

## ARTICLE XXV

### (SU) SPECIAL USE DISTRICT

#### Section 25.01 Purpose

“Special Use” means facilities listed as main and accessory buildings and/or uses in Section 25.02. The SU District and regulations are established in order to achieve the following purposes:

- A. To regulate the location and standards for development of such facilities so as to ensure their proper functioning in consideration of traffic, access, and general compatibility.
- B. To protect listed facilities and uses from the encroachment of particular incompatible uses and to promote their compatibility with adjoining residential uses.

#### Section 25.02 Permitted Uses

Specific buildings and parcels of land within the SU District shall be utilized only for particular uses set forth in the following schedule:

##### MAIN BUILDINGS / USES

Civic: Art galleries libraries, museums places for public assembly; memorials, monuments, fraternal organizations.

Educational: Primary and secondary public, private or parochial schools, nursery schools Colleges or universities.

Health Care: General and special hospital and clinics, convalescent centers, institutions for care of children or senior citizens.

Religious: Places for public worship with a seating capacity of 1,000 or more persons in the main sanctuary.

Communication Facilities: Radio and television antennas and antenna towers: telecommunication towers.

Recreational: Public and private parks, recreation fields and playgrounds, lake, golf courses, nature preserves, swimming pools and similar open space facilities, not including such facilities developed for private use by occupants of residential premises.

##### ACCESSORY BUILDINGS / USES

Maintenance facilities. Bulletin boards and signs as hereinafter regulated.

Parking areas, playgrounds, signs.

Parking areas, signs.

Parking areas, signs.

Parking areas, structures directly related to the operation of the facility

Parking areas, clubhouses, administrative and maintenance structures, signs

Outdoor Entertainment: Amphitheaters, stadiums, race tracks, and similar outdoor facilities.

Parking areas, maintenance structures, signs.

### Section 25.03 Lot and Area Regulations

The area or parcel of land for a permitted use shall not be less than that required to provide a site adequate for the main and accessory buildings, off-street parking and other accessory buildings, off-street parking and other accessory uses, set backs, yards and open spaces to accommodate the facility and maintain the character of the neighborhood. The specific size of an area or parcel of land required for a special use shall be approved by the Planning and Zoning Commission at the time of zoning, pursuant to Section 25.05.

### Section 25.04 Yard Regulations

#### A. Front Yards

The front yard setback shall be not less than the largest required front yard setback for any adjacent zoning district.

#### B. Side and Rear Yards

The yards for each special use building shall be not less than the criteria set forth in the following schedule when adjacent to any district where residences are a permitted use.

Main Buildings and Uses	Minimum side & Rear Yard (ft)
<u>Civic:</u> Nonassembly buildings	50
Assembly buildings	75
<u>Educational:</u> Public, private and parochial schools	75
<u>Health Care:</u> Buildings	75
<u>Religious:</u> Buildings	75
<u>Communication:</u> Buildings	75
Radio and television antennas	100% of the height of the antenna and antenna tower.
<u>Open Spaces :</u> Recreation Buildings	75
<u>Outdoor entertainment:</u>	(to be determined by Planning and Zoning Commission on a case-by-case basis)

#### C. Driveways, Parking Areas, Play Areas

Driveways and parking areas serving the special use may be located within the side or rear yard set forth in the above schedule

but driveways shall be located not less than ten (10) feet and parking areas not less than twenty (20) feet from adjacent lot line and play areas shall not be located less than fifty feet from any adjacent district where residences are a permitted use.

### **Section 25.05 Approval By Planning and Zoning Commission**

In addition to the material required for the application for a zoning amendment, as specified in Section 5.03 of this Ordinance, a Development Plan shall be submitted for land proposed to be zoned into the SU District. Such Development Plan shall include a site plan for the proposed public facility, as well as any other information deemed necessary to determine compliance with this Ordinance.

The Development Plan shall be reviewed by the Planning and Zoning Commission and considered in making its recommendation to City Council. Criteria for reviewing a Development Plan for a Special Use shall include the following:

- A. The proposed building or use shall be located properly in accordance with this Article.
- B. The proposed public facility shall be located on a major arterial or collector street as shown on the Thoroughfare Plan, so as to generate a minimum of traffic on local streets. Playgrounds or parks intended for neighborhood use may, however, be located on local streets.
- C. The location, design and operation of the facility shall be so designed to alleviate if possible, or minimize if not possible, adverse impacts on surrounding residential neighborhoods.

### **Section 25.06 Action by City Council**

In approving the redistricting of land into the SU District, City Council may specify appropriate conditions and safeguards applying to the specific proposed facility.

### **Section 25.07 Compliance with Development Plan**

The construction of all buildings and the development of the site within the SU District shall be in conformity and compliance with the approved Development Plan.