

Sec. 4-6.612 Planned Unit Development Institutional (PUD-IS-B).

Definition: Under this district, institutional, professional, or office development, and residential townhouses, row houses, and/or condominium units shall be permitted on a lot or tract of land consisting of less than three acres. The net dwelling unit density for this zone shall be established at the time of rezoning. The density to be established shall be recommended by the Metropolitan Planning Commission, but shall not be more than 24 units per net acre. In establishing a density standard, the MPC shall consider the following conditions, among others:

- 1) The traffic to be generated by the proposed development in comparison to uses permitted under the existing zoning classification.
- 2) The capacity of water and sewer systems to accommodate the proposed development.
- 3) Compatibility of the development with the surrounding land uses

a. Permitted uses

1. Cultural Facilities. Art galleries; museums, legitimate theaters; libraries; churches; schools, public or private (K-12), and other uses similar in character to those listed.

[Sec. 4-6.612a.1. amended July 26, 2013 (Z-130523-00038-1)]

2. Office Health Services/Practitioners. Hospitals, physicians, surgeons, dentist and dental surgeons, osteopathic physicians, chiropractors, and other licensed practitioners similar to those listed.
3. Health Service Clinic. Including a pharmacy as an accessory use.
4. General Office Uses. Sales representatives, legal service, engineering and architectural, accounting, auditing, bookkeeping, finance, real estate, insurance, and others similar in character to those listed.
5. Other Business Uses. As approved by the MPC where found to be compatible with the overall development plan.
6. Multifamily residential uses as follows: townhouse, row house, and/or condominium units at a maximum density of not more than 24 units per net acre.

b. Design Standards:

1. Buffer. A 25-foot natural or landscaped buffer shall be provided adjacent to every exterior subdivision property line excluding portions abutting a street right-of-way. Where the development property line abuts a residential use this buffer shall not be less than 50 feet. This is to be maintained as part of the common open area for the development. Provided, however, where like-kind or similar type development adjoins, a buffer shall not be required.
2. Street Frontage:
 - (a) PUD-IS-B zones shall front a major arterial or collector street.
 - (b) The minimum setback requirements are as follows:
 - (1) Major arterial - 35 feet from the right-of-way;
 - (2) Collector - 30 feet from the right-of-way; and,
 - (3) Minor - 30 feet from the right-of-way. Provided, however, this distance may be reduced if approved as part of the PUD.
3. Signage.
 - (a) One sign shall be allowed for each institutional use. Illumination shall be of interior, nonflashing design or indirectly lighted.
 - (b) One mast identification sign identifying the planned institution area shall be allowed provided that:
 - (1) One freestanding sign shall be permitted for the first 200 feet of frontage and one additional freestanding sign shall be permitted for every additional 300 feet of frontage contained in the project; and,
 - (2) The combined display area of all freestanding signs shall not exceed three square feet for each foot of frontage.
4. Maximum Size. One square foot of sign area shall be allowed for each linear foot of building frontage not to exceed 30 square feet.
5. Off-Street Parking. Off-street parking shall comply with the Zoning Ordinance requirements.
6. There shall be no outdoor storage or display.