

CHAPTER 1270  
Institutional District

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CROSS REFERENCES

Division of municipal corporation into zones - see Ohio R.C. 713.06  
 Notice and hearing on municipal zoning regulations - see Ohio R.C. 713.12  
 Effect of zoning on laws and charters - see Ohio R.C. 713.14  
 Retroactive zoning ordinances prohibited - see Ohio R.C. 713.15  
 Landscaping and environmental preservation - see P. & Z. Ch. 1280  
 Off-street parking - see P. & Z. Ch. 1282  
 Signs - see P. & Z. Ch. 1284  
 Nonconforming uses - see P. & Z. Ch. 1286  
 Wireless telecommunications facilities - see P. & Z. Ch. 1288  
 Supplementary regulations - see P. & Z. Ch. 1290

**1270.01 INTENT.**

The Institutional District and its regulations are established in order to achieve, among others, the following purposes:

- (a) To provide for institutional, governmental and related uses within the community in conformance with specific standards and in a manner compatible with the residential character of the Village.
- (b) To provide such density regulations, height regulations, and landscape requirements which will protect the adjacent areas from objectionable influences.

- (c) To promote the most desirable use of the land and buildings in accordance with a well considered plan and to provide areas for the development of institutional and governmental activities.  
(Ord. 73-94. Passed 10-4-94.)

### **1270.02 MAIN USES.**

In an Institutional District, no land shall be used or any building erected which is arranged, intended or designed to be used for any other use than the following:

- (a) Governmental, Municipal, County, State and Federal facilities and uses for administrative functions.
- (b) Churches, libraries, places for public assembly, fraternal organizations and private clubs.
- (c) Primary and secondary public, private or parochial schools, colleges, or other educational institutions.
- (d) Hospital, sanitarium, medical or health center, convalescent home, nursing home or similar health facility.
- (e) Community center, public park, recreational field or playground.
- (f) Any use determined by the Board of Zoning Appeals to be similar to the above and permitted by it in accordance with the provisions of Chapter 1264.  
(Ord. 73-94. Passed 10-4-94.)

### **1270.03 ACCESSORY USES.**

No accessory use shall be permitted to the above main uses other than the following:

- (a) Off-street parking and loading facilities as required and set forth in Chapter 1282.
- (b) Signs, including business identification, development projects, real estate, and directional signs, as set forth and regulated in Chapter 1284.
- (c) Any use customarily regarded as a necessary incident to the main use.  
(Ord. 73-94. Passed 10-4-94.)

### **1270.04 REGULATIONS AS TO LOT WIDTH, AREA AND RATIO OF LOT COVERAGE.**

(a) There shall be no more than one main building or use on any lot when the lot is used for a main building or use. Only one main building shall be permitted on a lot and no additional main building shall be located thereon.

(b) All lots must have a frontage upon a duly dedicated and accepted street and the frontage shall be measured at the front building setback line on the dedication plat.

(c) The lot width, area and ratio of lot coverage shall not be less than the size or percentage as set forth in Section 1270.05.  
(Ord. 73-94. Passed 10-4-94.)

**1270.05 SCHEDULE OF LOT WIDTH, AREA AND RATIO OF LOT COVERAGE.**

District	Number of Main Buildings Per Lot	Minimum Lot Frontage (Ft.)	Maximum Lot Coverage for Main and Accessory Uses
Institutional	1	100	50%

(Ord. 73-94. Passed 10-4-94.)

**1270.06 YARD REGULATIONS.**

(a) For a main use, each lot shall have a front yard which shall be measured at right angles from the side line of the street to the main foundation wall.

(b) For a main use, each lot shall have two side yards.

(c) The yard dimensions shall not be less than those set forth in Section 1270.07.  
(Ord. 73-94. Passed 10-4-94.)

**1270.07 SCHEDULE OF YARD REGULATIONS.**

District	Min. Front Yard Depth (Ft.)	Min. Single Side Yard (Ft.)	Min. Single Side Yard Adjoining a Residential District (Ft.)	Minimum Rear Yard (Ft.)	Min. Rear Yard Adjoining a Residential District (Ft.)
Institutional	30	10	50	20	50

(Ord. 73-94. Passed 10-4-94.)

**1270.08 PROJECTIONS.**

Projections of structures into required yards are only permitted in accordance with the provisions of Section 1290.12.

(Ord. 73-94. Passed 10-4-94.)

**1270.09 OFF-STREET PARKING AND LOADING FACILITIES.**

Off-street parking, loading and unloading facilities shall be required and regulated by the provisions set forth in Chapter 1282.

(Ord. 73-94. Passed 10-4-94.)

**1270.10 REGULATIONS AS TO AREA AND HEIGHT OF BUILDINGS; DRIVEWAYS.**

(a) No building within the Institutional District shall be of a height greater than five stories nor more than sixty feet, except those buildings located in the area north of Keynote Circle, and east of Lancaster, that front on Keynote Circle, which shall be limited to a maximum of three stories in height and no more than thirty-six feet.

(b) All building heights shall be measured from the finished grade line at the center of the proposed building to the highest part of the main roof.

(c) Chimneys, spires, domes, HVAC equipment, antennae, and other similar parts of the main building shall not exceed seventy-five feet measured from the finished grade line.

(d) All driveways and parking areas within the Institutional District shall be of a paved and improved surface and shall be located a minimum of fifty feet from any adjoining Residential District.

(Ord. 73-94. Passed 10-4-94.)

**1270.11 LANDSCAPING AND BUFFERING.**

(a) Where a lot within an Institutional District adjoins a Residential District, then a wall or fence of not less than seven feet in height shall be required, unless all residential property owners abutting the institutional use waive, in writing, such requirements and the same be filed with the Village.

(b) Where a proposed building is to be located on a dead-end street with a turn-around, no wall of such proposed building, when measured along the projection of the center line of the street leading to such turn-around, shall extend more than 260 feet distant from the center point of the subject turn-around.

(c) In addition to a wall or fence, there shall also be a required landscape buffer along the boundary with an adjoining Residential District. Such buffer shall contain deciduous and evergreen trees or shrubs sufficient to create a year-round visual barrier. The landscape strip shall be a minimum of ten feet wide and on the side adjacent to the residential property. All exposed surfaces of walls must be faced in brick or stone. The design of the landscape buffer shall take into consideration changes in topography which create increased views of the institutional use from the residential property.

(d) Where a lot within an Institutional District adjoins a residential lot, the driveway for the institutional use shall not be located nearer to the residential lot line than fifty feet. There shall also be a landscape buffer between the driveway and the adjacent residential property. Such buffer shall contain deciduous and evergreen shrubs sufficient to create a year-round visual barrier, but maintained so as not to create a traffic safety hazard for patrons entering and exiting the commercial establishment. The landscape strip shall be a minimum of five feet wide and on the side adjacent to the residential property.

(e) All refuse storage and pick-up facilities shall be fenced, screened or landscaped to prevent the blowing or scattering of refuse and to provide an adequate visual barrier of the facilities from locations both on and off the site upon which they are located.

(f) All landscaping shall be in accordance with the provision of Chapter 1280 of this Zoning Code.

(Ord. 73-94. Passed 10-4-94.)

