

## Attachment A

### Chapter 1 Part 2 Definitions

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Institutional Use – Publicly owned and/or operated, ~~semipublic~~, and private elementary schools, middle schools, high schools, civic buildings, community buildings and uses including substations, governmental buildings, religious buildings, churches, museums, art galleries, fire houses, post offices, police stations, reservoirs, libraries, parks, essential services, hospitals, and similar uses, any of which may have additional requirements to use set forth within. For the purposes of this code all institutional uses shall be considered as non-residential uses.

### Institutional Use, Private – An institutional use that is not publically owned and/or operated.

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#### A. Permitted Uses:

##### 1. General

\* \* \* \* \*

Publicly owned and/or operated libraries, Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

\* \* \* \* \*

##### 2. The following uses are permitted provided that all structures and their accessory structures or uses observe a one hundred and fifty feet (150) front, street side, side and rear yard:

\* \* \* \* \*

~~Convents and monasteries~~

\* \* \* \* \*

Publicly owned and/or operated colleges, Colleges, schools, and institutions of learning (except training schools)

\* \* \* \* \*

Publicly owned and/or operated parks, Parks and playgrounds, and community centers, public  
~~Private non-profit clubs or camps of a recreation nature (other than outdoor gun clubs)~~

\* \* \* \* \*

~~Religious buildings~~

\* \* \* \* \*

#### 2.2.2 R-E Residential Estate District

\* \* \* \* \*

#### A. Permitted Uses:

\* \* \* \* \*

~~Convents and monasteries~~

\* \* \* \* \*

Publicly owned and/or operated colleges, Colleges, schools, and institutions of learning (except training schools)

\* \* \* \* \*

Publicly owned and/or operated libraries, Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Publicly owned and/or operated parks, Parks, playgrounds, and community centers

\* \* \* \* \*

~~Religious buildings~~

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2.2.3 R-1 Residential Single Family District

A. Permitted Uses:

~~Convents and monasteries~~

Publicly owned and/or operated colleges, Colleges, schools and institutions of learning (except training schools)

Publicly owned and/or operated libraries, Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Publicly owned and/or operated parks, Parks, playgrounds, and community centers

~~Religious buildings~~

2.2.8 U-N Urban Neighborhood District

A. Permitted Uses:

~~Convents and monasteries~~

Publicly owned and/or operated colleges, Colleges, schools, and institutions of learning (except training schools)

Publicly owned and/or operated libraries, Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Publicly owned and/or operated parks, Parks, playgrounds, and community centers

~~Religious buildings~~

Chapter 4 Part 2 Conditional Uses

4.2.1 Intent and Applicability

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Section	Conditional Use
<u>4.2.65</u>	<u>Private Institutional Use in a Single-Family Zoning District</u>

\* \* \* \* \*

**4.2.65 Private Institutional Use in a Single-Family Zoning District**

Private institutional uses, except for such uses specifically regulated elsewhere in this LDC, may be allowed in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, and U-N zoning

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districts upon the granting of a Conditional Use Permit and compliance with the listed requirements:

- A. Except in the R-R zoning district, all structures, except fencing, and all off-street parking shall be at least 30 feet from any property line adjacent to an existing residential use or residential zoning district. In the R-R zoning district, all structures, except fencing, shall be at least 150 feet from any property line and all off-street parking shall be at least 30 feet from any property line.
- B. The applicant must demonstrate that the impact of the traffic generated by the use can be mitigated.
- C. Off-street parking not located within a driveway shall be located to the side or rear of the building(s). The number of required off-street parking spaces shall be determined by the Planning Director in consultation with the Director of Public Works based on the standards for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.
- D. All activities shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).
- E. The Board of Zoning Adjustment may set hours of operation for the institutional use in order to minimize potential negative impacts on surrounding residential properties.