

P-1 INSTITUTIONAL DISTRICT

The P-1 Institutional District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

PERMITTED USES: 1, 4, 5, 42, 45

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 4: CULTURAL, RECREATIONAL AND HEALTH FACILITIES

Cultural, recreational and health facilities which serve the residents of the community. These uses are typically public in nature but may also be private.

UNIT 5: INSTITUTIONAL FACILITIES

Main facilities of local, state or federal government agencies, including educational facilities ranging from nursery school to universities and including dormitories, stadiums and other supporting facilities.

UNIT 42: CHURCH/SYNAGOGUE

A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

UNIT 45: HEALTH CARE CLINIC

An establishment where patients are admitted for examination and treatment on an outpatient basis, whether public or private, principally engaged in providing services for health maintenance and the treatment of physical conditions where patients are not usually lodged overnight.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2, 3, 27, 49

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 27: PARKING LOT

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 49: Commercial Assembly

Commercial facilities that typically offer enough floor area to accommodate several thousand attendees for conferences, seminars, specific industry showcase and demonstration of products and services, etc. A facility could be attached to or adjacent to facility accommodations for sleeping, for food preparation and eating, recreation, entertainment, resource facilities and meeting rooms.

HEIGHT REGULATIONS

There shall be no maximum height limits in P-1 District, provided, however, that any building which exceeds the height of 20 feet shall be set back from any boundary line of any residential district a distance of one foot for each foot of height in excess of 20 feet.

AREA REGULATIONS

(1) SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	25'
Rear setback	25'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.