of any material depicting, describing or relating to any specified sexual activities or specified anatomical areas by display, decorations, sign, show window or other opening from any public way.

1. Automobile repair
2. Automotive service
3. Banks
4. Building material sales and storage
5. Cartage and express facilities
6. Catering Services
7. Compost collection facility
8. Concrete and cast stone fabrication and molding
9. Contractors, architects, and engineers equipment and material storage yards
10. Cosmetics production
11. Dairy products processing or manufacture
12. Food manufacture, packaging, and processing
13. Gasoline sales
14. Glass products production
15. Heliports, private or commercial
16. Metal Plating, Forging, or Casting
17. Mortuarial Services
18. Off-site parking, conforming to Section 155.602 (A) (3) (b) of this Ordinance

19. Outpatient medical and dental offices and clinics
20. Paper products manufacture
21. Parks and playgrounds
22. Planned developments in conformance with Section 155.500 of this Ordinance
23. Plastic extruding
24. Recreation buildings or community centers
25. Recycling collection centers
26. Religious Institutions
27. Restaurants
28. Schools: public and/or private elementary, middle and high
29. Soap manufacture
30. Stadiums, auditoriums, and arenas – open or enclosed
31. Outside Storage of Motor Vehicles
32. Trade school
33. Other manufacturing, processing, storage, or industrial uses as determined by the Director of Community Development to be of the same general character as the uses permitted in Subsection 155.418(C), above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, toxic or noxious matter or glare or heat
34. Four (4) story buildings within one hundred feet (100') of residentially-zoned property or a minor or major arterial street and buildings which are forty feet (40') to forty-five feet (45') in height and which are within one hundred (100') of a residentially-zoned property or a minor or major arterial street.

35. Accessory uses and buildings incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with Section 155.210 of this Ordinance

SECTION 155.802 RULES AND DEFINITIONS

RELIGIOUS INSTITUTION: A building of which its principal use is for religious worship. Religious institutions shall include churches, chapels, temples, synagogues and mosques. Religious institutions shall also include those ancillary activities and uses typically associated with religious institutions, such as religious study activities, clergy residences, and congregation offices.