

**TOWN OF YOUNGTOWN  
PLANNING AND ZONING HEARING OFFICER'S  
PUBLIC HEARING**

**January 4, 2011**

**Application: P& Z Case # 10-09**

**Applicant: Town of Youngtown**

**SUBJECT**

**Planning and Zoning Hearing on Case # 10-09: AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, AMENDING THE CODE OF YOUNGTOWN, ARIZONA, TITLE 17 ZONING, BY AMENDING CHAPTER 17.04 DEFINITIONS, TO INCLUDE A DEFINITION FOR "RELIGIOUS ASSEMBLIES; AND INSTITUTIONS" AND "ENTERTAINMENT DISTRICT"; BY AMENDING CHAPTER 17.20 R RURAL DISTRICT TO AMEND SECTION 17.20.020 USE REGULATIONS, , CHAPTER 17.22 R-43 RURAL RESIDENTIAL DWELLING DISTRICT TO AMEND SECTION 17.22.020 USE REGULATIONS TO DELETE THE REFERENCE TO "CHURCHES" AND "ACCESSORY COLUMBARIUMS," CHAPTER 17.24 R-43 SINGLE-FAMILY DWELLING DISTRICT TO AMEND SECTION 17.24.010 USE REGULATIONS TO DELETE THE REFERENCE TO A "CHURCH," AMENDING CHAPTER 17.32 R-1 MULTIPLE-FAMILY DWELLING DISTRICT, TO AMEND SECTION 17.32.010 USE REGULATIONS TO DELETE THE REFERENCE TO A "RELIGIOUS" USE, CHAPTER 17.56 SPECIAL USES AND TEMPORARY BUILDINGS TO AMEND SECTION 17.56.010 SPECIAL USES ENUMERATED TO DELETE THE REFERENCE TO A "CHURCH" USE IN THE C-1 AND C-2 DISTRICTS; AMENDING CHAPTER 17.60 PARKING AND LOADING TO AMEND SECTION 17.60.010 PARKING IN RURAL DISTRICT TO DELETE THE REFERENCE TO A "CHURCH" USE IN THE C-1 AND C-2 DISTRICTS; BY ADDING A NEW CHAPTER 17.55 RELIGIOUS ASSEMBLIES AND INSTITUTIONS, RELATING TO LAND USE REGULATIONS REGARDING RELIGIOUS ASSEMBLIES AND INSTITUTIONS WITHIN THE TOWN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES.**

**RECOMMENDATIONS**

APPROVED AS REQUESTED.

APPROVED AS MODIFIED WITH THE FOLLOWING CONDITIONS:

1. SEC. JN 17.55.020 GENERAL A 3. THERE EXISTS WITHIN THE TOWN LIMITS, A SUITABLE ALTERNATIVE PROPERTY THE RELIGIOUS ASSEMBLY, INSTITUTION OR PERSON COULD USE FOR THE EXERCISE OF RELIGION. THE DETERMINATION OF SUITABLE ALTERNATIVE PROPERTY SHALL BE BY THE TOWN MANAGER UNLESS OTHERWISE DELEGATED.

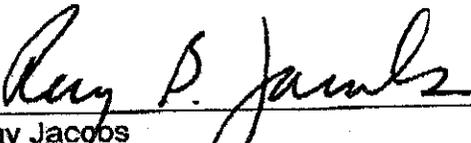
2. SECTION 17.55.020 GENERAL E. RELIGIOUS ASSEMBLIES AND INSTITUTIONS SHALL PROVIDE TWO OFF-STREET PARKING SPACES FOR EVERY FIVE SEATS IN THE MAIN ASSEMBLY AREA. RELIGIOUS ASSEMBLIES AND INSTITUTIONS SHALL COMPLY WITH ALL PARKING REQUIREMENTS AND RESTRICTIONS SET FORTH IN TITLE 10, CHAPTER 10.16 OF THE TOWN OF YOUNGTOWN MUNICIPAL CODE.

3.

\_\_\_\_\_ DENIED

Date:

1/11/11

  
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Ray Jacobs  
Planning and Zoning Hearing Officer