

# ZONING REPORT

Date

# Your Project

**NOTE: Most of the right hand column will always be unique. Use bold to call attention to the key point/problems.**

---

Summary	The property is zoned Rural Suburban Estates with the Union Town Overlay. <b>This zone does not permit churches, which are a conditional use</b> in this zone requiring a hearing by the board of adjustments. Each previous building project should have gone through this process and 'legacy' requirements may apply. The PSR classrooms are considered part of the worship function of the church and may be conditionally permitted also. <b>A full time school is not a permitted conditional use</b> and would require a zone change. <b>An additional access point</b> on Downtown Road appears desirable in the long run, but a traffic study is likely to be required and there may be requirements placed on the access point such as turn lanes.
Jurisdiction	Booster County
Contact	Todd, 555-555-5555
Location	NE corner of US 4002 and Downtown Road
Address	10272 US 4002 Hometown, KY 55555
Property Area	28 acres
Property Dimensions	1100' x 1100' approximately
Proposed Uses	Church, PSR classrooms (future school), parish offices
Current Zone	RSE/UTO – Rural Suburban Estates / Union Town Overlay
<b>Permitted Use?</b>	<b>No</b>
Conditional Use?	Church and PSR classrooms are a conditional use requiring a Board of Adjustment hearing for a permit as well as a Site Plan Review
<b>Zone Change?</b>	<b>A school would require a zone change to PF – Public Facilities</b>
Dimensional Variance?	None anticipated

---

---

Parking Calculations Church = 1 space per 5 seats or 260 spaces (6 H/C)  
Auditorium = 1 space per 4 seats or 214 spaces (5 H/C)  
School = 2 spaces per classroom + 1 / 8 seats in auditorium or 70 (2 H/C)  
Zoning may require up to 544 parking spaces  
There are 280 parking spaces now; up to 264 additional may be required  
The required parking should equal the desirable amount of parking  
Lighting of parking lots required for after dark use

---

Screening Required? May be a requirement of the Conditional Use Permit

---

Landscaping Requirements To be determined

---

Front Yard Setback Assume 50' for now. RSE = 40'

---

Side Yard Setbacks Assume 50' for now. RSE = 10'

---

Rear Yard Setbacks Assume 50' for now. RSE = 40'

---

**Access Point Criteria** US 4002 is an Arterial Road; Downtown is a Collector Road.  
Both roads are maintained by DOT and encroachment permits are required.  
If DOT permits another access point, then Booster County must be consulted  
to see if another access point is allowed (1/500 ft of frontage – 1072' on  
Downtown). If allowed by Booster County, it must still comply with spacing  
based on speed limit on Collector Road (230' min.).  
**It is conceivable that you will be urged/required to provide a traffic  
study and to use the Cemetery access point.**

---

Signs Permit required

---

Fences Permit required

---