

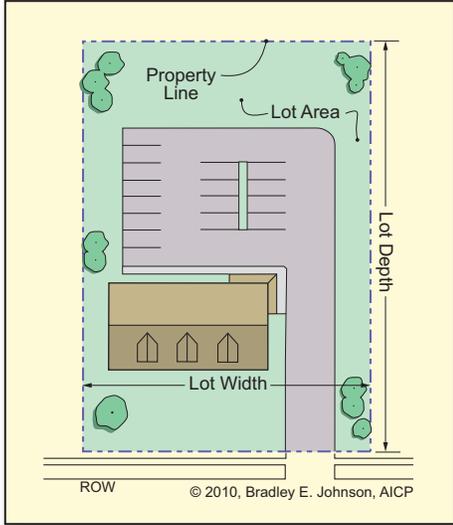
# University (UV) District

## 2.21 UV District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The UV (University) District is intended to be used as follows:</p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Varying intensities of institutional, commercial, retail, entertainment, and dining uses directly related to university operations and campus life</li> </ul> <p><b>Application of UV District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Only on private or public college or university property</li> <li>Promote the mixture and flexibility of uses that make universities and colleges unique and functional while protecting the character of adjacent districts</li> <li>Enact stringent form standards due to the flexibility permitted in the UV District</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, AG, R2, R3, UR, M1, M2, UV, IS, NC, LC, CB, and EP</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the UV District for existing developments and carefully for new 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>bank machine/atm</li> <li>barber/beauty shop</li> <li>billiard/arcade room</li> <li>bowling alley</li> <li>broadcast studio</li> <li>coffee shop</li> <li>coin laundry</li> <li>dance/night club</li> <li>delicatessen</li> <li>fitness center/health club</li> <li>hotel/motel</li> <li>office, general services</li> <li>office, medical services</li> <li>restaurant</li> <li>retail (type 1), very low intensity</li> <li>retail (type 2), low intensity</li> <li>sports complex (indoor)</li> <li>sports complex (outdoor)</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>bus station</li> <li>church, temple, or mosque</li> <li>community center</li> <li>library</li> <li>medical center</li> <li>museum</li> <li>park</li> <li>parking lot, public</li> <li>police or fire station</li> <li>pool, public</li> <li>post office</li> <li>rescue station</li> <li>stadium</li> <li>university or college</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>dwelling, multiple-family (2 or 3 units)</li> <li>dwelling, multiple-family (4 to 6 units)</li> <li>dwelling, multiple-family (7 to 15 units)</li> <li>residence hall</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>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>bar/tavern</li> <li>restaurant with drive-up window</li> </ul>

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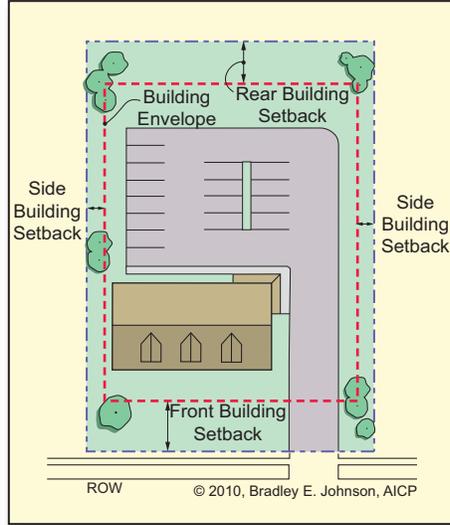
## 2.22 UV District Development Standards



**Minimum Lot Area**  
• 5,000 square feet

**Minimum Lot Width**  
• 50 feet

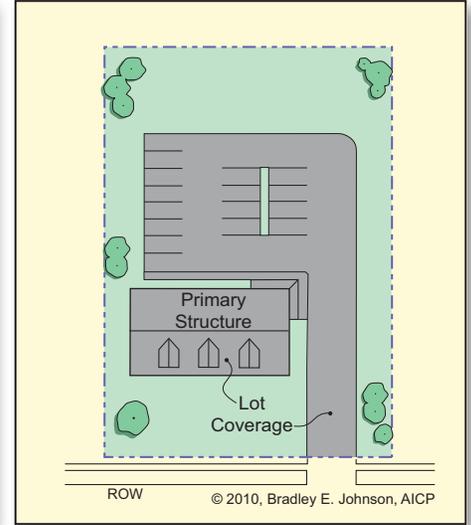
**Sewer and Water**  
• Sanitary sewer and water utility required



**Minimum Front Yard Setback**  
• 20 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

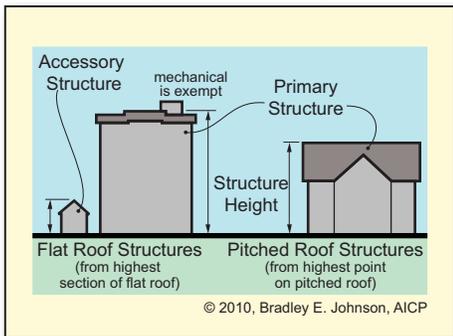


**Maximum Lot Coverage**  
• 70% of lot area

**Minimum Main Floor Area**  
• 1,000 square feet

**Minimum Dwelling Unit Size**  
• 700 square feet per housing unit  
• 150 square feet per dormitory room

**Maximum Primary Structures**  
• 10 per lot



**Maximum Structure Height**  
• 60 feet for primary structure  
• 30 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structure</b>	<b>Lighting</b>	<b>Trash Receptacle</b>
• AS-01 ..... 5-6	• LT-01 ..... 5-43	• TR-01 ..... 5-105
• AS-06 ..... 5-11	<b>Lot</b>	<b>Vision Clearance</b>
<b>Density and Intensity</b>	• LO-01 ..... 5-45	• VC-01 ..... 5-106
• DI-01 ..... 5-16	<b>Parking</b>	<b>Wind Turbine System</b>
<b>Driveway</b>	• PK-01 ..... 5-53	• WT-01 ..... 5-107
• DW-01 ..... 5-17	• PK-07 ..... 5-55	• WT-02 ..... 5-109
• DW-04 ..... 5-20	<b>Performance</b>	
<b>Environmental</b>	• PF-01 ..... 5-61	
• EN-01 ..... 5-21	<b>Public Improvement</b>	
<b>Fence and Wall</b>	• PI-01 ..... 5-62	
• FW-01 ..... 5-22	<b>Setback</b>	
• FW-06 ..... 5-24	• SB-01 ..... 5-64	
<b>Floodplain</b>	<b>Sewer and Water</b>	
• FP-01 ..... 5-26	• SW-01 ..... 5-66	
<b>Floor Area</b>	<b>Sign</b>	
• FA-01 ..... 5-27	• SI-01 ..... 5-68	
<b>Height</b>	• SI-05 ..... 5-75	
• HT-01 ..... 5-28	<b>Special Exception</b>	
<b>Landscaping</b>	• SE-01 ..... 5-97	
• LA-01 ..... 5-37	<b>Storage Tank</b>	
• LA-02 ..... 5-38	• SR-03 ..... 5-98	
• LA-04 ..... 5-39	<b>Structure</b>	
• LA-06 ..... 5-40	• ST-01 ..... 5-99	
• LA-07 ..... 5-40	<b>Temporary Use</b>	
• LA-08 ..... 5-41	• TU-01 ..... 5-102	