

§ 188-67. Places of general assembly. [Added 3-25-2003]

Places of general assembly shall meet with the area and bulk requirements of the particular zone and the applicable state-adopted Building and Fire Codes and additional requirements.

- A. Minimum lot area: 20,000 square feet.
- B. Minimum frontage: 200 feet.
- C. Building regulations.
 - (1) No building shall exceed the height limit permitted in the zone district in which it is located.
 - (2) The building floor area ratio shall not exceed 0.25 of the lot area (floor area ratio times lot area equals building area permitted).
 - (3) The impervious lot coverage shall not exceed the lot area, as provided in the various districts contained in Chapter 188 (Land Use) of the Code.
- D. All buildings shall be located at least 50 feet from a side property line and 50 feet from a rear property line, with a twenty-five-foot front yard setback.
- E. Any property so used shall front on an arterial or collector street, and said property shall have a minimum lot width of 200 feet.
- F. Off-street parking shall be provided in accordance with the following:
 - (1) All parking areas and driveways shall be located at least 50 feet from a residential district property line, at least 25 feet from any other property line or from a street and at least 10 feet from a building.
 - (2) No parking shall be permitted within the front yard setback.
 - (3) Parking for places of public assemblage, places of worship, halls and auditoriums: one parking space per three seats; one space per six lineal feet of pew or one space per 25 square feet of assembly area if not fixed seats, based on maximum seating capacity, whichever is greater.
 - (4) Parking lots shall be screened by a fence no higher than six feet and/or landscaped buffer which shall be not less than 50 feet in width when adjacent to a residence or residential zoned property.

- G. Where an accessory use(s) is/are part of the application, a combined/shared parking arrangement may be permitted by the approving agency if the applicant can demonstrate that such combined/shared on-site parking will not adversely impact the health, safety and welfare of the citizens of Hillside in the area; however, the area waived for parking shall remain as additional open space on site for possible future parking.