



LAND USE APPLICATION CONDITIONAL USE REQUEST

Supplemental Information: **CHURCH**

Conditional Use: SR, SR-1A

In addition to the general criteria and conditions set forth in Articles 6.020 and 6.030, the County and State require the following:

I. Standards for a Church Required by the Morrow County Zoning Ordinance 6.050(D):

1. Such uses may be authorized as a conditional use only after consideration of the following factors:
 - a. Sufficient area provided for the building, required yards, and off-street parking (related structures and uses such as a manse, parochial school, or parish house are considered separate principal uses and additional lot areas shall be required therefore)
 - b. Location of the site relative to the service area
 - c. Probable growth and needs of the community
 - d. Site location relative to land uses in the vicinity
 - e. Adequacy of access to and from principal streets together with the probable effects on the traffic volumes of abutting and nearby streets.
2. Such uses or related buildings shall be at least 30 feet from a side or rear lot line.
3. Such uses may be built to exceed the height limitations of the zone in which it is located to a maximum height of 50 feet if the total floor area of the building does not exceed the area of the site and if the yard dimensions in each case are equal to at least two-thirds of the height of the principal structure.

II. Standards for a church required by the Oregon Revised Statutes: 215.441 Use of real property for religious activity; county regulation of real property used for religious activity.

- (1) If a church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship is allowed on real property under state law and rules and local zoning ordinances and regulations, a county shall allow the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including worship services, religion classes, weddings, funerals, child care and meal programs, but not including private or parochial school education for prekindergarten through grade 12 or higher education.
- (2) A county may:
 - (a) Subject real property described in subsection (1) of this section to reasonable regulations, including site review or design review, concerning the physical characteristics of the uses authorized under subsection (1) of this section; or
 - (b) Prohibit or restrict the use of real property by a place of worship described in subsection (1) of this section if the county finds that the level of service of public facilities, including transportation, water supply, sewer and storm drain systems is not adequate to serve the place of worship described in subsection (1) of this section.
- (3) Notwithstanding any other provision of this section, a county may allow a private or parochial school for prekindergarten through grade 12 or higher education to be sited under applicable state law and rules and local zoning ordinances and regulations. [2001 c.886 §2]

III. Churches are allowed as outright uses, subject to Zoning and Building Permits, in the Exclusive Farm Use, Small Farm-40, Rural Service Center, and General Commercial Zones.