Chapter 16.060  
Institutional and Public Use (IPU)

16.060.000  Purpose

The IPU zoning district serves the need for the designation of areas for necessary institutional uses such as schools and churches, and public and semipublic uses such as parks, a local government center and other governmental and public service uses. This district may be located at any place throughout the City, based on a determination by the City that such areas are required. Uses authorized in the IPU zone include:

16.060.005  Permitted Uses

Permitted uses are subject to the requirements of Chapter 16.175, Design Review, if applicable. Refer to Zoning Code Use Table.

A. Churches, synagogues, temples, cathedrals or places of worship.
B. Public or private schools.
C. Public or private non-profit social service, community, or recreational facilities.
D. Governmental structures such as city offices, fire station, library, post office, military, sanitary sewer and stormwater management facilities, road building maintenance facilities or water district facilities.
E. Public or private parks, open spaces or trails.
F. Public utilities including wells, water storage tanks, or sanitary sewer pump stations.
G. Private utilities including electric power substations; telephone exchanges; television, radio or microwave transmission facilities.
H. Other similar uses deemed appropriate by Planning Commission.

16.060.010  Conditional Uses

Subject to the requirements of Chapter 16.175, Design Review, if applicable and the Development Standards section of this chapter.

The following uses and their accessory structures may be permitted in the IPU District when authorized by the Planning Commission pursuant to Conditional Use Permit.

A. Commercial daycare facilities.
B. Cemeteries, mortuaries and funeral homes.

C. Broadcast towers or other antennae.

16.060.015 Dimensional Standards

The following dimensional standards are the minimum requirements for all development in the IPU District except for modifications permitted under the Lot, Building, & Yard Exceptions, Chapter 16.115, or Planned Unit Development, Chapter 16.140.

A. Lot/Parcel Size

- No minimum lot or parcel size.

B. Lot/Parcel Depth and Width

- No minimum lot width or depth.

C. Setback Requirements

Principle structures and accessory structures with a floor area greater than 200 square feet shall maintain the following minimum yard setbacks.

1. **Front Yard**: same as most restrictive adjacent residential front yard setback standard

2. **Rear Yard**: 10 feet

3. **Interior Side Yard**: 10 feet for primary structures, 5 feet for accessory structures.

4. **Street Side Yard**: 10 feet plus additional space necessary to comply with the standards of chapter 16.160, Clear Vision Areas.

5. **Flag Lots Approved**: Flag lots are subject to Chapter 16.125 Lot Development Standards.

6. **Height of Buildings**: 35 feet

7. **Lot/Parcel Coverage**: None, provided that all setbacks and parking requirements are met.

16.060.020 Parking Requirements

Parking requirements are specified in Chapter 16.155, Off Street Parking and Loading.