

# INSTITUTIONAL - INT

## Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Amended Date: January 23, 2019

Print Date: July 16, 2019

### Purpose:

The INT district enables a range of public, semi-public, educational, religious, and other “gathering” type uses generally intended for non-commercial purposes, subject to performance standards to ensure compatibility between institutional uses and surrounding uses, zoning districts, and infrastructure. Development within this district is generally served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The INT district is intended for areas planned for public/quasi-public uses within the Comprehensive Plan, and for other non-residential, non-agricultural use. (Predecessor district: PUL Public and Utility Lands; OIP Institutional and Public Service overlay)

### Permitted Uses:

#### Primary Uses:

- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Recreation
- Indoor Institutional-General
- Indoor Institutional-Intensive
- Outdoor Institutional
- Public Service or Utility
- Institutional Residential
- Community Living Arrangement (16+)
- Group Day Care Center

#### Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Company Cafeteria
- Company Provided On-site Recreation or Child Care
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine

### Conditional Uses:

#### Primary Uses:

- Community Living Arrangement (9-15)
- Office
- Campground
- Outdoor Storage or Wholesaling
- Solid Waste Disposal, Composting or Recycling Facility
- Off-site Parking
- Airport or Heliport
- Communication Tower

#### Accessory Use:

- Keeping of Farm Animals of Residential Lots and School Sites
- Outdoor Alcohol Area
- Large Exterior Communications Device
- Vehicle Course or Track

### Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Sales by Mobile Food Vendors
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations\*

\* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

### Definitions:

**Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

**Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

### Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) <sup>a</sup>
20,000 ft <sup>2</sup>	80	40	20%	0.5

<sup>a</sup> Does not include structured parking or underground parking.

Minimum Setbacks (ft) <sup>b</sup>						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building			Detached Accessory Building <sup>a</sup>	Pavement <sup>d</sup>			Principal Building		Accessory Building	
Front and Street Side <sup>a</sup>	Interior Side	Rear		Interior Side and Rear <sup>a,d</sup>	Interior Side or Rear		Front or Street <sup>a</sup>	Feet	Floors	Feet
20 <sup>e</sup>	8	20	3	15	10	10	45	3	20	1

<sup>a</sup> See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached structures.

<sup>b</sup> Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).

<sup>c</sup> Includes all gravel and hard surfaces as defines in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

<sup>d</sup> Front and street side yard setbacks for accessory structures as the same as the minimum front and street setbacks for the principal structure.

### Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting  Max Area: 50 ft <sup>2</sup> or 1 ft <sup>2</sup> per linear foot of frontage, <i>whichever is less</i> per signable wall.	Type: Monument or Arm/Post  Max Area: 48 ft <sup>2</sup>  Max Height: 8 ft	ONE On Building sign per signable wall per business.  ONE Freestanding sign per lot with setback equaling the height of the sign, no less than 3ft.

**Note:** If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

