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**SECTION 10.11 INST (INSTITUTIONAL) ZONE**

**A. PERMITTED USES:**

1. Churches and other buildings for the purpose of religious worship or assembly.
2. Public and parochial schools, colleges and universities, including those structures and facilities used by such schools for related purposes, including recreation and the housing of students, guests, and the employees of the schools, Permitted uses include, but are not limited to, administrative buildings, classrooms, lecture halls, laboratories, libraries, athletic fields and facilities, swimming pools, dormitories, theatres, cafeterias, alumni centers, book stores, outdoor fundraising activities, faculty and staff housing, student and faculty centers, nursery schools, and maintenance buildings.
3. Hospitals, including those structures used by the hospital for related purposes, including recreation and housing of employees, guest, 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. Convents, including cemeteries operated in connection therewith.
5. Nursing homes, convalescent homes, rest homes, and homes for the aged.
6. Municipal buildings and police and fire stations.
7. Publicly or privately owned parks, playgrounds and community recreation centers.

**B. ACCESSORY USES:**

1. Customary accessory buildings, structures, improvements, and uses, including operations required to maintain or support any use permitted in this zone on the same property as the permitted use.
2. Boundary fences and walls, as regulated by Article XVI, of this ordinance.
3. Signs, as regulated by Article XV (including Section 15.7 (F)), of this ordinance .

**C. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area – One (1) acre.
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth – Fifty (50) feet.
4. Minimum Side Yard Width on Each Side of Lot - Fifty (50) feet.
5. Minimum Rear Yard Depth – Fifty (50) feet.
6. Maximum Building Height – Sixty (60) feet.

7. In the case of this zone, more than one building may be constructed on one lot. Improvements existing at the time of establishment of this zone shall be exempt from the requirements of this section (Section 10.11.,C.).

D. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and / or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance, except that Section 13.0.,L and Section 13.1 of Article XIII shall not apply.
2. 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.
3. The following shall be prohibited: emission of noise which is noxious enough to destroy the enjoyment of dwellings or other uses of property in the city by interfering with the ordinary comforts of human existence, including noises created by the operation or causing the operation of any whistle, rattle, bell, gong, clapper, drum, horn, piano, radio, calliope, phonograph, stereo, loud speaker, public address system, or other sound-producing or sound-amplifying instrument, or by the calling, shouting, or in any other way or manner creating noise or sound in such a manner as to disturb the peace and quiet of a neighborhood or to interfere with the transaction of business or other ordinary pursuits. Any sound-producing or sound-amplifying instruments shall be pointed or directed away from residential areas. Nothing herein shall be construed to prohibit the reasonable use of automobiles and ordinary noises attendant thereto, or the holding of athletic contests with ordinary music and other noises attendant thereto, or lawful public meetings, parades or celebration.
4. Lighting of one athletic field shall be permitted, subject to the following restrictions:
  - a. In order to control spill and glare, lighting shall not exceed 4 poles, 72 luminaries, with a lighting level of no more than 55 constant horizontal foot candles. Lighting specifications shall conform to Musco Green Generation Lighting Technology or substantially similar specifications.
  - b. Lights shall not be used on Sundays.
  - c. No more than twelve (12) football games per season shall be played per year using lights.
  - d. Lights shall be turned off on or before 11:00 p.m. on Fridays and on or off before 10:00 p.m. on any other day of the week.
  - e. For athletic contests played at night, adequate security and traffic control measures shall be implemented as reasonably determined by the city police chief. If determined necessary by the police chief, no fewer than three (3), and up to four (4), off-duty policemen shall be engaged and assigned to provide security during night football games.