



November 23, 2009

Joe and Leah SUTHERLAND
[REDACTED]

Ref: - Case CCD-2009-05094: Religious assembly in residential property

Dear Mr. & Mrs. Sutherland

On 11/23/09, I noticed a number of signs in Riggs Rd, near your house. They were advertizing church services in a nearby residence. At that time, I followed the signs but failed to identify your house.

From the information on the signs, I discovered from your web site that you are holding religious assemblies at your home which is residential, Single Family (zoned SF-7).

The Town's Land Development Code, Section 2.103, C (and Table) prohibits the use of single family residential structures for Religious Assemblies, Small Scale.

At this time, this letter will serve as a ten-day written notice to quit such use.

I am sure you will have questions regarding this issue and so I invite you to contact me as below.

Yours truly,

Steve Wallace
Inspector II, Code Compliance
Tel: 480-503-6725
Email: steve@ [REDACTED]

Table 2.103: Land Use Regulations – Single Family Residential Districts

Use Classification	SF-43	SF-35	SF-15	SF-10	SF-8	SF-7	SF-6	SF-D	SF-A	Additional Regulations
Religious Assembly <i>Large-Scale</i>	U	U	U	U	U	U	U	--	--	See Section 4.505
<i>Small-Scale</i>	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	--	--	
Residential, Permanent <i>Single Family</i>	P	P	P	P	P	P	P	P	P	
<i>Secondary Dwelling</i>	U	U	U	U	U	U	U	--	--	See Section 2.106
Satellite Dish Antenna, <i>Large</i>	L1	L1	L1	L1	L1	L1	L1	L1	L1	See Article 4.8
Schools, Public Or Private <i>Large-Scale</i>	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	--	--	
<i>Small-Scale</i>	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	--	--	
Shelter Care Facility <i>Small-Scale</i>	P	P	P	P	P	P	P	--	--	
Stables, Commercial	U	U	--	--	--	--	--	--	--	See Section 2.107
Stables, Non-Commercial	L1	L1	L1	L1	L1	--	--	--	--	See Section 2.107
Utilities <i>Facilities</i>	S	S	S	S	S	S	S	S	S	
<i>Well Site</i>	P	P	P	P	P	P	P	P	P	
Waste Management <i>Non-Hazardous Material Recycling Collection Facility, Small-Scale</i>	L5	L5	L5	L5	L5	L5	L5	--	--	
Wireless Communication Facilities <i>Alternative Light Poles</i>	L6	L6	L6	L6	L6	L6	L6	L6	L6	See Article 4.7
<i>Other Than Monopoles</i>	A	A	A	A	A	A	A	A	A	See Article 4.7

Limitations

- L1 - Only as a use incidental to the principal use of the property.
- L2 - Public and Private Schools and Religious Assembly uses shall be located on collector or arterial streets. Conditional Use Permit approval is required for any other location.
- L3 - Public and Private Schools and Religious Assembly uses are not permitted in single family residential structures.
- L4 - Unlighted Outdoor Entertainment and Recreation uses are permitted in conjunction with Public and Private Schools and Religious Assembly uses; lighted Outdoor Entertainment and Recreation uses in conjunction with Public and Private Schools and Religious Assembly uses require a Conditional Use Permit.
- L5 - Limited to parcels containing Schools and Religious Assembly uses. Administrative Use Permit is required.
- L6 - Alternative Light Poles may be located on property zoned residential and operated as an electric substation, Public and Private School, public park, or Religious Assembly. Conditional Use Permit is required.