



## ZONING FACTSHEET

The purpose and intent of establishing zoning districts is to ensure that all development is consistent with the goals, objectives, and policies of the Comprehensive Plan, by establishing a series of zoning districts that indicate what uses are allowed and site development regulations that control the use of land in each district. All development within each zoning district shall be consistent with the purposes stated for each district. (LDC 7.12.05)

### INSTITUTIONAL (INST) (excerpt from LDC 7.12.06.Q)

**Purpose and intent:** The Institutional zoning district is intended to accommodate public and semi-public facilities and services, promote natural resource enhancement and promote open spaces around buildings. Additionally, the INST zoning district is intended to accommodate the development and redevelopment of public and semi-public facilities such as: governmental administration buildings; fire, police and rescue services; utilities; public and private educational institutions; non-profit organizations; arts/cultural or civic facilities; public and semi-public open spaces; hospital, nursing, convalescent, and related facilities; cemeteries; family, child, and adult day care facilities; places of worship. It is the intent of the INST zoning district to specifically not allow permanent or seasonal residential uses.

### Dimensional Requirements in HIMU (excerpt from LDC 7.12.08)

Institutional (INST)		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		.50
Minimum Open Space (%)		25%

**Footnotes:**

None.

## Allowable Uses in INST (excerpt from LDC 7.12.06)

### PERMITTED USES:

<i>NAICS Use Designations</i>	
221119	Wind electric power generation
221122	Distribution electric substation <sup>(16)</sup>
2212	Natural gas distribution
2213	Water, sewage and other systems
4533	Used merchandise stores <sup>(8) (13)</sup>
4851	Urban transit systems
4582	Interurban and rural bus transportation
4854	School and employee bus transportation
491	Postal service
5172	Wireless telecom carriers (except satellite) <sup>(15)</sup>
6111	Elementary and secondary schools
6112	Junior colleges
6113	Colleges and universities
6114	Business, computer and management training
6115	Technical and trade schools
6116	Other schools and instruction
6117	Educational support services
622	Hospitals
6231	Nursing care facilities
6232	Residential mental health facilities
6233	Community care facilities for the elderly
6239	Other residential care facilities
624	Social assistance
6244	Child day care services
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>
713990	All other amusement and recreation industries
812930	Parking lots and garages (public & private)
813	Membership associations and organizations
8131	Religious organizations
921	Executive, legislative and general government
923	Administration of human resource programs
924	Administration of environmental programs
925	Administration of housing programs, urban planning
926	Administration of economic programs
927	Space research and technology
928	National security and international affairs
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C.T.L.A. <sup>(12)</sup>
7213	Rooming and boarding houses
722	Food services and drinking places
722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages <sup>(7)</sup>
81149	Other personal and household goods repair
812	Personal and laundry services
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services
813	Membership associations and organizations
8131	Religious organizations

### *NAICS Use Designations*

562	Waste management and remediation services
621	Ambulatory health care services <sup>(14)</sup>
922	Justice, public order, and safety activities
922120	Police protection
922160	Fire protection

### Footnotes:

- 8** Must meet minimum distance separation requirements; refer to the definition of the use in Article 3 of the Land Development Code.
- 10** Zoos are only allowed in the Industrial zoning district.
- 13** Used merchandise stores are restricted to only those that are classified as a nonprofit business
- 14** Can only provide said services free of charge, refer to section 7.09.02B(11) for further information
- 15** Telecommunication towers are an allowable use in this zoning district subject to a hierarchy of eligibility per Section 7.19.04.A.
- 16** Refer to Section 7.09.02(B)12 for further information.

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*For more information please contact:*

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### CONDITIONAL USES: