

Sec. 3.19. - ID institutional.

3.1901. Purpose and intent. The purpose of the institutional district shall be to accommodate uses of a civic, religious, educational, institutional or public nature in areas that provide maximum accessibility for the public to utilize the facilities, and to eliminate the ambiguity of maintaining public uses in unrelated use districts.

3.1902. Permitted uses.

1. Commercial adult and child care centers;
2. Clinics and nursing homes;
3. Cultural associations and theaters (arts, music, drama);
4. Fairgrounds;
5. Funeral homes, cemeteries and crematories;
6. Military reservations;
7. Libraries, community centers, museums and public art galleries;
8. Nursery schools;
9. U.S. Post office and postal substations;
10. Public administrative offices and public service buildings, including fire and police stations;
11. Public or private schools, colleges and universities;
12. Public utility offices;
13. Recreational facilities, including parks and playgrounds;
14. Religious facilities, including houses of worship and educational classrooms;
15. Residential quarters, including houses for faculty, caretakers or clergy and dormitories;
16. Revival and gospel establishments under temporary use permits;
17. Social club or lodge hall;
18. Accessory uses customarily incidental to the above permitted uses.

3.1903. Conditional uses.

1. Residential permitted uses in RS-2, single-family residential district as per section 3.10
2. Penal and correctional institutions provided that the site area is not less than five acres in area and does not abut upon a residential district;
3. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use;
4. Health care facilities, including psychiatric centers; alcohol and drug treatment centers; rehabilitative care centers; and hospices.

Conditional uses are prohibited unless application for the use has been processed by the City of Covington, and the Zoning Commission has favorably approved such use. For all conditional uses the plan approval process is that as set forth in section 3.7 conditional uses, regardless of lot size or conditional uses.

3.1904. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Industrial uses;
2. Commercial and retail sales and service not associated with an institutional use;

3. Hospitals.

3.1905. Performance standards.

1. Lot area: Unless otherwise required in table 319.1, the minimum lot area for each zoning lot shall be 10,500 square feet.
2. Lot width: Unless otherwise required in table 319.1, there shall be a minimum lot width of 75 feet at the building line.
3. Lot depth: Unless otherwise required in table 319.1, a minimum lot depth of 140 feet is required.
4. Front yard: Front building lines shall be no closer than ten feet from the property line.
5. Side yard:
 - a. A minimum of five feet is required for side yards except on the side(s) of a lot abutting any adjacent existing dwelling or residential area or district in which case there shall be a side yard of not less than ten feet in depth.
 - b. On corner or through lots the required side yard shall be at least 15 feet.
6. Rear yard: There shall be a rear yard having a depth of not less than ten feet.
7. Maximum lot coverage: The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 60 percent of the total area of the lot.

3.1906. Site plan submission.

1. Site plan approval. To insure safety and compatibility with surround uses, site plan approval is required for any new ID building or addition to an existing building (but not for renovations to existing buildings unless the renovation increases the intensity of use) containing 20,000 or more, gross square feet of floor area. If construction is to take place in phases, a general schematic plan shall be submitted.
2. When site plan approval is required, the following plan approval process is required by the zoning commission:
 - a. When a person applies for the permit, the zoning commission shall hold a public hearing on the proposal.
 - b. The site of the proposal shall be posted at least ten days prior to the public hearing.
 - c. The petitioner shall submit the following:
 - i. Site and development plans at an appropriate scale showing proposed placement of structures on the property; provisions of ingress and egress, off-street parking and off-street loading access, refuse and service areas, and required yards and open space.
 - ii. Plans showing proposed locations for utility hook ups.
 - iii. Plans for proposed screening, buffering, and landscaping.
 - iv. Proposed signs and lighting, including type, dimensions and character.
 - v. Architectural drawings depicting front and side elevations for proposed buildings and the exterior renovation of existing structures.

3.1907. Height requirements. No building or structure shall exceed 35 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, subject to the provisions of section 5.12 of this land use regulations ordinance.

3.1908. Parking requirements. Parking requirements for this district shall be in accordance with the provisions of section 4.1 of this land use regulations ordinance.

3.1909. District standards. All uses of land structures in the ID institutional district are subject to the general standards and regulations on this ordinance. In addition, all uses located in this district shall be subject to the following standards:

1. Environmental quality:
 - a. Flood zones: Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Flood Plain Manager or his/her duly authorized representative prior to issuance of a building permit.
 - b. Wetlands permit.
2. Signs and lighting:
 - a. Signs may not be flashing or internally illuminated and may be a maximum of six square feet in size at any lot line. For each one additional foot of setback, an additional two square feet of sign surface area is allowed. A maximum of 36 square feet is allowed.

3.1910. Fire marshal approval. As provided for in chapter 18 of the City of Covington Code of Ordinances.

3.1911. Landscape requirements. Landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.

3.1912. Off-street loading requirements. Off-street loading requirements for this district shall be in accordance with the provisions of section 4.108 of this ordinance.

3.1913. Traffic impact study. Those developments that meet or exceed the criteria outlined in section 4.6 of this Code shall be required to complete a traffic impact study (TIS).

Table 319.1

ID Nonresidential Performance Standards

ID Institutional District									
Dimension and Density Requirements									
Use	Max. Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.) ⁴¹			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side		
General	4.1/ac	10,500	75	140	10	10	5	35	60
Church Meeting Halls ⁴²	2.4/a.	18,000	*	*	10	10	5	35	60
Elementary and Secondary Schools	1/lot	90,000	300	300	10	10	5	35	60

Colleges and Vo-tech Schools ⁴³	1/lot	45,000	*	*	10	10	5	35	60
Universities	1/lot	90,000	300	300	10	10	5	35	60
Fire Stations	2.4/ac	18,000	150	120	10	10	5	35	60
Adult Day Care Homes ⁴⁴	1/ac.	18,000	*	*	10	10	5	35	60
Cultural Associations ⁴⁵	2.6/a.	16,800	*	*	10	10	5	35	60
Residential care centers ⁴⁶	2.2/ac	19,600	*	*	10	10	5	35	60

See section 4.5 of this ordinance for additional setback regulations.

Church meeting halls shall have a minimum side dimension of 140 feet, or half the length of the square of record.

Colleges and vocational schools shall have a minimum side dimension of 120 feet.

An adult day care facility may not be located within 300 feet of another adult day care facility, excluding any child-care facility that is an accessory use.

Cultural association and theaters (arts, music, drama) shall have a minimum side dimension of 120 feet.

No new residential care center shall be located closer than 1,320 feet from any other existing residential care center, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

(Ord. No. 2010-30, Exh. 1, 1-4-2011; Ord. No. 2011-19, 9-9-2011)