

LAND DEVELOPMENT CODE, SECTION 3.01.03 – ZONING DISTRICTS

I INSTITUTIONAL ZONING DISTRICT

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.
2. *Permitted Uses.*
 - a. Community residential homes subject to the provisions of Section 7.10.07. (999)
 - b. Family day care homes. (999)
 - c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - d. Institutional residential homes. (999)
 - e. Parks. (999)
 - f. Police and fire protection. (9221,9224)
 - g. Recreational activities. (999)
 - h. Religious organizations. (866)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. Amphitheaters. (999)

- b. Cemeteries. (6553)
 - c. Membership organizations. (86)
 - d. Correctional institutions. (9223)
 - e. Cultural activities and nature exhibitions. (999)
 - f. Educational services and facilities. (82)
 - g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
 - h. Fairgrounds. (999)
 - i. Funeral and crematory services. (726)
 - j. Theaters. (999)
 - k. Medical and other health services. (80)
 - l. Postal service. (43)
 - m. Residential care facilities for serious or habitual juvenile offenders. (999)
 - n. Social services. (83)
 - o. Sporting and recreational camps. (7032)
 - p. Stadiums, arenas, race tracks. (794)
 - q. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
8. *Accessory Uses*. Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
- a. Drinking places (alcoholic beverages related to civic, social, and fraternal uses). (999)
 - b. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)
 - c. Funeral and crematory services. (726)
 - d. Heliport landing/takeoff pads. (999)
 - e. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)
 - f. Residence halls or dormitories. (999)
 - g. Solar energy systems, subject to the requirements of Section 7.10.28.