

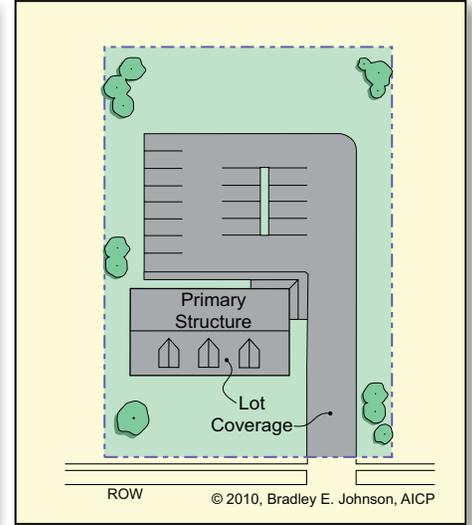
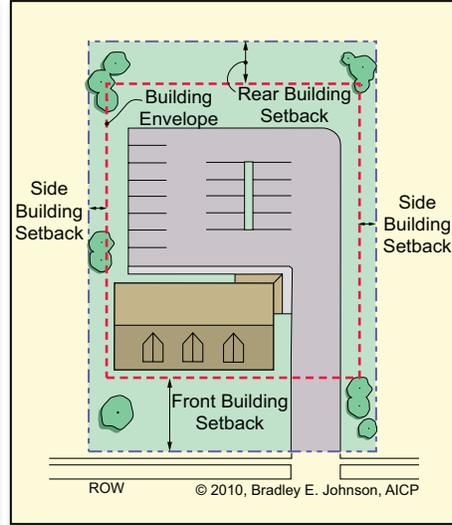
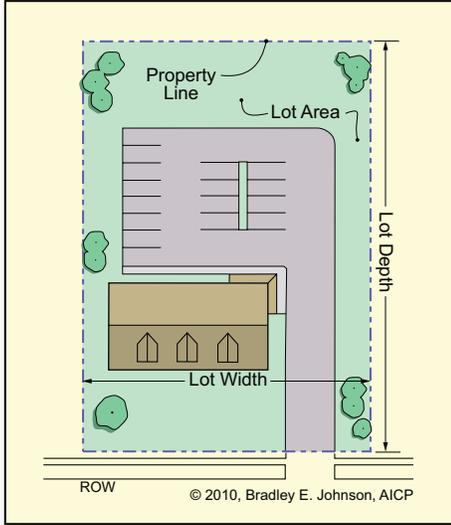
# Institutional (IS) District

## 2.23 IS District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The IS (Institutional) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>• Varying intensity institutionally owned lands, including State, County, and City facilities</li> </ul> <p><b>Application of IS District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Buffer district or transitional zoning district</li> <li>• Small area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Require quality time, place, and manner development standards to minimize impacts on adjacent residential properties while serving the needs of the overall community</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>• PR, AG, R1, R2, R3, UR, M1, M2, MP, UV, IS, NC, LC, GC, OC, CB, HC, EP, IC, I1, and I2</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use the IS District for existing developments and carefully for new institutional development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• commercial training facility or school</li> <li>• farmer's market</li> <li>• swimming pool</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• sewage treatment plant</li> <li>• water treatment plant</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• airport, public</li> <li>• bus station</li> <li>• camp</li> <li>• cemetery/mausoleum</li> <li>• child care institution</li> <li>• church, temple, or mosque</li> <li>• community center</li> <li>• government office</li> <li>• government operations (non-office)</li> <li>• heliport, public</li> <li>• hospital</li> <li>• library</li> <li>• museum</li> <li>• nature center</li> <li>• police, fire, or rescue station</li> <li>• pool, public</li> <li>• post office</li> <li>• retreat center</li> <li>• school (P-12)</li> <li>• trade or business school</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• assisted living facility</li> <li>• fair housing facility (large)</li> <li>• fair housing facility (small)</li> <li>• nursing home</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• telecommunication facility</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• composting facility, public</li> <li>• crematory</li> <li>• jail</li> <li>• recycling collection point</li> <li>• stadium</li> </ul>

# Institutional (IS) District

## 2.24 IS District Development Standards



**Minimum Lot Area**

- n/a

**Minimum Lot Width**

- n/a

**Sewer and Water**

- Sanitary sewer and water utility required

**Minimum Front Yard Setback**

- 30 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 10 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 20 feet for primary and accessory structures

**Maximum Lot Coverage**

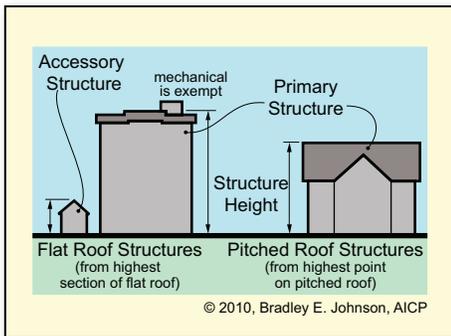
- 70% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Maximum Primary Structures**

- no limit



**Maximum Structure Height**

- 60 feet for primary structure
- 30 feet for accessory structure

**Additional Development Standards that Apply**

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Storage</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SR-03 ..... 5-106
• AS-07 ..... 5-11	• LA-02 ..... 5-46	<b>Structure</b>
<b>Architecture</b>	• LA-04 ..... 5-47	• ST-01 ..... 5-107
• AR-02 ..... 5-14	• LA-06 ..... 5-48	<b>Telecommunication</b>
<b>Density and Intensity</b>	• LA-07 ..... 5-48	• TC-01 ..... 5-108
• DI-01 ..... 5-16	• LA-08 ..... 5-49	<b>Temporary Use</b>
<b>Driveway</b>	<b>Lighting</b>	• TU-01 ..... 5-110
• DW-01 ..... 5-17	• LT-01 ..... 5-51	• TU-04 ..... 5-111
• DW-04 ..... 5-20	<b>Lot</b>	<b>Trash Receptacle</b>
<b>Environmental</b>	• LO-01 ..... 5-53	• TR-01 ..... 5-112
• EN-01 ..... 5-21	<b>Parking</b>	<b>Vision Clearance</b>
<b>Fence and Wall</b>	• PK-01 ..... 5-60	• VC-01 ..... 5-113
• FW-01 ..... 5-22	• PK-07 ..... 5-62	<b>Wind Turbine Systems</b>
• FW-07 ..... 5-24	<b>Performance</b>	• WT-01 ..... 5-114
<b>Floodplain</b>	• PF-01 ..... 5-68	• WT-02 ..... 5-116
• FP-01 ..... 5-26	<b>Public Improvement</b>	
<b>Floor Area</b>	• PI-01 ..... 5-69	
• FA-01 ..... 5-35	<b>Setback</b>	
<b>Height</b>	• SB-01 ..... 5-71	
• HT-01 ..... 5-36	<b>Sewer and Water</b>	
	• SW-01 ..... 5-73	
	<b>Signs</b>	
	• SI-01 ..... 5-75	
	• SI-05 ..... 5-83	
	<b>Special Exception</b>	
	• SE-01 ..... 5-105	