

# REFORMATION CHURCH OF THE ROCKIES SPECIAL USE GUIDE

## A. REFORMATION CHURCH OF THE ROCKIES

1. Owner: Reformation Church of the Rockies, 4552 Glen Haven Circle, Elizabeth CO 80107; James Mill and David Buehner, registered agents.
2. Representative: Tom Maroney, PO Box 902, Elizabeth CO 80107
3. Date of Preparation: August 2010

## B. STATEMENT OF INTENT

The Intent of this Special Use Guide is to identify conditions of use for a Special Use Review for a Church..

## C. PERMITTED USES

- Church, prior to a building permit being issued for the project, a site plan shall be submitted to Community and Development Services. Upon review of the site plan, Community and Development Services shall identify the appropriate engineering studies that will need to be provided and approved.
- The Maximum capacity for the Church shall be 300 people, if at any time in the future this number increases further studies and improvements could be required by Community and Development Services regarding traffic and wastewater.

### 2. Accessory Uses

- Above and underground utility and communications distribution lines, including but not limited to, cable television, telephone, gas and electric distribution lines.
- Storm water drainage facilities and drainage retention and detention areas
- Fences, walls and retaining walls.
- Signage.
- Water and wastewater facilities.

- Landscape improvements
- Water and Wastewater facilities
- Fire suppression/storage facilities

3. Temporary uses

- Temporary construction trailers and offices are permitted, provided that construction offices and trailers are removed from the site within 30 days of the issuance of a C.O. for the building to which the office is appurtenant.

D. LOT AND BUILDING STANDARDS

1. Setbacks: All building set backs shall follow Current Elbert County Building requirements for the RA-1 zoning classification.

2. Visual clearance statement:

“No fence, wall, hedge, shrub, structure, or other obstruction to view which is over 42 inches in height shall be erected, placed, or maintained within a triangle formed by the point of intersection of lot lines abutting a street and/or railroad right-of-way and the points located along the lot lines 55 feet from the point of intersection.”

E. NO-BUILD AREA RESTRICTIONS

No structures shall occur in the following areas:

1. The 100 year floodplain (except as approved by a Floodplain Development Permit).
2. Existing slopes greater than 20%

F. PARKING STANDARDS

The minimum number of required parking spaces shall be:

1. Church – 1 space/3 seats in principal public area, or 1 space/100 s.f. of GFA, whichever is greater

## F. FENCES AND RETAINING WALLS

### 1. Fences

- a. The maximum height of fences shall be 42" within the required front setback, 6 feet in all other areas.
- b. The maximum length of any fence shall not exceed 300 linear feet without:
  - 1) Varying the alignment by a change in direction of at least 30 degrees for at least 4 linear feet; or
  - 2) Changing the surface materials to a complimentary material for a minimum of 2 linear feet.
- c. No new barbed wire fences are permitted.
- d. All fences adjacent to residential uses will be limited to fences constructed of wood, masonry stucco or smooth wire.

### 2. Retaining Walls

- a. The maximum height of any single retaining wall shall not exceed 4 feet.
- b. A minimum 4 foot wide planting area must be provided between multiple, stair-stepped retaining walls and landscaped with a minimum of 4 shrubs and one tree per 30 linear feet of wall.
- c. The maximum length of any smooth surface retaining wall over 2 feet in height shall not exceed 100 linear feet without varying the surface by:
  - 1) Changing direction by at least 30 degrees for a distance of at least 4 linear feet; or
  - 2) Changing the surface materials to a complimentary material for a minimum of 4 linear feet.

## H. LIGHTING

1. Lighting shall not cast glare on adjacent properties or streets.

2. Pole lights shall be downcast cut-off type not to exceed 16 feet in height.
3. Building mounted lights must be directed downward or toward the building.
4. Lighting will be reduced to the minimum required for safety on the site after business hours.

I. SIGNS

See current Elbert County Zoning Regulations for allowances and requirements.

J. LANDSCAPE REQUIREMENTS

1. A site specific landscape plan shall be submitted for approval by Community and Development Services with each individual site plan submitted as part of the site plan process..

K. OUTDOOR STORAGE

1. All outdoor dumpsters and trash cans shall be screened from public view with a fence or wall and landscaping.
2. Screening fences and walls abutting buildings shall be made of the same finish materials as the building. Screening fences and walls separate from the building shall be made of the same or compatible finish materials as the building to which it is accessory.
3. All screening fences and walls must be 6 feet tall and the perimeter must be landscaped as follows:
  - Within a minimum of 5 foot wide planting strip adjacent to the fence, provide a continuous row of shrubs planted at a minimum spacing of 5 feet on center for the length of the fence or wall.
4. Trash containers are prohibited within the required front setback.

N. WATER AND WASTEWATER REQUIREMENTS

1. Water shall be provided by individual wells properly permitted by the State of Colorado Engineers Office.
2. Wastewater shall be provided by individual septic systems approved by the Elbert County Environmental Health Department. Any uses exceeding 2000 gallons per day per system may require additional treatment requirements as recommended by the Elbert County Environmental Health Department.