

**CITY OF ARLINGTON
ORDINANCE 234**

**AN ORDINANCE AMENDING ORDINANCE 169, THE ARLINGTON ZONING ORDINANCE
BY ADDING SECTION 10.5 RELATING TO THE P-I PUBLIC AND INSTITUTIONAL
DISTRICT**

- I. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS ORDINANCE 169 SHALL BE AMENDED BY ADDING SECTION 10.5 AS FOLLOWS:**

SECTION 10.5: P-I PUBLIC AND INSTITUTIONAL DISTRICT

SUBDIVISION 1. PURPOSE

The purpose of the P-I Public Institutional District is to provide for uses of a public or institutional nature. The primary purpose of public/institutional district uses is delivery of public services that are typically, but not always, on a not-for-profit basis as opposed to the sale of goods or services. Such uses include local, state, and federal government facilities, places of worship, and public educational facilities. Lands devoted to public/institutional use are usually owned by public entities but may be privately owned.

SUBDIVISION 2. PERMITTED USES

The following are permitted uses within the P-I Public and Institutional District.

- 1. City, state, and federal governmental facilities such as administrative offices, service buildings, and postal offices.*
- 2. Libraries, community centers, museums, and public art galleries.*
- 3. Fire stations, police stations, and public works facilities.*
- 4. Public parks and recreational areas.*
- 5. Religious institutions or places of worship limited to worship and related social events or educational facilities.*
- 6. Hospitals, nursing homes, and medical clinics.*
- 7. Public educational facilities.*
- 8. Cemeteries.*
- 9. Public utilities and services.*
- 10. Publicly owned parking lots as a principal use.*

SUBDIVISION 3. CONDITIONAL USES

The following are conditional uses within the P-I Public and Institutional District.

- 1. Uses deemed by the City Council to be similar to permitted uses listed under Subdivision 2 of this Section provided the City Council considers possible adverse effects of the proposed events or activity. The City Council's decision shall be based upon (but not limited to) the following factors:*

- A. *Consistency with the Comprehensive Plan.*
- B. *Compliance with applicable facility plans.*
- C. *That the establishment, maintenance or operation of the proposed use, event or activity will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety or welfare.*
- D. *The proposed use, event or activity will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
- E. *The proposed use, event or activity shall conform to the applicable regulations of the district in which it is located and all other applicable provisions of the City Code*

SUBDIVISION 4. INTERIM USES

The following are interim uses within the P-I Public and Institutional District.

1. *Outdoor storage*
2. *Temporary buildings for construction purposes for a period not to exceed a period of twelve (12) months*

SUBDIVISION 5. ACCESSORY USES

The following are accessory uses within the P-I Public and Institutional District.

1. *Accessory uses incidental and customary to uses allowed as permitted, conditional, interim and administrative permits in this section*
2. *Off-street parking and loading.*
3. *Signs as regulated by the Zoning Ordinance.*

SUBDIVISION 6: PERFORMANCE STANDARDS

1. *Lot requirements.*
 - A. *Minimum Lot Size. None.*
 - B. *Lot width requirement. None.*
 - C. *Minimum frontage on a public street. At least twenty-five (25) feet of a lot must front on a public street.*
2. *Front, Side and Rear Yard Requirements.*
 - A. *Front yard setback shall be thirty (30) feet or the average setback of structures on abutting lots.*
 - B. *Side yard setback shall be fifteen (15) feet or the average setback of structures on abutting lots, plus one-half (1/2) foot for every one (1) foot of structure height in excess of three (3) stories or thirty-five (35) feet whichever is less.*

- C. *The rear yard setback shall be twenty (20) feet, except that existing lots of record not abutting residential uses may be reduced to five (5) feet and existing lots of record abutting a residential use may be reduced to ten (10) feet provided screening is incorporated into the site design.*
 - D. *Required Side/Rear Yard Screening. Where a P-I use abuts property guided for single or two family residential use as illustrated on the Future Land Use map contained in the Comprehensive Plan or is separated by an alley from a single or two family residential use as illustrated on the Future Land Use Map contained in the Comprehensive Plan, a landscaped buffer shall be provided. It is the objective of the landscaped buffer to lessen, rather than completely eliminate land use conflicts between such uses. It is not expected that landscaped buffers will totally screen such uses. It is expected that the landscaped buffer design elements identified below will provide immediate lessening of land use conflicts and such buffering will be enhanced over time as landscaping matures. Landscaped buffers may include a combination of elements including setback distances as separation, tree and shrubs, solid fencing, and/or berming. It is encouraged that existing topography and vegetation be included in the design of the landscaped buffer as approved by the City. Retention of existing mature trees is strongly encouraged in meeting the requirements of this Section. Rear and side yard landscaped buffers shall have a minimum depth of ten feet (10'). Required screening shall not interfere with snow storage or sight lines at intersections but may encroach into required setbacks.*
- 3. *Maximum Building Height. Maximum building height is 40 feet or the average height of the principal structures on adjacent lots on the same side of the street, whichever is less.*
 - 4. *Lot Coverage. Not more than seventy-five (75) percent of a lot shall be occupied by structures.*
 - 5. *Other Building/Development Requirements.*
 - A. *Development/site plan review is required.*
 - B. *Any lights used for exterior illuminations shall be directed away from adjacent properties.*
 - C. *Parking lots abutting residential uses shall be screened so as to reasonably dilute headlights from trespassing onto said residential property.*

II. BE IT FURTHER RESOLVED THIS ORDINANCE SHALL BECOME EFFECTIVE UPON PUBLICATION.

This ordinance shall become effective January 1, 2009

For City of Arlington

By James R. Kreft
Its Mayor

First Reading: November 17, 2008
Second Reading: December 1, 2008
Adopted: December 1, 2008
Published: December 4, 2008

By Matthew Jaunich
Its City Administrator