

ARTICLE III ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.54 INSTITUTIONAL ZONE

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17.54.010 Intent – Purpose

Intent and purpose of the I zone are:

- A. To accommodate a wide range of major public and quasi-public institutional and auxiliary uses, most of which are provided for in General Plan elements to fulfill the health, safety, educational, cultural, and welfare needs of the community;
- B. To also recognize the aggregation of such specific facilities into efficient, functionally compatible, and attractively planned administrative centers and to allow site plan approval ensuring compatibility with the public service character of the zone.

17.54.020 Permitted Uses

All uses in this zone shall be subject to administrative review and approval by the authorized Planning Official of the City under a precise plan of design, and may be appealed in accordance with the provisions of Section 17.30.260 through 17.30.310. Uses permitted within this zone include:

- A. Colleges, universities, schools and other educational institutions;
- B. Convention and exhibition centers;
- C. Cultural centers, including auditoriums and theaters;
- D. Fire stations;
- E. Historical landmarks or monuments;
- F. Libraries;
- G. Medical facilities, health centers, clinics, hospitals, and similar uses;
- H. Museums;
- I. Police stations;
- J. Public governmental offices;
- K. Religious uses, including churches, temples, or other places of religious worship and accessory facilities;
- L. Residences for institutional personnel, owned and operated by the institution involved;
- M. Trade or vocational schools if associated with a school, college, or university;
- N. Trade or vocational schools if associated with other retail uses by an institution and in close proximity thereto, which supply direct consumer goods or services to the personnel of that institution;
- O. Temporary uses;
- P. A maximum time limit of six months;

17.54.030 Conditional Uses

Uses subject to a conditional use permit in the I zone shall be as follows:

- A. Privately-developed multiple residences which are compatible with institutional uses subject to the provisions of the corresponding residential development standards;

- B. Single-Family residential dwellings except as provided in 17.52.020;
- C. Correctional institutions;
- D. Geological exploratory core holes, below one hundred feet;
- E. Heliports, helistops, and V/STOL fields;
- F. Mass transportation systems (monorails);
- G. Lodges, clubs, and fraternities;
- H. Institutions of other philanthropic, charitable, or educational nature;
- I. Utility facilities;
- J. Parking lots and structures, vehicular, and pedestrian bridges. (Ord. 168 § 1 (part), 1977; Ord. 128 § 1 (part), 1976; Ord. 119 § 1, 1975; Ord. 98 § 56.03, 1974)

17.54.040 Prohibited Uses

Uses prohibited in the I zone shall be as follows:

- A. Commercial or manufacturing uses as a principal use;
- B. Off-site advertising signs;
- C. Other uses not mentioned as permitted or under a conditional use permit;
- D. Recreational arcades. (Ord. 269 § 1 (part), 1981; Ord. 98 § 56.04, 1974)

17.54.050 Contiguity to Zone Required

Properties to be zone "Institutional" must be contiguous to an Institutional zone. (Ord. 128 § 1 (part), 1976; Ord. 98 § 56.05.01, 1974)

17.54.060 Yards

- A. Front yard. Minimum required front yard shall be twenty-five feet.
- B. Side yard. Minimum required side yard shall be twenty feet when adjacent to a residential zone, and in no event shall any side yard be less than ten feet;

- C. Rear yard. Minimum required rear yard shall be twenty feet when adjacent to residential zone and in no case shall be less than feet. (Ord. 168 § 1 (part), 1977; Ord. 98 § 56.05.02, 1974)

17.54.070 Maximum Building Coverage

Maximum building coverage shall not exceed fifty percent of the building site. (Ord. 168 § 1 (part), 1977; Ord. 98 § 56.05.03, 1974)

17.54.080 Open Area Landscaping

All open areas shall be permanently landscaped with an automatic irrigation system, including not less than fifteen percent of the off-street parking area. (Ord. 98 § 56.05.04, 1974)

17.54.090 Setbacks – Minimum Lot Width

The adequacy of all setbacks and minimum lot widths shall be determined as part of the precise plan of design approval. (Ord. 98 § 56.05.04, 1974)