

RESOLUTION

A RESOLUTION TO RECOMMEND APPROVAL OF A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLES 3, 5 AND 15 TO AMEND THE APPROVAL PROCESS FOR PLACES OF WORSHIP

WHEREAS, the Zoning Ordinance currently requires a Special Permit for Places of Worship in certain zoning districts; and

WHEREAS, there has been an increase in the number of applications for Places of Worship and a growing trend towards “mega-churches”; and

WHEREAS, the size and scope of services proposed by some applications have the potential for larger more regional impacts and require additional review and more opportunity for public input; and

WHEREAS, on June 10, 2021, the Board expressed its interest and intent to review the Zoning Ordinance provisions related to Places of Worship by initiating a Zoning Ordinance text amendment; and

WHEREAS, the Fauquier County Planning Commission held a public hearing on the proposed amendments to the Place of Worship provisions on August 19, 2021; now, therefore, be it

RESOLVED by the Fauquier County Planning Commission this 19th day of August 2021, That the Planning Commission hereby recommends approval of the following text amendment to Articles 3, 5 and 15 of the Zoning Ordinance:

ARTICLE 3

PART 3 3-300 USES

	Site Plan	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
3-306 INSTITUTIONAL USES (CATEGORY 6)																			
1. a. Day Care Center, Child or Adult	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	A	SP	
1. b. Place of Worship	X	SP	SP	SP	SP	SP	SP	SP	SP				SP	SP	SP	SP/SE			
2. a. Place of Worship, Minor	X	SP	SP	SP	SP	SP	SP	SP	SP				SP	SP	SP	SP/SE			
2. b. Place of Worship, Major	X	SE	SE	SE	SE	SE	SE	SE	SE				SE	SE	SE	SE			
2. c. Monastery, retreat or similar religious residential facility	X	SP	SP	SP															

ARTICLE 15

PART 3 15-300 DEFINITIONS

PLACE OF WORSHIP: ~~Public place of worship.~~ A structure or place in which worship, veneration, ceremonies or rituals are held. Places of Worship shall include, but are not limited to, churches, mosques, synagogues and temples. Activities that are ancillary to and customarily associated with a religious institution shall be permitted, such as parish houses, rectories, parsonages, Sunday schools, accessory nursery/childcare

during services and church events, and administrative offices directly pertaining to that structure and/or activities taking place on that property.

PLACE OF WORSHIP, MAJOR: A PLACE OF WORSHIP meeting any of the following thresholds: 1) any PLACE OF WORSHIP, including any and all accessory structures, that is 10,000 square feet or greater; 2) any PLACE OF WORSHIP with 300 seats or more; 3) any amendment to an existing PLACE OF WORSHIP, MINOR that would increase the total square footage of the PLACE OF WORSHIP and accessory buildings to greater than 10,000 square feet.

PLACE OF WORSHIP, MINOR: Any PLACE OF WORSHIP not meeting the definition of PLACE OF WORSHIP, MAJOR.

ARTICLE 5

PART 6

5-600

CATEGORY 6 INSTITUTIONAL USES

5-602

Additional Standards for Places of Worship, Minor or Major

Uses proposed in conjunction with places of worship shall be subject to regulations **and any additional approvals that are** applicable to such use (e.g., schools, athletic facilities, daycare center, technical school).

5-602.a.

Additional Standards for Places of Worship, Major

1. The minimum lot size requirement shall be ten (10) acres. A reduction in the minimum lot size may be approved by the Board of Supervisors when approving the Special Exception provided the Board of Supervisors finds that:
 - a. Sufficient area is provided to accommodate drainage, potable water, septic, parking, landscaping and all other development requirements; and
 - b. The less restrictive standards do not negatively impact any other general or specific standard contained in Article 5 for this use and will serve the purposes of promoting public health, safety and welfare to an equivalent degree.
2. No structure used for or in conjunction with the use shall be located within 100 feet of any adjoining property which is in a Residential or Rural District, unless the Board of Supervisors finds that the lesser setback will not cause an undue impact on adjoining properties because of the specific characteristics of the proposed place of worship or adjoining property.
3. No such use shall be established except on a lot fronting on, and having direct access to, a road designated as a major collector (or higher) in the Comprehensive Plan, unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
4. All off-street parking and loading areas shall be effectively screened in any Residential or Rural District.