

SECTION 10.21 INST (INSTITUTIONAL) ZONE

A. PERMITTED USES: The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article XV of this ordinance:

1. Churches and other buildings for the purpose of religious worship
2. Colleges and universities, including those structures used by the college or university and used for directly related purposes, including recreation and the housing of students, guests, and the employees of the college or university. This includes administrative buildings, classrooms, lecture halls, laboratories, libraries, athletic facilities, dormitories, faculty and staff housing, student and faculty centers, and maintenance buildings
3. Hospitals, including those structures used by the hospital for directly related purposes, including recreation and housing of employees, guests, and students of the hospital. This includes administrative buildings, classrooms, lecture halls, laboratories, libraries, dormitories, faculty and staff housing, student and faculty centers, and maintenance buildings
4. public, parochial, and vocational schools
5. Nursing schools
6. Nursing homes, convalescent homes, rest homes, and homes for the aged
7. Child-care center
8. Municipal buildings and police and fire stations
9. publicly owned parks, playgrounds, and community recreation centers

B. ACCESSORY USES

1. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses as listed below, included within and entered from within any use permitted in this zone, as a convenience to the occupants thereof, and their customers, providing that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Book stores
 - d. Medical supply stores

C. AREA AND HEIGHT REGULATIONS

1. Minimum tract for institutional development - Six (6) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approval site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been part of the originally approved site plan layout
2. Minimum lot area within minimum tract - Three (3) acres
3. Minimum lot width at building setback line - Two hundred (200) feet
4. Minimum front yard depth - Sixty (60) feet
5. Minimum side yard width - Thirty (30) feet, except where side yard abuts a right-of-way, then the side yard shall be forty-five (45) feet
6. Minimum rear yard depth - Fifty (50) feet
7. Maximum building height - Sixty (60) feet
8. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
3. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of seventy-five (75) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
4. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
5. No outdoor storage of any items, which are to be sold or any components, which will be manufactured, processed, packed or assembled to create an item to be sold or used, shall be permitted in this zone.