

CHAPTER 3 DISTRICTS AND REGULATIONS
ARTICLE 1319.7 SPECIAL USE DISTRICTS

1319.7 EDUCATION DISTRICT

1319.7.1 INTENT

The Education District is intended to identify the areas where primary and secondary educational facilities are located. In addition this district identifies the location of colleges, universities and other institutions of higher learning and defines the uses usually associated with them. Particularly the segregation of such facilities is appropriate given the unique characteristics of the areas, the variety of uses needed to serve these communities and the impacts of such land use in the City.

1319.7.2 PRIMARY AND SECONDARY EDUCATIONAL FACILITIES (See Chapter, Article 1331 for conditions relating to uses permitted with conditions and conditional uses)

Uses Permitted by Right

All public primary and secondary educational facilities and related uses.

1319.7.3 INSTITUTIONS OF HIGHER LEARNING; COLLEGES AND UNIVERSITIES

Uses Permitted By Right

- (a) Facilities including classrooms, laboratory, and research facilities, administration Facilities, athletic centers and facilities, auditoriums, student centers, libraries, museums, cafeterias, dormitories, maintenance facilities, student infirmaries, campus police/security offices, and parking areas.
- (b) Retail and service establishments, which do not occupy more than 10,000 square feet of floor space and whose primary customers are students or faculty of a college, university or institution of higher learning..
- (c) Single family dwellings, multi unit and efficiency apartments.
- (d) Public parks and public recreational facilities.
- (e) Churches and similar places of worship. Student Centers sponsored by organizations within the college, university or institution of higher learning.
- (f) Municipal, county, state, and federal uses.
- (g) Child day care centers.

1319.7.3.1 ACCESSORY STRUCTURES

Accessory structures and uses shall be permitted in the District provided they meet the following conditions:

- (a) The structure or use is customarily and clearly incidental and subordinate to the principal use.
- (b) The structure shall not be used for living or sleeping quarters.
- (c) The structure shall not exceed fifteen feet in height.
- (d) The structure shall not be placed less than six feet from public right-of-ways and five feet from adjoining lot lines.

1319.7.3.2 SITE PLAN REVIEW

Any development, exclusive of single-family residential development, must obtain site plan approval from the Building Inspector and City Planner prior to the issuance of a building permit. The site plan shall be drawn to scale by an architect, engineer or other technical person approved of by the Building Inspector and shall include the following:

- (a) Actual shape, location, and dimensions of the lot to be built upon.
- (b) Topography of existing and finish grades.
- (c) Shape, size, and location of all buildings and other structures to be erected, added to, or moved and any buildings or other structures already on the lot.
- (d) Existing and intended use of all buildings and structures.
- (e) Location and type of exterior lighting.
- (f) Location and design of off-street parking, points of access, off-street loading areas, and pedestrian circulation.
- (g) Location and size of nearest water line, sewer line, fire hydrants, and any other public and private utilities.
- (h) Plans for the provision of water service, fire hydrants, sewer service, and other public and private utilities.
- (i) Minimum required front, side, and rear yard setbacks.
- (j) All easements with dimensions and designated as to their purpose.
- (k) Plans for storm water drainage and control.
- (l) All identified floodable areas and flood proofing measures if applicable.
- (m) Location and dimensions of all signs.
- (n) Location and dimensions of all buffer and landscape yards.
- (o) Location and type of landscaping and screening.
- (p) Any other information concerning the lot or adjoining lots as deemed necessary by the Building Inspector.

1319.7.3.3 REVIEW OF THE SITE PLAN

All site plans shall be reviewed by the Building Inspector, City Planner and other appropriate Municipal Department Heads if deemed necessary due to the extent and nature of the proposed development. A period of ten (10) working days shall be allowed for the review of the site plan.