

§ 185.047 IU — INSTITUTIONAL USE DISTRICT.

(A) *Intent.* The provisions of this district are intended to apply to an area which can service the need of the city for public and semipublic facilities of an educational, governmental, recreational, health or cultural nature. Lot sizes and other restrictions are intended to ensure proper functioning and development of such uses.

(B) *Principal uses and structures:*

(1) Public educational institutions, including, but not limited to, elementary schools, junior high schools, high schools, junior or community colleges, colleges, and universities.

(2) Governmental uses for federal, state, county, and city agencies and entities.

(3) Public parks, playgrounds or other public recreational facilities.

(4) Public utility equipment and facilities.

(5) Churches.

(6) Historic sites.

(7) Camouflaged communication towers and facilities.

(C) *Accessory uses and structures:* Customary accessory uses clearly incidental and subordinate to one (1) or more permitted uses.

(D) *Conditional uses:*

(1) Private schools.

(2) Nonprofit youth, business, civic, service and cultural facilities and organizations.

(3) Hospitals and associated medical clinics and offices.

(4) Nursing homes, congregate living facilities and group care homes.

(5) Cemetery.

(6) Airports.

(7) Permitted uses or uses permissible by special exception exceeding forty (40) feet in height.

(E) *Prohibited uses and structures:* All uses not specifically or provisionally provided for herein.

(1) Corrections facilities.

(2) All uses not specifically or provisionally provided for herein.

(F) *Lot and structure requirements:*

(1) Minimum lot area — one (1) acre.

(2) Minimum lot width — one hundred and fifty (150) feet.

(3) Minimum lot depth — two hundred (200) feet.

(4) Maximum building coverage — thirty percent (30%).

(5) Minimum floor area — None.

(6) Maximum height — forty (40) feet.

(7) Minimum yard requirements:

(a) Front: twenty-five (25) feet minimum building setback. Parking areas may be located in front yard except within ten (10) feet of the front lot line.

(b) Side interior: twenty-five (25) feet minimum building setback. Parking areas may be located in the side yard, except within ten (10) feet of the side lot line. Side yards abutting residentially zoned property shall maintain a twenty-five (25) foot minimum setback for parking.

(c) Side corner: twenty-five (25) feet minimum building setback. Parking areas may be located in the side corner yard, except within ten (10) feet of any, public or private street.

(d) Rear: twenty-five (25) feet minimum building and parking area setback; ten (10) feet when abutting a dedicated alley.

(8) Shared access and parking areas.

(a) No side interior building and parking area setbacks are required provided all of the following are met:

1. Buildings on adjacent parcels, under separate ownership, are joined by a common wall;
2. Parking areas and aisles are joined with adjacent parcel(s) under separate ownership;
3. Curb cuts and driveways on principal roadways (collector and arterial streets) are shared in common parcels involved and a minimum spacing of one hundred and fifty (150) feet is maintained; or access is provided by an approved frontage road;
4. Easements and/or written assurances of cross access and a sharing of common facilities (stormwater system, solid waste container(s), lighting, landscaping, etc.), as may be applicable, from all property owners involved must be approved prior to the issuance of a building permit.

(b) No interior side parking area setbacks are required provided the requirements of divisions 2. through 4. are met.

(c) For adjacent developments meeting the requirements of divisions 2. through 4. above, the total number of off-street parking spaces required for uses on all parcels involved may be reduced by ten percent (10%) where the location of shared parking areas provides convenient access to all principal buildings.

('74 Code, § 25-139) (Ord. 89-08, passed 4-27-89; Am. Ord. 94-35, passed 6-16-94; Am. Ord. 94-51, passed 11-16-94; Am. Ord. 95-44, passed 11-2-95; Am. Ord. 98-20, passed 7-16-98; Am. Ord. 98-31, passed 9-17-98; Am. Ord. 2009-15, passed 4-16-09; Am. Ord. 2016-17, passed 4-21-16)