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ARTICLE V: ZONING MAP AND DISTRICTS

DIVISION 2. ZONING DISTRICTS

§1-19-5.260. EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (le).

THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR COLLEGE OR UNIVERSITY, PRIVATE SCHOOL, ~~AND~~ ELEMENTARY OR SECONDARY SCHOOL, CIVIC COMMUNITY CENTER, CIVIC SERVICE CLUB, AND PLACE OF WORSHIP LAND USES IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL, WITHIN THE AGRICULTURAL ZONING DISTRICT ON [THE EFFECTIVE DATE OF THIS ORDINANCE].

DIVISION 3. USE TABLE

§1-19-5.310. USE TABLE.

(A) PERMITTED USES AND REQUIRED DEVELOPMENT REVIEW

P Principal permitted use subject to design regulations

PS Principal permitted use subject to site development plan approval. See §§ 1-19-2.160 through 1-19-3.300, 1-19-3.300.2

E Principal permitted use as a special exception with site development plan approval. See §§ 1-19-8.320 and following

T Permitted as temporary use as a special exception. See § 1-19-8.300

X Permitted as temporary use only. See § 1-19-8.700

SW Solid Waste Floating Zone

A blank indicates that the use is not permitted under any situation

	<i>Zoning Districts</i>													
<i>Uses</i>	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI
<i>Institutional</i>														
Civic community center		<u>PS</u> <u>E</u>	PS	PS	PS	PS	PS	PS	PS		PS			
Civic service clubs		<u>PE</u>	P				PS	PS	PS		PS			
Places of worship	E	<u>PS</u> <u>E</u>	PS	<u>E</u> <u>PS</u>	PS	PS	PS	PS	PS		PS		<u>PS</u>	

(B) PERMITTED USES AND REQUIRED DEVELOPMENT REVIEW FOR LIMITED ZONING DISTRICTS

(1) EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (Ie).

THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR COLLEGE OR UNIVERSITY, PRIVATE SCHOOL, ~~AND~~ ELEMENTARY OR SECONDARY SCHOOL, CIVIC COMMUNITY CENTER, CIVIC SERVICE CLUB, AND PLACE OF WORSHIP LAND USES IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL, WITHIN THE AGRICULTURAL ZONING DISTRICT ON [THE EFFECTIVE DATE OF THIS ORDINANCE]. THE CONTINUED OR FURTHER APPLICATION OF THIS ZONING DISTRICT TO LAND USES NOT MEETING THESE STANDARDS IS NOT PERMITTED.

DIVISION 2. PARKING AND LOADING

§1-19-6.220. PARKING SPACE REQUIREMENTS.

(A) GENERALLY

For the purpose of this chapter, the following parking space requirements will apply. FOR USES NOT LISTED IN THE FOLLOWING TABLE, PARKING REQUIREMENTS SHALL BE DETERMINED BY THE PLANNING COMMISSION OR THEIR AUTHORIZED REPRESENTATIVES. THE REQUIREMENTS SHALL BE BASED UPON SIMILARITY TO AN EXISTING USE LISTED WITHIN THE TABLE BELOW, CHARACTERISTICS OF THE PROPOSED USE, OR HOURLY PARKING DEMAND STUDIES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE).

<i>Type of Use</i>	<i>Parking Spaces Required</i>
<i>Institutional</i>	
Churches <u>PLACE OF WORSHIP</u> , and other places of religious assembly, <u>CIVIC COMMUNITY CENTER, AND CIVIC SERVICE CLUB</u>	1 for each 5 seats

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DIVISION 3. SIGNS

§ 1-19-6.320. SIGNS PERMITTED AND REGULATED IN THE ZONING DISTRICT.

(A) **GENERALLY**

FOR THE PURPOSE OF THIS CHAPTER, THE FOLLOWING SIGN REQUIREMENTS WILL APPLY. FOR USES NOT LISTED IN THE FOLLOWING TABLE OR OTHERWISE PROVIDED IN THIS CHAPTER, THE ZONING ADMINISTRATOR SHALL DETERMINE THE PERMITTED SIGNAGE. THE DETERMINATION SHALL BE BASED UPON SIMILARITY TO AN EXISTING SIGN TYPE WITHIN THE TABLE BELOW OR USE WITHIN THIS CHAPTER.

<i>Sign Type</i>		<i>Maximum Size Permitted¹</i>		<i>Zoning District Permitted²</i>	<i>Setback From Property Line³</i>			<i>Conditions Required to be Met</i>
		<i>Area sf = sq. feet</i>	<i>Height²f (feet)</i>		<i>Front</i>	<i>Side</i>	<i>Rear</i>	
(4)	Schools, churches PLACE OF WORSHIP , civic organizations	(32 sf)	(12 f)	Where use is permitted <u>IN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DISTRICTS</u> by this chapter	½	½	½	One sign per street frontage

§ 1-19-8.340. **CIVIC COMMUNITY CENTER AND CIVIC SERVICE CLUB IN THE A DISTRICT, AND PLACE OF WORSHIP IN THE RC AND A DISTRICTS.**

The following provisions shall apply to **CIVIC COMMUNITY CENTER AND CIVIC SERVICE CLUB IN THE A DISTRICT, AND** place of worship in the RC **AND A** Districts.

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(A) The minimum lot area, lot width, yard setbacks and height shall be as provided for institutional uses in the table in § 1-19-6.100.

(B) The parking requirements of §§ 1-19-6.200 through 1-19-240 of this Code shall be met except that parking areas will not be permitted within the setback areas.

(C) PARKING SHALL BE LIMITED TO THAT NUMBER REQUIRED BY ZONING ORDINANCE. AN INCREASE IN THE NUMBER OF PARKING SPACES MAY BE GRANTED BY THE PLANNING COMMISSION WHERE THE APPLICANT CAN DEMONSTRATE NEED BASED ON CHARACTERISTICS OF THE PROPOSED USE, HOURLY PARKING DEMAND STUDIES PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERING, OR OTHER DOCUMENTATION AS APPROVED BY THE PLANNING COMMISSION. PARKING SPACES APPROVED BEYOND THAT NUMBER REQUIRED BY ZONING ORDINANCE SHALL BE CONSTRUCTED OF PERVIOUS MATERIALS.

~~(C)~~**(D) The subject property must have frontage and access on a public road with a minimum pavement width of 20 feet AND DESIGNATED AT LEAST A COLLECTOR ON THE COMPREHENSIVE PLAN.**

(E) CHILD CARE CENTERS OR NURSERY SCHOOLS WHICH ARE OPERATED BY A NONPROFIT ORGANIZATION IN BUILDINGS OR STRUCTURES ON PREMISES WHICH ARE OWNED OR LEASED BY A RELIGIOUS ORGANIZATION AND WHICH PREMISES ARE REGULARLY USED AS A PLACE OF WORSHIP, OR ARE LOCATED ON PREMISES OWNED OR LEASED BY A RELIGIOUS ORGANIZATION ADJACENT TO PREMISES REGULARLY USED AS A PLACE OF WORSHIP, OR ARE USED FOR PRIVATE PAROCHIAL EDUCATIONAL PURPOSES, ARE A PERMITTED USE NOT REQUIRING SPECIAL EXCEPTION APPROVAL.

(F) BUILDINGS SHALL NOT EXCEED TWENTY-FIVE THOUSAND (25,000) SQUARE FEET OF TOTAL FLOOR AREA INCLUDING ACCESSORY STRUCTURES. IN ADDITION, THE FACILITY SHALL NOT GENERATE MORE THAN 300 PEAK HOURLY TRAFFIC TRIPS OR 900 MAXIMUM DAILY TRAFFIC TRIPS.

(G) ONE FREESTANDING SIGN NO MORE THAN 15 FEET IN HEIGHT AND 25 SQUARE FEET IN AREA IS PERMITTED AND SHALL BE SUBJECT TO THE NORMAL SETBACK REQUIREMENT FOR NATURAL RESOURCES USES.

(H) ACCESSORY USES SHALL BE LIMITED TO THOSE CUSTOMARILY INCIDENTAL TO THE PRINCIPAL USE APPLYING FOR APPROVAL, AS SPECIFICALLY PROVIDED WITHIN THIS CHAPTER (SEE SECTION §1-19-8.210), OR AS SPECIFICALLY APPROVED BY THE ZONING ADMINISTRATOR.

(I) Within the RC District, the requirements of § 1-19-7.200 of this Code will be met.

1-19-8.480. USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL OR OPEN SPACE RECREATION ZONING DISTRICTS.

USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL OR OPEN SPACE RECREATION ZONING DISTRICTS SHALL BE PERMITTED SUBJECT TO A, OR B, OR C, AND D BELOW.

(A) LAND USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL OR OPEN SPACE RECREATION ZONING DISTRICTS IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL WITHIN THE AGRICULTURAL ZONING DISTRICT PRIOR TO [THE EFFECTIVE DATE OF THIS ORDINANCE] SHALL BE PERMITTED TO EXPAND SUBJECT TO THE SITE PLAN REVIEW PROCESS BASED ON THE FOLLOWING REQUIREMENTS:

(1) THE EXPANSION SHALL NOT INCLUDE ACREAGE BEYOND THAT ORIGINALLY DESIGNATED AS EUCLIDEAN INSTITUTIONAL OR EUCLIDEAN OPEN SPACE RECREATION; AND

(2) THE PROPOSED EXPANSION SHALL NOT INCLUDE NON-CONFORMING USES, STRUCTURES, OR LOTS; AND

(3) WITHIN THE EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT THE PROPOSED USE(S) AND THE EXISTING USE(S) MEET THE DEFINITION OF:

1. RECREATIONAL VEHICLE CAMPGROUND; OR
2. OUTDOOR RECREATION CENTER; OR
3. GOLF COURSE

(4) WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT THE PROPOSED USE(S) AND THE EXISTING USE(S) MEET THE DEFINITION OF:

1. COLLEGE OR UNIVERSITY; OR
2. CIVIC COMMUNITY CENTER; OR
3. CIVIC SERVICE CLUB; OR
4. PLACE OF WORSHIP

OR

(B) THE PROPOSED EXPANSION IS A PRINCIPAL PERMITTED NATURAL RESOURCE USE IN THE AGRICULTURAL ZONING DISTRICT AS PROVIDED WITHIN SECTION §1-19-5.310 USE TABLE; OR

(C) A PRIVATE SCHOOL, ELEMENTARY OR SECONDARY SCHOOL WITH EUCLIDEAN INSTITUTIONAL ZONING SHALL BE PERMITTED TO EXPAND SUBJECT TO THE SITE PLAN REVIEW PROCESS; AND

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(D) THOSE PROPERTIES WITH EUCLIDEAN INSTITUTIONAL OR EUCLIDEAN OPEN SPACE ZONING SHALL REVERT TO AGRICULTURAL ZONING IN THE EVENT THAT THE ORIGINAL USE IN EXISTENCE ON [THE EFFECTIVE DATE OF THIS ORDINANCE] HAS CEASED FOR ONE YEAR OR MORE.

DIVISION 9. INSTITUTIONAL FLOATING ZONING DISTRICT (I)

§ 1-19-10.900. INSTITUTIONAL FLOATING ZONING DISTRICT (I).

(A) PURPOSE AND INTENT

(1) THE INSTITUTIONAL DISTRICT IS A FLOATING ZONE ESTABLISHED TO PROVIDE FOR THE LOCATION AND DEVELOPMENT OF LARGE-SCALE PUBLIC AND PRIVATE INSTITUTIONAL USES INCLUDING PUBLIC AIRPORTS, PLACE OF ASSEMBLY/EVENT COMPLEX, COLLEGE OR UNIVERSITIES, PRIVATE SCHOOLS, OR ELEMENTARY AND SECONDARY SCHOOLS IN AREAS WITH AN AGRICULTURAL/RURAL OR INSTITUTIONAL COUNTY COMPREHENSIVE PLAN LAND USE DESIGNATION. INSTITUTIONAL USES FULFILL THE IMPORTANT FUNCTION OF PROVIDING FOR THE EDUCATIONAL, HEALTH, AND SOCIAL WELL-BEING OF RESIDENTS. HOWEVER, LARGE INSTITUTIONAL FACILITIES, BECAUSE OF THEIR SIZE, SCALE, AND INTENSITY, MAY CREATE ADVERSE IMPACTS ON SURROUNDING PROPERTIES AND NEIGHBORHOODS. THESE ADVERSE IMPACTS INCLUDE NOISE, SIGNIFICANT TRAFFIC VOLUMES, AND CONSUMPTION OF LARGE AREAS OF LAND FOR PARKING, INFRASTRUCTURE, AND RELATED FACILITIES. REVIEW AND SITING OF THESE FACILITIES THROUGH A FLOATING ZONE PROCESS WILL MAINTAIN THE PURPOSE OF THE AGRICULTURAL/RURAL AREAS IDENTIFIED BY THE COUNTY COMPREHENSIVE PLAN BY DIRECTING DEVELOPMENT TO AREAS CONTIGUOUS TO CONCENTRATIONS OF GROWTH RATHER THAN WHERE ONLY SERVICES INTENDED FOR RURAL AND AGRICULTURAL ACTIVITIES HAVE BEEN PROVIDED, WILL MITIGATE OR MINIMIZE IMPACTS TO SURROUNDING PROPERTIES AND MITIGATE OR AVOID TRAFFIC CONGESTION WHICH IMPROVES PEDESTRIAN AND ROADWAY SAFETY.

[(B) through (E) remain unchanged]

(F) LAND USE

LAND USES PERMITTED WITHIN THE INSTITUTIONAL ZONING DISTRICT ARE LIMITED TO THE FOLLOWING:

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(1) PUBLIC AIRPORTS

(2) COLLEGE OR UNIVERSITY

(3) PRIVATE SCHOOL

(4) ELEMENTARY OR SECONDARY SCHOOL

(5) PLACE OF ASSEMBLY/EVENT COMPLEX

(6) ACCESSORY USES SHALL BE LIMITED TO THOSE DEEMED TO BE INCIDENTAL

ACCESSORY USES ASSOCIATED WITH AN INSTITUTIONAL USE AS PROVIDED WITHIN THIS CHAPTER (SEE ALSO §1-19-10.900(H)(1)(A) AND (B), AND ARTICLE VIII, DIVISION 2. ACCESSORY USES) OR AS APPROVED BY THE ZONING ADMINISTRATOR.

ARTICLE XI: DEFINITIONS

§1-19-11.100. DEFINITIONS.

CIVIC COMMUNITY CENTER. THE USE OF PROPERTY FOR A BUILDING WHICH SERVES A PUBLIC FUNCTION, TO BE USED FOR CULTURAL, RECREATIONAL OR SOCIAL ACTIVITIES, INCLUDING SENIOR CENTERS, AND SIMILAR COMMUNITY OR GOVERNMENT FACILITIES.

CIVIC SERVICE CLUB. BUILDINGS AND FACILITIES USED FOR A SOCIAL OR RECREATIONAL FUNCTION, TO WHICH MEMBERSHIP IS REQUIRED FOR PARTICIPATION, NOT PRIMARILY OPERATED FOR PROFIT OR TO RENDER A SERVICE THAT IS CUSTOMARILY CARRIED ON AS A BUSINESS. THIS USE INCLUDES 4-H, AMERICAN LEGION, EAGLES, ELKS, LIONS, RURITAN, VFW, AND SIMILAR CLUBS.

PLACE OF ASSEMBLY/EVENT COMPLEX. A FACILITY OR BUILDING(S) LARGER THAN 25,000 SQUARE FEET OF TOTAL FLOOR AREA, OR EXCEEDING 300 PEAK HOURLY TRAFFIC TRIPS, OR EXCEEDING 900 MAXIMUM DAILY TRAFFIC TRIPS PROVIDING LARGE-SCALE RELIGIOUS, CULTURAL, OR SOCIAL ACTIVITIES/EVENTS **NOT INCLUDING OVERNIGHT LODGING**. THIS USE DOES NOT INCLUDE ARENA, STADIUM, **OR RUSTIC RETREAT/CAMP**.

PLACE OF WORSHIP. A FACILITY OR BUILDING(S) FOR THE **PRIMARY** PURPOSE OF **ASSEMBLY FOR RELIGIOUS WORSHIP** PROVIDING ~~SMALL-SCALE RELIGIOUS ACTIVITIES~~. ACCESSORY USES SHALL BE LIMITED TO THOSE CUSTOMARILY ASSOCIATED WITH A PLACE OF **ASSEMBLY WORSHIP** AS PROVIDED WITHIN THIS CHAPTER (SEE ARTICLE VIII. DIVISION 2. ACCESSORY USES) OR AS APPROVED BY THE ZONING ADMINISTRATOR.