

SECTION 1605. INSTITUTIONAL USES

- A. **Authorization.** In recognition of the many institutional types of non-residential functions that have been found compatible and reasonably harmonious with residential uses, certain institutional uses specified in this Section may be authorized by the issuance of a Special Use Permit. Such permit shall not be issued unless all the procedures and applicable requirements stated herewith, together with the additional requirements of this Section, can be complied with.
- B. **Uses.** The following uses may be authorized in those districts as noted under the respective Zoning Districts, and provided the applicable conditions are complied with:
1. **Institutions for Human Care.** Hospitals, Day Care, Sanitariums, Nursing or Convalescent Homes, Assisted Living Homes, Homes For The Aged, and Philanthropic and Charitable Institutions. Camp or Correctional Institutions are prohibited.
 2. **Religious Institutions.** Churches, synagogues, or similar places of worship, convents, parsonages and parish houses, and other housing for clergy.
 3. **Educational and Social Institutions.** Public and private elementary and secondary schools, and institutions for higher education, auditoriums and other places of assembly, and centers for social activities, including charitable and philanthropic activities. Camp or correctional institutions are prohibited.
 4. **Public Buildings and Public Service Installations.** Publicly owned and operated buildings, public utility buildings and structures, transformer stations and sub-stations and gas regulator stations.
- C. **Site Location Principles.** The following principles shall be utilized to evaluate the proposed location of any institutional use within a permitted district. These principles are alterable depending upon the specific conditions of each situation, but they shall be applied by the Planning Commission as general guidelines to help assess the impact of an institutional use upon the District in which such use is proposed to be located.

1. Motor vehicle entrance should be made on a Principal Arterial or immediately accessible from a Principal Arterial as to avoid the impact of traffic generated by the institutional use upon a residential area.
2. Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of the intrusion of the institutional use into a residential area.

D. Hospitals. (For overnight stay)

1. The proposed site shall be at least five (5) acres in area.
2. All structures shall be located at least fifty (50') feet from any residential use.
3. The proposed site shall have at least one (1) property line abutting a principal or minor arterial.
4. No more than twenty-five (25%) percent of the gross site shall be covered by structures.
5. Ambulance and delivery areas shall be obscured from all residential views with a wall or barrier or other such suitable buffer as determined by the Planning Commission.

E. Religious Institutions.

1. The proposed site shall be at least one (1) acre in size plus one-half ($\frac{1}{2}$) acre per hundred (100) seats in the main auditorium.
2. No building shall be closer than forty (40') feet to any property or street line.
3. No more than twenty-five (25%) percent of the gross site area shall be covered by structures.

F. Cemeteries.

1. The proposed site must be at least ten (10) contiguous acres.
2. No building or drive shall be closer than twenty (20') feet to any property line.

G. **For All Other Uses That May Be Permitted**, except public utility transformer stations and substations, gas regulator stations and housing for religious personnel attached to a church or school function.

1. No building shall be closer than forty (40') feet to any property or street line.
2. No more than twenty-five (25%) percent of the gross site area shall be covered by structures.
3. All buildings shall be of an appearance that shall be harmonious and unified as a group of buildings and shall blend appropriately with the surrounding area.

H. **For Public Utility Transformer Stations and Substations, Gas Regulator Stations:**

1. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same site development.
2. Where mechanical equipment is located in the open air, it shall be screened from the surrounding residential area by suitable plant material and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.