D# 51 RELIGIOUS INSTITUTIONS IN NON-RESIDENTIAL ZONES

General Description
This is a request by the Planning Division to change the permit review process for religious institutions (ie. temples, synagogues, churches, places of worship) in non-residential zones based on size of buildings. Currently, all religious institutions are processed the same way although there can be significant differences between large and small religious institutions. This proposal establishes three sizes of religious institutions (small, medium, large) to apply three different review processes, in recognition that different sized places of worship create different impacts.

Impact Analysis
Effect on rate of growth, development, and conversion of land as envisioned in the Plan
No impact is foreseen.

Effect on the City’s capacity to provide adequate public facilities
No impact is foreseen if smaller institutions are allowed outright as there would be adequate public facilities. For medium and larger institutions, the conditional use review process would evaluate impacts such as impacts on the surrounding neighborhood.

Effect on the rate of population and employment growth
No impact is foreseen.

Whether Plan objectives are being met as specified or remain valid and desirable
Yes, Comprehensive Plan objectives are being met and remain valid.

Effect on general land values or housing costs
No impact is foreseen.

Whether capital improvements or expenditures are being made or completed as expected
No impact is foreseen, this is a procedural change.

Consistency with GMA, the Plan, and Countywide Planning Policies
The proposal is consistent with all three plans and policies.

Effect on critical areas and natural resource lands
No impact is foreseen.

Effect on other considerations
None.

Staff Recommendation
Staff recommends establishing a review process that reflects scale and intensity of the religious institutions. Currently all sizes of religious institutions are processed through the Hearing
Examiner Conditional Use process with a public hearing. For non-residential zones, staff
recommends separating religious institutions into three levels based on square footage,
allowing small institutions outright, medium institutions through an Administrative Review
Conditional Use without public hearing, and large institutions through a Hearing Examiner
Conditional Use process with a public hearing. For institutions adjacent or abutting a residential
zone, a conditional review process would be applied. For other activities occurring at a religious
institution listed in the Zoning Land Use Table (RMC 4-2-060) such as schools or daycare centers,
such uses would be processed as listed in the land use table rather than as an accessory use.

Staff reviewed five other jurisdictions to determine what review processes are used for non-
residential zones. Staff found that a couple jurisdictions have levels of institutions similar to
what is proposed in this recommendation but generally found that there are a mix of review
processes applied, from permitted outright in certain zones to not allowed in industrial and
employment zones.

Background of Renton Municipal Code:
- Religious Institution Use is allowed in all City zoning designations.
- “Residential” zones: RC, R-1, R-4, R-8, RMH, R-10, R-14, and RM.
- “Non-residential” zones: IL, IM, IH, CN, CV, CA, CD, CO, COR, UC-N1, and UC-N2.
- The definition of “Religious Institutions” is: Churches, synagogues, temples and other
  places where gathering for worship is the principle purpose of the use. Typical accessory
  uses associated with this use include licensed day care facilities, playground, community
  meeting facilities, and private schools, rectory or convent, and offices for administration
  of the institution.

Draft code example:
Non-Residential Zones

<table>
<thead>
<tr>
<th>Religious Institution Use</th>
<th>Total floor area (gross square feet)</th>
<th>Allowance, Review</th>
<th>Adjacent to or abutting Residential Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small</td>
<td>0 to 10,000</td>
<td>Permitted outright</td>
<td>Admin Cond. Use</td>
</tr>
<tr>
<td>Medium</td>
<td>10,000+ to 30,000</td>
<td>Admin Cond. Use</td>
<td>Admin Cond. Use</td>
</tr>
<tr>
<td>Large</td>
<td>Over 30,000</td>
<td>HEX Cond. Use</td>
<td>HEX Cond. Use</td>
</tr>
</tbody>
</table>

Note: Any accessory schools, daycares, or other uses part of a Religious Institution listed in
the zoning use table would be processed separately as required in the use table.

**Implementation Requirements**
Receive public comments, and recommendations from Planning Commission, Planning &
Development Committee.