

CHAPTER 1154 - Restricted Institutional District

1154.01 - PURPOSE AND INTENT.

It is recognized that institutions such as schools, churches, public administration buildings, and public parks have special needs and land use requirements. The aforementioned institutions form an integral part of the community and it is the intent of the Restricted Institutional District to provide for the protection and where necessary, the continued growth of these institutions, and to protect and enhance compatibility and relationships to adjacent uses. A primary intent shall be to ensure compatibility of use between the institutions and surrounding uses. Specific attention shall be focused in such institutional development that may significantly affect present traffic or parking activity within the City of Gahanna.

(Ord. 10-2002. Passed 2-4-02.)

1154.02 - PERMITTED AND CONDITIONAL USES.

(a) *Permitted Uses.* Only the uses included under the following listed numbers or as otherwise specified in this district shall be permitted in the Restricted Institutional District.

(1) *Institutions.*

821 Elementary and secondary schools.

822 Colleges, universities, professional schools and junior colleges.

(2) *Organizations and associations.*

866 Religious organizations.

(3) *Public administration.*

91 Executive, legislative and general government, except finance.

9211 Courts.

9221 Police protection.

9222 Legal counsel and prosecution.

9223 Fire protection.

9229 Public order and safety, not elsewhere classified.

(4) Public parks, public playgrounds and recreation areas which are publicly owned.

(b) *Conditional Uses.* The following uses shall be allowed in the Restricted Institutional Districts subject to approval in accordance with Chapter 1169.

(1) *Institutions.*

842 Arboreta and botanical or zoological gardens.

(2) Accessory uses such as maintenance shops and storage areas to service an institution, if added after initial construction.

(Ord. 10-2002. Passed 2-4-02.)

1154.03 - DEVELOPMENT STANDARDS.

(a) *Lot Requirements.*

- (1) Minimum lot area: none.
- (2) Minimum lot width: none.
- (3) Maximum lot coverage: 75 percent.
- (4) Minimum front yard: 60 feet, unless there is an existing adopted plan that specifies greater requirements.
- (5) The minimum side yard setback shall be 25 feet, and when abutting a residential zoning district, the minimum side yard setback, shall be 30 feet.
- (6) Minimum rear yard: 40 feet.
- (7) Parking setbacks shall be a minimum of 15 feet from side and rear lot lines, and 36 feet from any public right-of-way.

(b) *Building Requirements.*

- (1) Maximum building height: All buildings and structures shall conform to Federal Aviation Administration and Port Columbus Airport Zoning Regulations height limitation.

(c) *Site Development Requirements.*

- (1) All applicable requirements of Chapter 1108, Final Development Plan and Chapter 1197, Design Review shall be met.

(Ord. 10-2002. Passed 2-4-02.)