

SECTION 62
INS, INSTITUTIONAL DISTRICT

Subdivision

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62.01 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.

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

- A. Day care nurseries.
- B. Essential services.
- C. Nursing homes, residential care facilities, and similar group housing but not including hospitals, sanitariums, or similar institutions.
- D. Parks, and recreational fields and structures.
- E. Personal wireless service towers and antennas located on a public structure as regulated by Section 29 of this Ordinance.
- F. Pre-school, elementary, junior or senior high schools having a regular course of study accredited to the State of Minnesota.
- G. Publicly owned civic or cultural buildings, such as libraries, City offices, auditoriums, public administration buildings and historical developments.

- H. Religious institutions, such as churches, chapels, temples, mosques, and synagogues.

62.03 INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the INS District and are governed by Section 5 of this Ordinance:

- A. Farms, farmsteads, and farming.

62.04 USES ALLOWED BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Section, performance standards established by this Ordinance and processing requirements of Section 6, the following uses may be allowed in an INS District by administrative permit as may be issued by the Zoning Administrator:

- A. Temporary outdoor promotional events and sales subject to the same provisions as required in Section 55.04.B of this Ordinance.
- B. Other uses of the same general character as those listed as a permitted use in this district.

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

- A. Accessory uses customarily incidental to the uses permitted in Sections 62.02, 62.03, and 62.05 of this Ordinance.
- B. Off-street loading as regulated by Section 21 of this Ordinance.
- C. Off-street parking as regulated by Section 20 of this Ordinance.
- D. Parks, playgrounds or athletic fields.
- E. Radio and television receiving antennas including single satellite dish TVROs three and one-half (3.5) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 29 of this Ordinance.
- F. Signs as regulated by Section 31 of this Ordinance.

62.06 CONDITIONAL USES: Subject to applicable provision of this Ordinance, the following are conditional uses in an INS District: (Requires a conditional use permit based upon procedures set forth in and regulated by Section 4.02 and 4.04 of this Ordinance.)

- A. Automobile parking lots as a principal use provided that the use and design is in conformance with Section 20 of this Ordinance.
- B. Cemeteries or memorial gardens provided that:
 - 1. The site is landscaped in accordance with Section 15.07.
 - 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.
- C. Colleges, seminaries, and other institutions of higher education.
- D. Commercial and public radio and television transmitting antennas, and public utility microwave antennas, as regulated by Section 29 of this Ordinance.
- E. Community centers.
- F. Correctional facilities and shelters provided that:
 - 1. Facilities shall comply with all applicable codes and regulations and shall have, current and in effect, the appropriate state licenses.
 - 2. On-site services and treatment shall be for residents and inmates of the facility only, and shall not be for non-residents or persons outside the facility.
 - 3. All new buildings or additions to existing buildings shall be consistent with the scale and character of the buildings in the neighborhood. Exterior building materials shall also be harmonious with other buildings in the neighborhood.
 - 4. No correctional facility shall be closer than one thousand three hundred twenty (1,320) feet from another licensed correctional facility or from any

- property designated on the Land Use Plan as residential and/or designated on the official zoning map as residential.
5. The conditional use permit is only valid as long as a valid state license is held by the operator of the facility where such license is required.
 6. Appropriate transition to neighboring property shall be provided by landscaping and site design consistent with the City ordinances and policies.
- G. Day care, social services or other non-directly related worship type activities as an accessory use within a religious institutional building(s).
- H. Hospitals, sanitariums, or similar institutions provided that:
1. Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Section 15.06 of this Ordinance.
 2. All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.
- I. Living quarters which are provided as an accessory use to a principal use in Section 62.02 or to a conditional use in this section provided that:
1. The living quarters shall not be used as 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 (i.e., caretaker, security, etc.).
- J. Medical, dental and chiropractic offices and clinics, commercial and professional offices, funeral homes and mortuaries.
- K. Other uses of the same general character as those listed in Sections 62.02, 62.04, and 62.06 of this Ordinance.
- L. Outdoor recreational areas including golf courses, country clubs, swimming pools, and similar facilities.
- M. Reduction in lot area requirements.
- N. Retail commercial activities and personal services, provided that:

1. Merchandise is sold at retail.
 2. Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within a B-1 Zoning District.
 3. The retail activity and personal services are located within a structure whose principal use is not commercial sales.
 4. The retail activity and personal services shall not occupy more than fifteen (15) percent of the gross floor area of the building.
 5. The retail activity and personal services are not located within a structure whose principle use is residential.
 6. No directly or indirectly illuminated sign or sign in excess of ten (10) square feet identifying the name of the business shall be visible from the outside of the building.
 7. No signs or posters of any type advertising products for sale or services shall be visible from the outside of the building.
- O. Personal wireless service towers and antennas not located on a public structure as regulated by Section 29 of this Ordinance.

62.07 LOT AREA AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in an INS District subject to additional requirements, exceptions, 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. Hospitals - ten (10) acres.

7. Community centers - three (3) acres.

B. Setbacks.

1. Schools, Hospitals, and Public Works Facilities.

a. Front Yard.

Setbacks

From Right-
of-Way Lines

Street Class

65 feet

State/Federal Highway

65 feet

County Road

50 feet

Local Street

Where a lot is located at the intersection of two (2) or more streets or highways which 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 for schools, hospitals, and public works facilities.

b. Side Yard: Fifty (50) feet.

c. Rear Yard: Fifty (50) feet.

62.08 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 thirty-five (35) feet.