

CHAPTER 70

INS, INSTITUTIONAL DISTRICT

SECTION

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70.01: PURPOSE: The INS District is intended to provide a specific zoning district for facilities devoted to serving the public. It is unique in that the primary objective of uses within this district is the provision of services, frequently on a non-profit basis, rather than the sale of goods or services. It is intended that uses within such a district will be compatible with adjoining development, and they normally will be located on an arterial street or thoroughfare.

70.02: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in a INS District:

- A. Pre-school, elementary, junior or senior high schools having a regular course of study accredited by the State of Minnesota.
- B. Religious institutions, such as churches, chapels, temples and synagogues.
- C. Publicly owned civic or cultural buildings, such as libraries, City offices, auditoriums, public administration buildings and historical developments.

70.03: INTERIM USES: Subject to applicable provisions of this Chapter, the following are interim uses in an INS District and are further governed by Chapter 5 of this Ordinance.

- A. None.

70.04: ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in a INS District:

- A. Accessory uses customarily incidental to the uses permitted in Sections 70.02 and 70.04 of this Ordinance.
- B. Parks, playgrounds or athletic fields.
- C. Off-street parking and loading areas as regulated by Chapters 18 and 19 of this Ordinance.
- D. Signs.

70.05: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in a INS District. (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 4 of this Ordinance).

- A. Automobile parking lots as a principal use provided that:
 - 1. The use and design is in conformance with Chapter 18 of this Ordinance.
 - 2. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- B. Cemeteries or memorial gardens provided that:
 - 1. The site is landscaped in accordance with Section 16.10 of this Ordinance.
 - 2. The use is available to the "public".
 - 3. The land area of the property containing such use or activity meets the minimum established for the district.
 - 4. The use meets the minimum setback requirements for principal structures.
 - 5. The site accesses on a collector or arterial street.
 - 6. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- C. Community centers provided that:
 - 1. Adequate screening from abutting and adjoining residential uses and landscaping is provided.

2. Adequate off-street parking is provided in conformance with Chapter 18 of this Ordinance and access is provided and that such parking is adequately screened and landscaped from adjoining and abutting residential uses.
 3. Adequate off-street loading and service entrances are provided and regulated where applicable by Chapter 19 of this Ordinance.
 4. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- D. Residential care facilities including extended care facilities for mentally retarded, rest homes and care for the aged, ill and infirmed provided that:
1. Interior side yards are screened.
 2. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Chapter 16 of this Ordinance.
 3. The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.
 4. All signing and informational or visual communication devices shall be in compliance with the City's Sign Ordinance.
 5. All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.
 6. Adequate off-street parking is provided in compliance with Chapter 18 of this Ordinance.
 7. Off-street loading space in compliance with Chapter 19 of this Ordinance is provided.
 8. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- E. Living quarters which are provided as an accessory use to a principal use in Section 70.02 or to a conditional use in Section 70.06 of this Ordinance provided that:
1. The use shall not be used as commercial rental property.
 2. A maximum of one (1) such dwelling shall be allowed.

3. There shall be a demonstrated and documented need for such a facility.
 4. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- F. Governmental and public regulated utility buildings, street garages and structures necessary for the health, safety and general welfare of the community provided that:
1. Compatibility with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
 2. Equipment is completely enclosed in a permanent structure with no outside storage.
 3. Adequate screening from neighboring uses and landscaping is provided in compliance with Section 16.10 of this Ordinance.
 4. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- G. Public or semi-public recreational facilities provided that:
1. The site is landscaped.
 2. The use is available to the "public".
 3. The land area of the property containing such use or activity meets the minimum established for the district.
 4. The use meets the minimum setback requirements for principal structures.
 5. The site accesses on a minor arterial.
 6. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.
- H. The lot area requirement for permitted uses may be reduced, provided that:
1. Compatibility with surrounding existing and potential uses is maintained.
 2. The provisions of Section 4.02.E of this Ordinance are considered and determined to be satisfied.

- I. Other uses of the same general character as those listed in Sections 70.02 and 70.05 of this Ordinance.
- J. Planned unit development as regulated by Chapter 24 of this Ordinance.

70.06: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in a INS District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Area - Minimum Site Area:

- 1. Five (5) acres unless otherwise specified or reduced by conditional use permit.
- 2. Religious Institutions: Three (3) acres.
- 3. Elementary Schools: Fifteen (15) acres.
- 4. Junior High Schools: Thirty (30) acres.
- 5. Senior High Schools: Fifty (50) acres.
- 6. Community Centers: Three (3) acres.

B. Setbacks:

- 1. Schools and Public Works Facilities:

- a. Front yard:

<u>Road Class</u>	<u>Setbacks from Right-of-Way</u>
Principal/Minor Arterial Street	65 feet
Collector Street	65 feet
Local Street	50 feet

Where a lot is located at the intersection of two (2) or more streets that bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

- b. Side Yard: One hundred (100) feet.
 - c. Rear Yard: One hundred (100) feet.
2. All Other Institutional Uses:
- a. Front Yard: Same as required by Section 70.06.B.1.a.
 - b. Side Yard: Fifty (50) feet.
 - c. Rear Yard: Fifty (50) feet

70.07: HEIGHT REQUIREMENTS: The following height requirements shall be observed in the INS District:

- A. All principal structures and their accessory buildings shall be limited to a maximum height of three (3) stories and forty (40) feet.