

Section 542 - Zoning: Institutional District

542.01. One-family detached dwellings and two-family detached dwellings are permitted uses in the Institutional district, but subject to all provisions of Section 530 applicable thereto, which provisions are incorporated in this section.

542.02. Conditional uses within the Institutional districts.

Subdivision 1. The following are conditional uses in Institutional zoning districts and certain of the standards, restrictions and requirements applicable to such conditional uses:

- Schools and all structures, facilities and physical improvements incident or accessory thereto.
- Religious Institutions and all structures, facilities and physical improvements incident or accessory thereto.

542.03 Any expansion, enlargement or modification of an Institutional use that will result in the demolition or removal of a dwelling unit shall be a conditional use requiring a Conditional Use Permit. All conditional uses shall be allowed only upon compliance with and fulfillment of all the standards, conditions and requirements stated in Sections 525.13 and 542 of the Hopkins Zoning Ordinance.

542.04 Area and Yard Limitations

Conditional Uses permitted in any Institutional district are subject to the following minimum floor and lot area, minimum lot width, yard and setback, requirements, and maximum building heights.

|                         |                    |
|-------------------------|--------------------|
| Front yard              | 35 feet            |
| Side yard               | 35 feet            |
| Rear yard               | 35 feet            |
| Minimum Lot Size        | 20,000 square feet |
| Lot width               | 100 feet           |
| % Building Coverage     | 35% of lot area    |
| Maximum building height | 35 feet            |

542.05 Subdivision. 1. In addition to the standards, conditions and requirements stated elsewhere in Section 525.13 and this Section 542, no Conditional Use Permit shall be granted for a conditional use within an Institutional district unless the applicant has demonstrated compliance with the following standards, conditions and requirements.

1. The removal of a dwelling unit, whether attached or detached, shall not change the character of the neighborhood. Wherever such a dwelling is removed it shall be replaced by a use that to the street, and is compatible in size, scale, orientation

architectural character with adjacent properties and dwellings. The Planning Commission and City Council shall apply the requirements of this ordinance to any lot or parcel of land from which a dwelling is to be removed or has been removed by or on behalf of the applicant at any time prior to the date of the application for the Conditional Use Permit

2. Any structure, building or other improvement constituting part of an institutional use that lies directly across the street from a dwelling or dwellings shall be architecturally compatible, in scale with and oriented consistent with existing dwelling units. If the existing dwelling units adjacent to or in the vicinity of the institutional use face the street, any structures, buildings or improvements related to the institutional use must also orient to the street. Green space, yards or landscaped parking lots are acceptable if an existing park or open space is adjacent to or across the street from the institutional use. New or expanded existing parking lots across the street from existing dwellings are not acceptable because they are inconsistent with the existing character of the neighborhood, except that a parking access drive not exceeding 24 feet in width may be permitted across the street from existing dwellings provided the landscaping and screening requirements of this ordinance are met. In order to evaluate the application for a Conditional Use Permit and its compliance with this paragraph, the City may retain an architect or city planner, at the applicant's expense, to evaluate the proposed conditional use and submit a study or report to the City stating the architect or planner's opinions and recommendations relating to the compliance of the proposed institutional use with the requirements of this paragraph.
3. If a new or expanded existing parking lot or access drive is permitted under the provisions of the preceding paragraph, and such new or expanded parking lot or access drive abuts or is across the street from an existing dwelling or dwellings, there shall be a landscaped buffer area within the required setback of at least 15 feet in width. Buffer areas shall be planted with a mixture of not less than 50% coniferous plantings to facilitate year-round screening, and berming may also be required for screening purposes. Additionally, screening and buffering shall be required in accordance with Section 550.01 of this ordinance except that fence shall be permitted along street frontages.

Subdivision 2. The proposed use shall also comply with all federal, state and municipal laws, statutes, codes and ordinances and the standards and policies of the City in effect at the time of submission of the applicant for a Conditional Use Permit. The City may require the applicant, at the applicant's expense, to submit studies, plans and reports, from consultants approved by the City to demonstrate compliance of the proposed conditional use with all such laws, statutes, codes, ordinances, standards, and policies.