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**ARTICLE SIX - ID-1 Institutional Development District**

**SECTION 601 Institutional Development District (ID-I)**

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**601.01 PURPOSE**

The intent of the municipality in the creation of the ID-I District is to encourage the development of institutional uses in accordance with an adopted comprehensive plan subject to certain minimum requirements necessary in the maintenance of the health, safety and general welfare of the residents of the municipality.

**601.2 PERMITTED USES**

- A. Chapels, convents, monasteries or other places of worship and their adjacent residential dwellings.
- B. Medical and surgical hospitals, medical centers, clinics.
  - 1. Nursing Home
  - 2. Schools, colleges, universities, and other institutions of learning, adjacent dormitories, and adjacent play and recreational grounds or facilities.
  - 3. Art galleries, museums, libraries, community centers and government buildings, YMCA or YWCA.
  - 4. Funeral homes.
  - 5. Other uses deemed of a similar nature by the Planning Commission.
  - 6. Public Service Facilities.
  - 7. Essential Services.

8. Child Care Center

9. Accessory uses customarily incidental to any of the above permitted uses, as determined by the Planning Commission.

**601.3 LOT AREA, WIDTH AND YARD REQUIREMENTS**

A. Area Regulations

1. District area and Boundaries:

- a) The minimum district area shall be one and one-half (1½) acres of contiguous property.

2. Lot Coverage:

- a) The coverage of all buildings on a given lot shall not exceed 70%, exclusive of streets.

3. Yards Required:

- a) Front Yard - 25 feet setback.

B. Side and Rear Yards:

1. Each lot shall have a side yard and a rear yard of not less than forty (40) feet each. On a corner lot, the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yards in the district in which the structures are located. The rear yard of a double frontage lot shall meet the front yard dimensional requirements.

C. Buffer Yards:

1. No building shall be closer than seventy-five (75) feet from each side or rear property line that adjoins an existing residential district.

D. Building Orientation:

1. Facing walls are walls opposite to and parallel with one another and wall lines or wall lines extended of opposite walls intersecting at an angle of less than sixty-five (65) degrees. The minimum horizontal distance (between facing walls of any two (2) buildings on one (1) lot or any one (1) building with

facing walls) shall be as follows:

a) Two facing walls either of which contains a window or windows shall in no case be less than fifty (50) feet apart.

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b) Two facing walls neither of which contains a window or windows shall be in no case less than twenty-five (25) feet apart.

c) Between corners of two buildings where there are no facing walls there shall be no less than twenty-five feet of separation.

**E. Height Regulations:**

1. No principal or accessory building or structure shall be erected or structurally altered to a height exceeding forty (40) feet measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the height between eaves and ridge for gable, hip and gambrel roofs.

2. Fire Escape - open - work fire escapes are permitted when required by law, and shall not be considered as reducing the open yard area required in this district.

3. Fences - fences shall be permitted in this district from the setback line to the rear property line, provided, they shall not exceed six feet in height. Fences in the required front yard shall not exceed three feet (3 ft.) in height.

4. Retaining Walls - retaining walls shall be considered as fences, and controlled under this paragraph to the extent that such walls protrude above the actual ground level at the highest point of such walls.

**601.04 PERMITTED SIGNS**

The provisions of Article Nine, Section 901 shall be in full force and effect in this district.

**601.5 OFF-STREET PARKING AND LOADING**

The provisions of Article Nine, Section 902 shall be in full force and effect in this district. Said parking areas shall be located within a distance of 200 feet from the building or buildings that they are to serve.

**601.6 SUBMISSION OF PLANS**

The provisions of Article Ten, Section 1006 - Site Plan Review shall be in effect in this district.

**601.7 CERTIFICATE OF OCCUPANCY**

The provisions of Article Ten, Section 1001 shall be in full force and effect in this district.