

Section 605 I-U Institutional Use District

The regulations of this district are intended to provide for institutional uses such as secondary schools, colleges (universities) assisted living communities, in such a way as to blend such uses harmoniously with those in abutting areas.

605.1 The following uses are permitted;

Assisted Living Communities

Automobile parking lots

Automobile washing establishments

Bakeries, where the products are sold exclusively at retail on the premises.

Banks and other financial institutions including loan and finance companies.

Barber and beauty shops

Bicycle sales and repair shops

Bookstores

Child development centers and kindergartens

Churches and their related uses, except cemeteries

Clubs, lodges, social, civic and other similar non-profit organizations.

Coffee shops

Colleges and Universities, including auxiliary structures such as gymnasiums, dormitories, stadiums, cafeterias, etc.

Convenience Store

Dairy bars and ice cream manufacturing for retail sales on the premises only.

Dry cleaning and laundry pick-up stations provided chemical processing of clothes is done at another properly zoned site

Floral and gift shops, but excluding commercial greenhouses.

Food stores, retail only, but excluding the killing or dressing of any flesh or fowl, provided that they do not exceed ten (10) thousand square feet of total floor space.

Funeral homes and mortuaries

Group Homes

Health clubs, reducing salons, exercise centers

Hospitals

Launderettes and Laundromats

Libraries, museums and art galleries

Medical and dental clinics and laboratories

Multi-family housing, provided that:

- (A) No building stands more than two stories high,
- (B) There are no more than eight (8) dwellings per building,
- (C) Each dwelling has a minimum of a thousand square feet,
- (D) The property where the building is located includes a minimum of one half acre per dwelling that is to be attractively maintained by the property owner.
- (E) Open space areas shall be well-maintained by the property owner to prevent the overgrowth of plant material and or other conditions which could create unsafe, unsightly, unhealthy, or nuisance conditions for residents or adjoining property owners

Nursing Homes

Offices, business, professional and public

Parks

Public Safety Facilities such as fire and police stations rescue squad headquarters and civil defense centers, provided that all vehicles, except police vehicles, are stored indoors.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

- (A) Such facilities are essential to the service of the immediate area;
- (B) No vehicles or materials shall be stored on the premises, and no offices shall be

permitted;

(C) All buildings shall (except public utility cabinets) be set back at least thirty (30) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, 30 foot side, and 30 foot rear setback as measured from the street right of way or property line

(D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Recreation facilities, provided that such do not exude smoke, odor, dust, noise, light or other, which would cause health hazard or nuisance to surrounding property

Restaurants, excluding drive-in or drive-through restaurants

Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, floor covering, paint, antique, art goods, jewelry, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet and hobby and craft stores, provided they do not exceed ten (10) thousand square feet of total floor space

Schools, elementary and secondary

Single-family homes

Taxicab stands

Theaters, housed in a permanent indoor structure