
SECTION 10.12 INST (INSTITUTIONAL ZONE)**A. PERMITTED USES**

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship
3. Convalescent homes, nursing homes, and homes for the aged
4. Convents, Seminaries and Retreat Centers
5. Dormitories when associated with a permitted or conditional use
6. Libraries
7. Lodging, hospitality and care for the infirmed, disadvantaged, handicapped or abused (Children, youth, and adults)
8. Museums and art galleries
9. Nursery schools and day care centers
10. Orphanages
11. Police and fire stations
12. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers and swimming pools
13. Recreational uses other than publicly owned and/or operated, as follows: golf courses, swimming pools, tennis courts
14. Schools, elementary and secondary (Grades K-12) and continuing education adult enrichment centers
15. Summer camps

B. ACCESSORY USES:

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses provided in conjunction with a permitted or conditional use, primarily as a convenience to its occupants, its customers, patients, and employees, and located within the same building as the permitted or conditional use

C. CONDITIONAL USES

1. Hospitals, clinics and health maintenance organizations (HMO)
2. Colleges, universities, vocational, trade schools or other specialized educational facilities
3. Educational and medical related research facilities

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES

1. Minimum Lot Area - One (1) acre
2. Front Yard Setback - 150 feet, only where the property zoned Institutional, abuts an arterial or collector street
3. Setback From Any Adjacent Residential Zone - 100 feet
4. Internal Setbacks - Fifty (50) feet unless otherwise approved in accordance with a Site Plan as provided for in Subsection E,4, of this section and Section 9.19
5. Maximum height - Five (5) stories
6. In the case of this zone, more than one principal building as defined herein, may be permitted on one lot

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading facilities shall be provided in accordance with articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) except firewood neatly stacked, shall be permitted in this zone except within enclosed containers.
3. no lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. No building shall be erected, or structurally altered, nor shall any grading take place on any lot or parcel in the Institutional Zone until a site plan Layout has been submitted and approved in accordance with Section 9.19 . Where development is proposed on a parcel of land that is a part of a larger tract of land which is under one ownership, the developer shall also be required to submit a plan for the entire property under said ownership, unless specifically waived by the city, in accordance with the plan requirement of Section 9.20, A. Said plan shall show how the proposed development will be developed as an integral part of the much larger tract, including the coordination of land use and circulation (vehicular and pedestrian) with adjacent tracts of land.
5. A minimum of 20% of the total acreage of each site for a permitted use shall be set aside for open space use, exclusive of streets, parking areas, and buildings.