

ARTICLE 6. SPECIAL PURPOSE DISTRICTS

- 6.1 OS OPEN SPACE ZONING DISTRICT
- 6.2 PL PUBLIC LAND USE ZONING DISTRICT
- 6.3 H HOSPITAL ZONING DISTRICT

6.1 OS OPEN SPACE ZONING DISTRICT

A. Purpose Statement

The OS Open Space Zoning District is intended for the designation and protection of parks and public recreational facilities, both outdoor and indoor. Parks may include both active and passive recreation areas, and certain ancillary uses, such as field houses, cultural facilities, and performance areas.

B. Uses

Article 8 lists permitted and special principal uses and temporary uses for the OS District.

C. Dimensional Standards

Table 6-1: OS District Dimensional Standards establishes the dimensional standards for the OS District. These regulations apply to all uses within each district unless a different standard is listed for a specific use. With the exception of minimum lot area, these standards apply only to permanent structures within the OS District.

| Table 6-1: OS District Dimensional Standards | |
|--|-------------|
| | OS District |
| Bulk Standards | |
| Minimum Lot Area | 20,000sf |
| Maximum Building Height | 35' |
| Required Setbacks | |
| Minimum Front Setback | 15' |
| Minimum Interior Side Setback | 15' |
| Minimum Corner Side Setback | 15' |
| Minimum Rear Setback | 15' |

D. General Standards of Applicability

1. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

2. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

3. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.

6.2 PL PUBLIC LAND USE ZONING DISTRICT

A. Purpose Statement

The PL Public Land Use Zoning District is intended to accommodate governmental, educational, cultural, and similar public service uses located within the Village.

B. Uses

Article 8 lists permitted and special principal uses and temporary uses for the PL District.

C. Dimensional Standards

Table 6-2: PL District Dimensional Standards establishes the dimensional standards for the PL District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

| Table 6-2: PL District Dimensional Standards | |
|--|---|
| | PL District |
| Bulk Standards | |
| Minimum Lot Area | 10,000sf |
| Maximum Building Height | 45' |
| Required Setbacks | |
| Minimum Front Setback | 15', unless abutting a commercial district on both or either side in which case the required setback of the commercial district apply |
| Minimum Interior Side Setback | 10' |
| Minimum Corner Side Setback | 15' |
| Minimum Rear Setback | 25' |

D. General Standards of Applicability

1. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

2. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

3. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.

6.3 H HOSPITAL ZONING DISTRICT

A. Purpose Statement

The H Hospital Zoning District is intended to accommodate major health care facilities, and their expansion, located within the Village.

B. Uses

Article 8 lists permitted and special principal uses and temporary uses for the H District.

C. Dimensional Standards

Table 6-3: H District Dimensional Standards establishes the dimensional standards for the H District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

| Table 6-3: H District Dimensional Standards | |
|---|--|
| District | H District |
| Bulk Standards | |
| Minimum Lot Area | 10,000sf |
| Maximum Building Height | 125' |
| Maximum Lot Coverage | 80% |
| Required Setbacks | |
| Minimum Front Setback | 20' |
| Minimum Interior Side Setback | 20', unless abutting a residential district then 30' |
| Minimum Corner Side Setback | 20' |
| Minimum Rear Setback | 20' with alley or 30' with no alley, as measured from the property line of the adjoining parcel to the rear, inclusive of any alley right-of-way |

D. General Standards of Applicability

1. Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, fences and walls, and permitted encroachments.

2. Off-Street Parking and Loading

See Article 10 for off-street parking and loading standards and requirements.

3. Landscape

See Article 11 for landscape, buffering, and screening standards and requirements.