



## Legislation Text

File #: ORD 2018-034, Version: 1

### AGENDA ITEM REPORT

#### TITLE:

AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE I, "ADMINISTRATION, REGULATIONS AND PROCEDURES," DIVISION 1, "GENERALLY," BY ENACTING SECTION 13-5, "SEVERABILITY," TO PROVIDE FOR GENERAL SEVERABILITY AMONG THE PROVISIONS OF THE LAND DEVELOPMENT CODE; ARTICLE III, "ZONING REGULATIONS," DIVISION 1, "GENERALLY," SECTION 13-295, "DEFINITIONS," TO OMIT THE DEFINITION OF CHURCH AND AMEND THE DEFINITION OF HOUSE OF WORSHIP; DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," SECTIONS 13-331, "GENERAL PROVISIONS," 13-348, "PLANNED UNIT DEVELOPMENT DISTRICT," 13-354, "COMMUNITY FACILITY DISTRICT," 13-355, "PLANNED COMMERCE DISTRICT;" AND DIVISION 8, "MASTER BUSINESS LIST," SECTIONS 13-621, "MASTER BUSINESS LIST - B-2, B-3, AND B-4," 13-622, "MASTER BUSINESS LIST - IO-1, IM-1," 13-623, "MASTER BUSINESS LIST - O-2, O-3," TO PROVIDE CONSISTENCY WITH THE FEDERAL RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000 (RLUIPA). (SECOND READING)(PUBLIC HEARING)

#### BACKGROUND:

**This item was approved on First Reading at the October 25, 2018, City Commission Meeting.**

The City desires to amend Chapter 13, "Land Development Code," of the City's Code of Ordinances to revise regulations pertaining to religious land uses in order to comply with the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), 42 U.S.C. §§ 2000cc, et seq., which is a civil rights law that protects individuals and religious assemblies and institutions from discriminatory and unduly burdensome land use regulations.

#### DISCUSSION:

These amendments seek to explicitly list, as a permitted use, houses of worship in zoning categories that permit comparable assembly uses. The identified districts include: B-2, "Convenience Shopping District," B-3, "Community Shopping District," B-4, "Regional Shopping District," IO-1, "Industrial Office District," O-2, "Local Office District," CF, "Community Facility District," PUD, "Planned Unit Development District," and PCD, "Planned Commerce District." The City of Coconut Creek is committed to ensuring that the rights of houses of worship and religious institutions are protected through the administration of the City's Land Development Code.

#### RECOMMENDATION:

The Planning and Zoning Board recommended approval of these amendments at its October 10, 2018, meeting.

#### FISCAL IMPACT: N/A