

# Religious Assembly

## Attachment to Administrative Review Application Form



**City of Boulder  
Planning and Development  
Services Center**

1739 Broadway, third floor  
Mail: P.O. Box 791  
Boulder, CO 80306-0791  
Phone: 303-441-1880, Fax: 303-441-3241  
Web: [boulderplandevlop.net](http://boulderplandevlop.net)

Revised July 2001  
*109.pdf*

## RELIGIOUS ASSEMBLY CRITERIA

A "religious assembly," as defined in Section 9-1-3(a), B.R.C. 1981 and listed below, is allowed as a conditional use in the following zoning districts: all residential zoning districts (except MH-E, Mobile Home - Established) and the public and agricultural districts. A religious assembly is allowed as a by-right use in the business zoning districts. The use is prohibited in the industrial zoning districts and MH-E. **For those zoning districts in which a religious assembly is allowed as a conditional use, approval of an administrative review application is required.**

In order for an administrative review application to be approved for a religious assembly as a conditional use, Planning and Development Services must find that the application meets the relevant religious assembly criteria. These criteria are found in Section 9-3.4-5, B.R.C. 1981 of the city's land use regulations and are attached. An application for approval of a religious assembly as a conditional use must include a written statement which addresses how the proposal meets the applicable criteria. In the written statement, the applicant shall include detailed seating, floor area, and parking calculations as needed to show how the proposal meets the religious assembly criteria, and show this information on the required floor and site plans. The criteria cannot be met by using the variance process. In addition, a religious assembly must meet other city code requirements that may apply, such as building code or landscape design standards.

### CITY CODE DEFINITION OF RELIGIOUS ASSEMBLY

"Religious assembly" means a building or group of buildings used or proposed to be used for conducting organized religious services and accessory uses associated with the use.

CRITERIA (CITY CODE EXCERPT OF SECTION 9-3.4-5, B.R.C. 1981):

9-3.4-5 Religious Assemblies.

The following criteria shall apply to any religious assembly use approved after September 2, 1993, in a P-E, A-E or in any residential district except MH-E:

- (a) Uses accessory to the religious assembly shall meet the standards applicable to the use as if the use is a principal use. Parking for the religious assembly use and any accessory use shall be for the use which has the greatest parking requirement.
- (b) Off-street parking is provided at a ratio of one space per four seats in the assembly area, or if there are no fixed seats, then one parking space for each 50 square feet of floor area used for assembly purposes. The floor area for assembly purposes shall be the area of the largest room in the structure which could be used for assembly, plus the area of adjoining rooms that could accommodate seating which could be used as part of the assembly in the main assembly area.
- (c) Useable open space is provided consistent with the percentage of open space required in the zoning district for single family structures.
- (d) Required parking is not located in the front yard setback.
- (e) The lot meets the minimum lot requirements of Section 9-3.2-1, "Bulk Requirements," B.R.C. 1981.