

Section 15A "P-I" Public Institutional District

Subd. 1. Purpose. The P-I District is intended to provide a specific zoning district for facilities directed to serving the public and specialized government and semi-public uses. 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.

Subd. 2. Permitted Uses.

- A. Publicly owned civic or cultural buildings such as libraries, city offices, auditoriums, community centers, public administration buildings, fire stations and historical sites.
- B. Parks and recreational fields, structures and buildings.
- C. Governmental and public regulated utility buildings, structures and essential services necessary for the health, safety and general welfare of the community.
- D. Private and Public preschool, elementary, junior or senior high schools.
- E. Private and Public Colleges, Seminaries, Trade Schools and other institutions of higher learning.
- F. Religious Institutions such as chapels, temples, synagogues and mosques.
- G. Hospitals, nursing homes, and residential care facilities and group housing.
- H. State licensed correctional facilities and shelters.
- I. Communications towers and antennas located on public structures.
- J. Cemeteries or memorial gardens.
- K. Day care nurseries.

Subd. 3. Accessory Uses.

- A. Accessory uses customarily incidental to the uses permitted in this District.
- B. Limited retail and personal services related to the permitted uses in the district and occupying 15 percent or less of the gross floor area of the building it is located in.
- C. Parks, playgrounds and athletic fields related to permitted uses.
- D. Signage as regulated by Section 24 of the zoning Ordinance.
- E. Living Quarters of Persons employed on the premises.

Subd. 4. Conditional Uses.

- A. Outdoor recreation areas including golf courses, community clubs, swimming pools, and similar facilities provided that:
 - 1. Adequate screening from abutting residential uses and landscaping is provided.
 - 2. Adequate off-street parking and access is provided on the site is adequately screened and landscaped from surrounding and abutting residential uses.
 - 3. Adequate off-street loading and service entrances are provided.
- B. Day care, social services or other non-directly relate worship activities an accessory use within a religious institutional building(s) provided that:
 - 1. Adequate off-street loading and drop-off areas are provided and regulated.

Subd. 5. Requirements.

The following requirements shall be observed in the "P-I" District:

- A. Maximum Building Height: 4 stories
- B. Minimum Lot Area: 30,000 square feet
- C. Minimum Lot Width: 150 feet
- D. Yard setback Requirements:

- 1. Front Yard: 50 feet
- 2. Side Yard: 50 feet
- 3. Rear Yard: 50 feet

Note: Appropriate transitions to neighboring property shall be provided by landscaping and site design.

E. Additional Requirements:

- 1. No correctional facilities shall be closer than 1,320 feet from another licensed correctional facility.
- 2. No correctional facility shall be closer than 300 feet to any class of residentially zoned property.
- 3. Correctional facilities shall provide parking as follows: 3 spaces plus one spare for each 200 feet of office area and one space for each 2 beds.

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(Pages 303-304 Reserved for Changes)