



Article 4, Section 14. IP Institutional and public use district.

14.1 Purpose of the district.

This district is intended to:

1. permit the location and growth of public and private educational, institutional, public, and semi-public uses in areas appropriate for such uses.

The district is intended to:

2. encourage the retention or adaptive reuse of larger public and institutional uses on sites identified for such uses in the adopted comprehensive plan.

The regulations within this district are intended to achieve the following specific purposes:

3. Recognize the unique needs of institutional and public uses and their relationship with neighboring land uses;
4. Minimize the potential for adverse impacts of institutional and public uses on adjacent land uses, including traffic congestion, adequate parking, and pedestrian linkages;
5. Facilitate the creation of a convenient and harmonious development of buildings, parking, and open spaces for individual institutional and public uses; and
6. Ensure the proper functioning of such institutional and public uses.

USE	IP EXISTING	IP PROPOSED	COMMENTS
<b>Accessory buildings and uses</b>		X	As <i>Accessory Buildings and Uses</i> are always secondary and related to the principal use of a lot, they remain permitted.
<b>Accessory buildings, uses and structures</b>	X		Remains permitted as <i>Accessory buildings and uses</i> .
<b>Assisted living facility &gt; 8 individuals</b>		SUP	As residential special care facilities, larger <i>Assisted Living Facilities</i> may be compatible with public uses, but they are a SUP to ensure compatibility as the effects of an <i>Assisted Living Facility</i> with 200 residents could be very different from a facility with 20 residents.
<b>Bus shelters</b>		X	A policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96), and <i>Bus Shelters</i> would only be permitted subject to use regulations limiting their placement to arterial and collector roads (e.g. Main Street, N. 21 <sup>st</sup> Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <i>Bus Shelters could not</i> be placed on small local streets.

USE	IP EXISTING	IP PROPOSED	COMMENTS
<b>Cemeteries</b>		SUP	Added as a SUP because this is the best district for such a use.
<b>Church or place of worship</b>	X		Remains permitted as <i>Churches and other places of worship</i> .
<b>Churches and other places of worship</b>		X	Remains permitted (see <i>Church or place of worship</i> ).
<b>College or University</b>		X	Remains permitted (see <i>Colleges and universities subject to article 6, section 7.4</i> ).
<b>Colleges and universities subject to article 6, section 7.4</b>	X		Remains permitted as <i>College or University</i> .
<b>Communication tower</b>		SUP	Remains a SUP (see <i>Transmitting and receiving facilities for cellular communications systems and similar facilities</i> ).
<b>Community and Cultural facilities</b>		X	Remains permitted (see <i>Community center and senior center and Museum and art gallery</i> ).
<b>Community center and senior center</b>	X		Remains permitted as <i>Community and Cultural facilities</i> .
<b>Community Garden</b>	X	X	Remains permitted.
<b>Commuter parking lot...</b>	SUP		Remains a SUP as <i>Commuter Parking Lot</i> .
<b>Commuter Parking Lot</b>		SUP	Remains a SUP (see <i>Commuter parking lot...</i> ).
<b>Farm and Community markets</b>	X	X	Remains permitted.
<b>Fire, rescue or police station</b>	X	X	Remains permitted.
<b>Government offices and assembly rooms</b>	X	X	Remains permitted.
<b>Government operations facility</b>		SUP	Added as a SUP to ensure compatibility with the surrounding area.
<b>Hospital</b>		SUP	Added as a SUP because this is the best district for such a use, but the effects of a <i>Hospital</i> with 30 beds could be very different from a facility with 300 beds.
<b>Indoor performing arts center or theater</b>	X		Remains permitted as <i>Live entertainment, indoor</i> .
<b>Library</b>	X		Remains permitted as <i>Libraries</i> .
<b>Libraries</b>		X	Remains permitted (see <i>Library</i> ).
<b>Lighted playing fields</b>	SUP		Remains a SUP as <i>Lighted Sports Fields</i> .
<b>Lighted Sports Fields</b>		SUP	Remains a SUP (see <i>Lighted playing fields</i> ).
<b>Live entertainment, indoor</b>		X	Remains permitted (see <i>Indoor performing arts center or theater</i> ).

USE	IP EXISTING	IP PROPOSED	COMMENTS
Live entertainment, outdoor		SUP	Remains a SUP (see <i>Outdoor performing arts center or amphitheater</i> ).
Museum and art gallery	X		Remains permitted as <i>Community and Cultural facilities</i> .
Nursing Home		SUP	As residential special care facilities, <i>Nursing Homes</i> may be compatible with public uses, but they are a SUP to ensure compatibility as the effects of a <i>Nursing Home</i> with 200 residents could be very different from a facility with 20 residents.
Outdoor performing arts center or amphitheater	SUP		Remains a SUP as <i>Live entertainment, outdoor</i> .
Park, playground and playfields, unlighted	X		Remains permitted as <i>Parks and Playground</i> .
Parking lot		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking lot</i> .
Parking structure		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking structure</i> .
Parks		X	Remains permitted (see <i>Park, playground and playfields, unlighted</i> ).
Playground		X	Remains permitted (see <i>Park, playground and playfields, unlighted</i> ).
Private club		X	Added as a permitted use.
Public and private schools, K-12	X		Remains permitted as <i>School, Private</i> ; Now a SUP as <i>School, Public</i> .
Public or Government buildings, facilities, and uses not otherwise defined		SUP	Added as a SUP to ensure compatibility with the surrounding area.
Public Utilities, major		SUP	These more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they can be located in any location, but they would require a SUP to ensure compatibility with the surrounding area.
Public Utilities, minor		X	Remains permitted (see <i>Public utility, minor</i> ). These less intensive utility structures and uses are permitted as they are necessary to provide basic utility services for the Town.
Public utility, minor	X		Remains permitted as <i>Public Utilities, minor</i> .
Recreation facilities, public		SUP	Added as a SUP to ensure compatibility with the surrounding area.
Retail sales, accessory		X	Added as a permitted use because it would be accessory to other uses in

USE	IP EXISTING	IP PROPOSED	COMMENTS
			the district.
<b>School, Private</b>		X	Remains permitted (see <i>Public and private schools, K-12</i> ).
<b>School, Public</b>		SUP	Now a SUP instead of permitted (see <i>Public and private schools, K-12</i> ).
<b>School, Special instruction</b>		X	Added as a permitted use.
<b>Special events</b>		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town.
<b>Temporary Food Trucks/Trailers</b>		X	Added as a permitted use. Allows the placement of a <i>Temporary food truck/trailer</i> on a site with the property owner's permission for an extremely limited duration. Should provide flexible regulation of such uses which is not found in the ordinance currently.
<b>Transmitting and receiving facilities for cellular communications systems and similar facilities</b>	SUP		Remains a SUP as <i>Communication tower</i> .

