

§ 210-38. Institutional (IN) District.

- A. District purposes. The Institutional District is intended to preserve and protect private and public educational, and hospital uses located in the Town. Marist College, Vassar College, Dutchess Community College, Saint Francis Hospital, and Oakwood School are located within a centralized campus setting and are vital community assets. This district recognizes the importance of these institutions and provides protections for their continued growth and operation while ensuring that nearby residential neighborhoods are protected.
- B. Permitted uses shall be as follows (Note: "*" designates a use which is subject to site plan approval by the Planning Board: **[Amended 12-17-2008 by L.L. No. 25-2008; 6-6-2012 by L.L. No. 9-2012]**)
- (1) *Colleges and universities.
 - (2) *Educational/vocational training centers.
 - (3) *Hospital, clinic.
 - (4) *Laboratories, dental, medical and radiological, not involving hazardous biological material use, storage or disposal.
 - (5) *Libraries.
 - (6) *Offices.
 - (7) Places of religious worship, subject to § 210-95.
 - (8) *Schools.
- C. Special uses shall be as follows (Note: "*" designates a use which is subject to both special use permit and site plan approval by the Planning Board; "+" designates a use that is subject to special use permit approval by the Zoning Board of Appeals.): **[Amended 7-19-2017 by L.L. No. 13-2017]**
- (1) *Day-care centers, subject to § 210-65.
 - (2) *Indoor and outdoor recreation.
 - (3) *Radio and television station studios and/or antennas, subject to § 210-63.
 - (4) *Public utility structures, subject to § 210-96.
 - (5) *College/university conference center, subject to § 210-62.2. **[Added 6-16-2021 by L.L. No. 5-2021]**
- D. Accessory uses shall be as follows (Note: "*" designates a use which is subject to site plan approval by the Planning Board): **[Amended 3-24-2010 by L.L. No. 5-2010]**
- (1) *Accessory buildings and structures, subject to § 210-48.

- (2) *Any uses customarily incidental to the principal permitted uses.
- (3) *Cafeterias, food service.
- (4) *Dormitories.
- (5) *Equipment storage buildings.
- (6) *Libraries.
- (7) *Outdoor restaurant dining facilities, subject to § 210-102.
- (8) *Parking garages and loading facilities.
- (9) *Recreational facilities, indoor and outdoor.
- (10) Temporary buildings for construction purposes, subject to § 210-109.
- (11) *Theaters.

E. The area and bulk regulations for the IN District shall be as follows: **[Amended 4-6-2011 by L.L. No. 8-2011]**

Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Width	Minimum Lot Depth	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Lot Coverage	Maximum Imperious Surface	Maximum Height
(acres)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(%)	(%)	(feet)
3	200	200	400	50	50	50	25%	75%	60 or 6 stories

- (1) Unless approved by the Planning Board, parking shall be located to the side or to the rear of principal structures.

F. Design standards. The following guidelines shall be applied during the site plan and subdivision review of any new development project involving undeveloped land in the IN District. The Planning Board shall use its discretion as to the applicability of these guidelines to an adaptive reuse project. All redevelopment projects shall meet the standards set forth herein.

- (1) A landscaped buffer area of not less than 35 feet in depth shall be provided along the front yard, side yard, and rear yard of any lot, except where the nonresidential development abuts a property in residential use, in which case the setbacks and landscaping for nonresidential and mixed-use developments shall be subject to the requirements of § 210-152A(2) of this chapter. Roads, pathways, and sidewalks providing access through the buffer are permitted.
- (2) Trash and storage containers shall meet the requirements of § 210-112. Enclosures shall be constructed of masonry walls with a steel gate and shall be compatible with the color of the walls of the building to which they are associated.
- (3) Utilities shall be placed underground.

- (4) Sidewalks of not less than five feet in width shall be provided along any street and shall, where practicable, link with existing and future potential sidewalks and pedestrian pathways. The sidewalks shall be separated from the street by a tree lawn at least five feet in width. In approving sidewalks, the Planning Board shall ensure that a recorded instrument sets forth the responsibility of the applicant and the future owners of the lots for maintenance and repair of the new sidewalks and landscaping. Alternatively, the Planning Board may request that the Town Board establish a special district for the purpose of sidewalk and landscaping maintenance and repair.
- (5) No structure shall be erected within 100 feet of a residential district boundary.
- (6) Where practicable, existing tree rows and hedgerows, stone walls, and similar features shall be retained in the development of any new use or the expansion of any existing use.
- (7) The creation of a safe pedestrian environment is a principal goal of the Town. Parking lots, access driveways, and streets shall be designed to avoid and minimize the potential for pedestrian/vehicle conflicts.
- (8) All streets shall be designed to permit the installation of electric, water, sewer, gas and other utilities underground, either initially or at the time major improvements or upgrades are made to the street or the particular service.
- (9) Signs shall be designed in accordance with an overall comprehensive signage plan in which the size, materials, and color of wall-mounted signage shall be appropriate to the dimensions and architectural appearance of the building to which it is affixed or, in the case of freestanding signs, with which it is associated. For multiple tenants, signage shall be presented as a unified plan that is integrated into the overall building design, color, scale, massing, and shall also be integrated with the site landscaping. All signage shall be subject to Town Board review and approval.
- (10) All loading and unloading areas shall be screened from view from any public street.
- (11) Flat roofs shall be avoided, except where the size or type of the building requires a flat roof and facade variations and other architectural features can disguise the flatness of the roof. Pitched roofs shall be used on buildings in lieu of flat roofs to the extent feasible. If pitched roofs are not feasible or practical in a given situation, then, at a minimum, a pitched roof architectural feature shall be required as a detail element, i.e., entryway or tower element to break the horizontal facade.
- (12) All roof-mounted equipment shall be screened utilizing screens of a height equal to the height of the unit.