

ARTICLE 1309

I INSTITUTIONAL DISTRICT

1309.01 Purpose

The purpose of this district is to provide areas for large educational, medical and health, and public institutions within which facilities to meet their needs may be developed.

1309.02 Use Regulations

A building may be erected or used and a lot may be used or occupied for any of the following purposes, and no other, subject to the applicable provisions of Article 1318 "General Regulations", and other applicable provisions of this and other City Ordinances.

- (a) The following use is permitted by right:
 - (1) Public park, playground or recreation area.
 - (2) Commercial Communication Towers and Antennas
[See Section 1318.28A]
- (b) The following uses and their customary accessory uses may be permitted following a review and recommendation by the Planning Commission in accord with the provisions of Article 1322:
 - (1) Public or parochial school, college, seminary or similar non-profit educational institution.
 - (2) Hospital, nursing or convalescent home, medical or health center or similar health facility.
 - (3) Church, rectory, parish house or similar religious institution.
 - (4) Housing for faculty, students and/or staff of the institution.
 - (5) Professional office building, provided that seventy-five percent (75%) or more of the office space in such building be used for medical or para-medical offices.
 - (6) Theater, auditorium, museum, and library.

(c) The following use and any customary accessory use when authorized as a special exception by the Zoning Hearing Board may be permitted, subject also to Section 1325.08(a):

(1) Cemetery.

(d) Accessory uses customary with and incidental to any aforesaid use in this Article are permitted unless otherwise excluded by these regulations.

1309.03 Area, Yard and Building Regulations

(See Article 1318).

1309.04 Off-Street Parking and Loading Regulations

(See Article 1319).

1309.05 Sign Regulations.

(See Article 1320).

1309.06 Site Plan Review Requirements

(See Article 1321).

1309.07 Zoning Map

For the purpose of mapping the Institutional District, this district has been subdivided into two (2) categories: I' equaling City or School District owned properties and I' equaling privately owned properties.

1309.08 INSTITUTIONAL OVERLAY DISTRICT

(a) Where a college campus, in an Institutional District, borders a CB Commercial Zoning District, the City Planning Commission may designate a commercial overlay district for that portion of the campus which borders the commercial district under the following conditions:

(1) The overlay district shall be identified on the City Zoning Map.

(2) In addition to the uses previously listed under this Article, the following uses may be included in the overlay district:

- (i) Multiple family dwelling;
- (ii) Pharmacy and drugstore;
- (iii) Food and convenience store;
- (iv) Newsstand, magazine and bookstore;

- (v) Barber shop;
- (vi) Beauty parlor, salon and spa;
- (vii) Restaurant, coffee shop and retail bakery;
- (viii) Laundromat and dry cleaning shop;
- (ix) Copy center;
- (x) Bicycle sales and service shop enclosed within a building;
- (xi) Video store;
- (xii) Music store;
- (xiii) Post office;
- (xiv) Computer sales and repair store;
- (xv) Bank or credit union.

- (3) The total floor area of the commercial uses within the overlay district shall not exceed 20% of the total floor area within the overlay district.
- (4) Although the commercial uses shall be open to the public, each building and use shall be designed as part of the college and intended to serve the college community including students, employees and visitors.
- (5) Setbacks and building facade designs shall match and/or provide an orderly transition between the college and adjacent commercial properties.
- (6) Pedestrian access to the commercial uses shall be provided in a safe, attractive, and convenient manner including such features as parks, plazas, atriums or courtyards.

(Added by Ordinance #4100 on 11/20/01).