

Sec. 4-6.611 Planned Unit Development Institutional (PUD-IS).

a. Definition: Any institutional, professional, or office development consisting of three acres or more.

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. 4-6.611a.1. amended July 26, 2013 (Z-130523-00038-1)]

2. Offices of Health Service/Practitioners. Hospitals, physicians, surgeons, dentist and dental surgeons, osteopathic physician, 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.

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 be not 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-IN 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.

4. Signage.
 - (a) One sign shall be allowed for each institutional use. Illumination shall be of interior, nonflashing design or indirectly lighted.
 - (b) One master identification sign identifying the planned institutional 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.
5. Maximum Size. One square foot of sign area shall be allowed for each linear foot of building frontage not to exceed 30 square feet.
6. Off-Street Parking. Off-street parking shall comply with the Zoning Ordinance requirements.
7. There shall be no outdoor storage or display.