

Section 30- ID zone (Institutional Development)

30.01- Description of Zone- The zone is designed for development of institutional complexes.

30.02- Uses- Permitted land uses in the zones shall be limited to governmental, health, educational, charitable and religious institutions. An institution is an organization, establishment, or foundation or society devoted to the promotion of government, health, educational, charitable or religious objective and includes its buildings. The facility should be compatible with its setting in scale and design. State buildings within the zone may be leased to the private sector provided the use is compatible with the original institutional setting and the proposed use is reviewed and approved by the Planning and Zoning Commission. Other land in the Zone, not owned by the institution, shall meet the requirements of the MX zone.

30.03- Site Plan Review (when required)-

- A. Site plan review under this sections required in all cases where a site plan is required under Section 55.
- B. Application may be made for early review of a preliminary site plan at any time prior to submission of a site plan pursuant to Section 55.00 of this Code. The details and conditions of any preliminary site plan approved hereunder shall be included in any final site plan prepared and submitted according to Section 55.

30.04- Preliminary Site Plan – Requirements and Content- The preliminary site plan shall include the following:

1. Property and zone boundaries.
2. Location of existing and/or proposed building(s), structure(s) and additions with notation as to approximate square footage and number of stories of each building.
3. Proposed off-street parking and loading including driveway entrances and exits, and diagram of proposed traffic flow.
4. General location and type of proposed landscaping buffers.
5. General topography of the entire site.
6. Location of flood area and stream belts.
7. A location sketch showing the relationship for the site to the balance of property owned by the application in the Institutional Development Zone.
8. Statement describing the proposed use of the planned structure or facility.
9. Drawings of the proposed elevations of proposed buildings.

30.05- Review Procedure- (see Code)

30.06- Height- The maximum building height is **five (5) stories**.

30.07- Lot coverage, Lot area, Width and Yard Requirements- Where institutional uses extend to several parcels, individual lot requirements are **eliminated**. Other parcels must meet the requirements of the **MX zone**.

30.08- Off Street Parking and Off Street Loading Requirements- Off-street parking and off-street loading shall be provided in accordance with Section 40 of this Code.

30.09- Signs- Identifying graphics or signs shall be limited in accordance with requirements of Section 48 of this Zoning Code.

Permitted Uses

Institutions (61.01.41)

Professional Sports Facility (61.01.53)

Special Exception Uses

Public Utility Buildings (60.02.11)

Adaptive Historic Preservation (60.02.16)

Bus Stop Shelter (60.02.32)

Solid Waste Facility (61.02.23) – category 4 site plan approval

ID