

1153.01 - SO SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT.

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

(1) *Administrative and business.* Administrative office primarily engaged in general administration, supervision, purchasing, accounting, and other management functions.

Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers.

60 Depository institutions.

61 Nondepository credit institutions.

62 Security and commodity brokers, dealers, exchanges, and services.

63 Insurance carriers.

64 Insurance agents, brokers, and services.

65 Real estate.

67 Holding and other investment companies.

(2) *Professional.* Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

0781 Landscape counseling and planning.

801 Offices and clinics of doctors of medicine.

802 Offices and clinics of dentists.

803 Offices and clinics of doctors of osteopathy.

804 Offices and clinics of other health practitioners.

~~805 Nursing and personal care facilities.~~

811 Legal services.

871 Engineering, architectural and surveying services.

872 Accounting, auditing and bookkeeping services.

8748 Land planners.

(3) *Institutions.*

823 Libraries.

841 Museums and art galleries.

(4) *Organizations and associations.*

861 Business associations.

862 Professional membership organizations.

864 Civic, social and fraternal associations.

865 Political organizations.

867 Charitable organizations.

(b) *Conditional Uses.* The following uses shall be allowed in the Suburban Office and Institutional District subject to approval in accordance with Chapter 1169.

(1) *Drive-in facility.* Drive-in or outdoor service facilities developed in association with a permitted use.

(2) *Administrative and business.* Administrative offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions.

Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customer.

731 Advertising.

732 Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies.

7383 News syndicates.

736 Private employment agencies.

(3) *Professional.* Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions.

806 Hospitals.

807 Medical and dental laboratories.

~~8059 Sanatoria, and convalescent and rest homes.~~

8099 Health and allied services, not elsewhere classified.

892 Nonprofit educational and scientific research agencies.

899 Services, not elsewhere classified.

(4) *Institutions.*

829 Schools and educational services, not elsewhere classified.

835 Day care centers.

842 Arboreta and botanical or zoological gardens.

(5) *Organizations and associations.*

863 Labor unions and similar labor organizations.

864 Civic, social and fraternal associations.

869 Nonprofit membership organizations, not elsewhere classified.

(6) ~~*Family care home (as defined in Chapter 1123). The purpose of this section is to regulate the establishment of residential care facilities for individuals who are unable to live in their own home*~~

~~or with their family, are unsuited for foster home placement, or when foster home placement is unavailable and who are not in need of institutional care or treatment.~~

(7) *Public administration.*

93 Public finance, taxation and monetary policy.

94 Administration of human resource programs.

95 Administration of environmental quality and housing programs.

96 Administration of economic programs.

97 National security and international affairs.

[c] *Submission Requirements* . The applicant for a conditional use permit to operate a family care home shall submit the following information in written form, prior to setting a public hearing, to aid the Planning Commission in their review of the requested facility.

- (1) Information explaining the need for the facility, the clientele to be served and the source of finances that shall be used to operate the facility.
- (2) Identification of similar facilities presently located in the area including the names of individuals who may be contacted concerning the operation of such facilities.
- (3) Identification of community facilities and social services that shall be used by the clientele of the family care home, including an indication from the administration of such facilities and services that the clientele of the family care home can be accommodated.
- (4) The applicant shall provide evidence that a valid license has been issued or is obtainable for the proposed conditional use on the subject property. When a license is not required of the applicant by a governmental agency a written affidavit shall be presented as part of the application by the governmental agency to which that applicant has accountability stating that a license is not required. The affidavit shall further state and describe the procedures that have been established in lieu of licensing to insure that the provisions of this section are carried out and the types of controls that the governmental agency can exercise in this regard.
- (5) A copy of the operational and occupancy standards that shall be used in establishing the facility.
- (6) Site plans, drawings and/or illustrations, showing the location of all structures, floor plan, exterior elevations, off-street parking, ingress and egress, landscaping and screening areas, recreation and open space facilities. Such plans and drawings shall include evidence that the proposed use of the site will be compatible with the present physical character of the neighborhood and will not disrupt the neighborhood from the standpoint of noise, lights, congestion or traffic generation.
- (7) A detailed plan of services and programs to be offered the clientele of the facility, including the nature of care to be provided and the types of services to be offered, and the individuals and/or agencies who will be responsible for administering such care and services.

[d] *Facility Requirements.*

- (1) Every room occupied for sleeping purposes within the home shall contain a minimum of 80 square feet of habitable room area for one occupant, and when occupied by more than one individual shall contain at least 60 square feet of habitable room area for each occupant. No such facility shall use living rooms, dining rooms, entry ways, closets, corridors, outside porches or basements as sleeping rooms.
- (2) The family care home shall provide not less than 25 square feet per person of suitable indoor recreation area and not less than 75 square feet of outdoor recreation open space per person, exclusive of required front and side yards and parking areas, consolidated in a useful configuration and location provided on the site.

- (3) All new structures shall be compatible in design with the surrounding neighborhood.
 - (4) All exterior lighting fixtures will be shaded wherever necessary to avoid casting direct light upon any adjoining property located in a residential district.
 - (5) No family care home may be located within a one-quarter mile radius of another such facility.
 - (6) Unless modified by this section, the facility shall comply with all other applicable codes and ordinances prior to the issuance of an occupancy permit.
- [e] *Findings of the Planning Commission.* In its review of each proposed facility, the Commission shall consider the following regarding the proposed facility:
- (1) It is in fact a facility licensed by and/or having accountability to a governmental agency and that sufficient controls can be exercised to insure continued compliance to the provisions of this section.
 - (2) It is a needed facility based on the evidence submitted.
 - (3) It will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned uses of the general vicinity and that such use will not change the essential character of the neighborhood.
 - (4) That it will not be hazardous or disturbing to existing or officially planned future neighborhood uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.
 - (5) That it will be served adequately by such essential public facilities and services as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - (6) That it will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic or public thoroughfares.
- [f] *Report to Planning Commission.* Prior to the Commission's hearing on the proposed facility, a written report shall be required from the Planning and Zoning Administrator regarding each item stated in the above subsections. In preparing the report the Zoning Office shall contact appropriate social service agencies and obtain comments on the proposed facility. In addition, the proposed facility shall be inspected by the Building Department and the findings shall be reported to the Planning Commission.
- [g] *Development Standards.* In addition to the provisions of Chapter 1167, General Development Standards, Additional Use, Height and Area Regulations, the following standards for arrangement and development of land and buildings are required in the Suburban Office and Institutional District.
- (1) *Intensity of use.* No minimum lot width is required, however, all lots shall abut a street and have adequate width to provide the yard space required by these development standards.
 - (2) *Side yard.* A side yard of 10 feet shall be required. However, lots adjacent to a residential zoning district shall have a side yard setback of not less than one-fourth of the sum of the height and depth of the building, but in no case shall be less than 15 feet and such yard shall be landscaped. Parking space, drives or service area shall be in addition to such yard requirements.
 - (3) *Rear yard.* A rear yard of 10 feet shall be required. However, lots adjacent to a residential zoning district shall have a rear yard setback of not less than one-fourth of the sum of the height and width of the building, except when adjacent to a dedicated alley having not less than 20 feet of right of way.
- A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than 40 feet wide, and shall be enclosed by a solid wall or fence except when adjacent to a dedicated alley. If a structure or a series of structures contains more than one facility, the service court, alleyway or combination thereof shall be not less than 60 feet wide.

- (4) *Height regulations.* All buildings and structures shall conform to Federal Aviation Administration and Port Columbus Airport Regulations height limitation, whichever may be greater.
- (5) *Parking regulations.* Parking standards and requirements, as specified in Chapter 1163, shall be met for all uses in this district.
- (6) *Lot coverage.* Principal buildings and associated buildings shall not exceed 50 percent of total lot coverage. An additional 25 percent of lot coverage may be used for driveways and parking areas. This provides a maximum lot coverage allowance of 75 percent.

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