

OPTION 1: INCLUDE ONLY SETBACK AND HEIGHT REQUIREMENTS

ARTICLE V: ZONING MAP AND DISTRICTS

DIVISION 2. ZONING DISTRICTS

§ 1-19-5.260. EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (Ie).

~~The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009.~~

THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR COLLEGE OR UNIVERSITY, ELEMENTARY OR SECONDARY SCHOOL WITHIN THE AGRICULTURAL ZONING DISTRICT, PRIVATE SCHOOL OR PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP WITHIN THE AGRICULTURAL OR RESOURCE CONSERVATION ZONING DISTRICTS, AND A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) WITHIN THE AGRICULTURAL AND R1 ZONING DISTRICTS IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL ON JUNE 15, 2009. (SEE ALSO §1-19-8.480)

§1-19-5.270 EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT (OSRe)

The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District **AND A ZOO IN EXISTENCE WITHIN THE HIGHWAY SERVICE ZONING DISTRICT** on June 15, 2009. **(SEE ALSO §1-19-8.480)**

DIVISION 3. USE TABLE

§ 1-19-5.310. USE TABLE.

[(A) remains unchanged]

(B) *Permitted uses and required development review for limited zoning districts.*

(1) *Euclidean Institutional Zoning District (Ie).* ~~The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009.~~ **THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR COLLEGE OR UNIVERSITY, ELEMENTARY OR SECONDARY SCHOOL WITHIN THE AGRICULTURAL ZONING DISTRICT, PRIVATE SCHOOL OR PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP WITHIN THE AGRICULTURAL OR RESOURCE CONSERVATION ZONING DISTRICTS, AND A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) WITHIN THE AGRICULTURAL AND R1 ZONING DISTRICTS IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL ON JUNE 15, 2009.** The continued or further application of this Zoning district to land uses not meeting these standards is not permitted. **CARETAKER RESIDENCE IN CONJUNCTION WITH A PERMITTED USE IS SPECIFICALLY ALLOWED AS AN ACCESSORY USE. (SEE ALSO §1-19-8.480)**

OPTION 1: INCLUDE ONLY SETBACK AND HEIGHT REQUIREMENTS

(2) *Euclidean Open Space Recreation Zoning District (OSRe)*. The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District, **AND A ZOO IN EXISTENCE WITHIN THE HIGHWAY SERVICE ZONING DISTRICT** on June 15, 2009. The continued or further application of this zoning district to land uses not meeting these standards is not permitted. **CARETAKER RESIDENCE IN CONJUNCTION WITH A PERMITTED USE IS SPECIFICALLY ALLOWED AS AN ACCESSORY USE. (SEE ALSO §1-19-8.480)**

§ 1-19-8.480. USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL (Ie) OR EUCLIDEAN OPEN SPACE RECREATION (OSRe) ZONING DISTRICTS.

~~Uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts shall be permitted subject to (A), or (B), or (C), below~~ **THE FOLLOWING PROVISIONS SHALL APPLY TO PERMITTED USES WITHIN THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS.:**

(A) HEIGHT AND FRONT, SIDE, AND REAR YARD REQUIREMENTS, FOR THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS SHALL BE AS FOLLOWS:

MAXIMUM HEIGHT	30'
MINIMUM SETBACK REQUIREMENTS	
FRONT	40'
SIDE	50'
REAR	50'

(B) WITHIN THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS THERE SHALL BE NO MINIMUM LOT SIZE OR LOT WIDTH. SUBDIVISION AFTER [THE EFFECTIVE DATE OF THIS ORDINANCE] SHALL NOT BE PERMITTED.

~~(AC) COLLEGE OR UNIVERSITY, OR CONTINUING CARE RETIREMENT COMMUNITY (CCRC) LAND USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(1); OR RECREATIONAL VEHICLE CAMPGROUND, FAIRGROUND, GOLF COURSE, GOLF DRIVING RANGE, MINIATURE GOLF, OR ZOO LAND USES WITHIN THE EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(2)~~ Land uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts in existence or with final site development plan approval within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a continuing care retirement community within the Agricultural and R1 Zoning District, on June 15, 2009 shall be permitted to expand subject to the site plan review process (**§1-19-3.300 THROUGH §1-19-3.300.4**) ~~based on~~ **AND** the following requirements:

OPTION 1: INCLUDE ONLY SETBACK AND HEIGHT REQUIREMENTS

(1) The expansion shall not include acreage beyond that originally designated as Euclidean Institutional or Euclidean Open Space Recreation; and

(2) The proposed expansion shall not include non-conforming uses, structures, or lots; and

(3) Within the Euclidean Open Space Recreation Zoning District the proposed use(s) and the existing use(s) meet the definition of:

- (a) Recreational vehicle campground; or
- (b) Fairground; or
- (c) Outdoor recreation center; or
- (d) Golf course;**OR**
- (e) **ZOO.**

(4) Within the Euclidean Institutional Zoning District the proposed use(s) and the existing use(s) meet the definition of:

- (a) College or university; or
- (b) Continuing care retirement community;~~or~~

~~(B) The proposed expansion is a principal permitted natural resource use in the Agricultural Zoning District as provided within § 1-19-5.310 Use Table; or~~

~~(C)~~ **(D)** A private school, **PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP**, elementary or secondary school with Euclidean Institutional Zoning shall be permitted to expand subject to the site plan review process.

OPTION 2: INCLUDE DESIGN REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT

ARTICLE V: ZONING MAP AND DISTRICTS

DIVISION 2. ZONING DISTRICTS

§ 1-19-5.260. EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (Ie).

Remains as proposed in Option 1.

§1-19-5.270 EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT (OSRe)

Remains as proposed in Option 1.

DIVISION 3. USE TABLE

§ 1-19-5.310. USE TABLE.

Remains as proposed in Option 1.

§ 1-19-8.480. USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL (Ie) OR EUCLIDEAN OPEN SPACE RECREATION (OSRe) ZONING DISTRICTS.

~~Uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts shall be permitted subject to (A), or (B), or (C), below~~ **THE FOLLOWING PROVISIONS SHALL APPLY TO PERMITTED USES WITHIN THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS.:**

(A) HEIGHT AND FRONT, SIDE, AND REAR YARD REQUIREMENTS, FOR THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS SHALL BE AS FOLLOWS:

MAXIMUM HEIGHT	30'
MINIMUM SETBACK REQUIREMENTS	
FRONT	40'
SIDE	50'
REAR	50'

OPTION 2: INCLUDE DESIGN REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT

(B) SUBDIVISION OCCURRING AFTER [THE EFFECTIVE DATE OF THIS ORDINANCE] WITHIN THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS SHALL BE PERMITTED ONLY AS FOLLOWS:

(1) SUBDIVISION OF 3 LOTS WILL BE PERMITTED TO BE SUBDIVIDED OFF AN ORIGINAL TRACT OF LAND. AN ORIGINAL TRACT OF LAND SHALL BE AS DESCRIBED IN THE COUNTY LAND RECORDS AS OF AUGUST 18, 1976.

(2) FOR ALL PARCELS CREATED OR RESULTING FROM SUBDIVISION, MINIMUM LOT AREA AND LOT WIDTH SHALL BE AS FOLLOWS:

MINIMUM LOT AREA	5 ACRES
MINIMUM LOT WIDTH	300'

~~(AC) COLLEGE OR UNIVERSITY, OR CONTINUING CARE RETIREMENT COMMUNITY (CCRC) LAND USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(1); OR RECREATIONAL VEHICLE CAMPGROUND, FAIRGROUND, GOLF COURSE, GOLF DRIVING RANGE, MINIATURE GOLF, OR ZOO LAND USES WITHIN THE EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(2) Land uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts in existence or with final site development plan approval within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a continuing care retirement community within the Agricultural and R1 Zoning District, on June 15, 2009 shall be permitted to expand subject to the site plan review process (§1-19-3.300 THROUGH §1-19-3.300.4) based on AND the following requirements:~~

~~(1) The expansion shall not include acreage beyond that originally designated as Euclidean Institutional or Euclidean Open Space Recreation; and~~

~~(2) The proposed expansion shall not include non-conforming uses, structures, or lots; and~~

~~(3) Within the Euclidean Open Space Recreation Zoning District the proposed use(s) and the existing use(s) meet the definition of:~~

- ~~(a) Recreational vehicle campground; or~~
- ~~(b) Fairground; or~~
- ~~(c) Outdoor recreation center; or~~
- ~~(d) Golf course-OR~~
- ~~(e) ZOO.~~

~~(4) Within the Euclidean Institutional Zoning District the proposed use(s) and the existing use(s) meet the definition of:~~

- ~~(a) College or university; or~~
- ~~(b) Continuing care retirement community, or~~

OPTION 2: INCLUDE DESIGN REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT

~~(B) The proposed expansion is a principal permitted natural resource use in the Agricultural Zoning District as provided within § 1-19-5.310 Use Table; or~~

(~~C~~D) A private school, **PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP**, elementary or secondary school with Euclidean Institutional Zoning shall be permitted to expand subject to the site plan review process.

OPTION 3: INCLUDE DESIGN REQUIREMENTS AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT WITH INCREASED LOT SIZE

ARTICLE V: ZONING MAP AND DISTRICTS

DIVISION 2. ZONING DISTRICTS

§ 1-19-5.260. EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (Ie).

Remains as proposed in Option 1.

§1-19-5.270 EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT (OSRe)

Remains as proposed in Option 1.

DIVISION 3. USE TABLE

§ 1-19-5.310. USE TABLE.

Remains as proposed in Option 1.

§ 1-19-8.480. USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL (Ie) OR EUCLIDEAN OPEN SPACE RECREATION (OSRe) ZONING DISTRICTS.

~~Uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts shall be permitted subject to (A), or (B), or (C), below~~ **THE FOLLOWING PROVISIONS SHALL APPLY TO PERMITTED USES WITHIN THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS.:**

(A) MAXIMUM HEIGHT AND MINIMUM FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS SHALL BE AS FOLLOWS:

MAXIMUM HEIGHT	30'
MINIMUM SETBACK REQUIREMENTS	
FRONT	40'
SIDE	50'
REAR	50'

OPTION 3: INCLUDE DESIGN REQUIREMENTS AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT WITH INCREASED LOT SIZE

(B) SUBDIVISION OCCURRING AFTER [THE EFFECTIVE DATE OF THIS ORDINANCE] WITHIN THE EUCLIDEAN INSTITUTIONAL AND EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICTS SHALL BE PERMITTED ONLY AS FOLLOWS:

(1) SUBDIVISION OF 3 LOTS WILL BE PERMITTED TO BE SUBDIVIDED OFF AN ORIGINAL TRACT OF LAND. AN ORIGINAL TRACT OF LAND SHALL BE AS DESCRIBED IN THE COUNTY LAND RECORDS AS OF AUGUST 18, 1976.

(2) FOR ALL PARCELS CREATED OR RESULTING FROM SUBDIVISION, MINIMUM LOT AREA AND LOT WIDTH SHALL BE AS FOLLOWS:

MINIMUM LOT AREA	10 ACRES
MINIMUM LOT WIDTH	300'

~~(AC) COLLEGE OR UNIVERSITY, OR CONTINUING CARE RETIREMENT COMMUNITY (CCRC) LAND USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(1); OR RECREATIONAL VEHICLE CAMPGROUND, FAIRGROUND, GOLF COURSE, GOLF DRIVING RANGE, MINIATURE GOLF, OR ZOO LAND USES WITHIN THE EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(2) Land uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts in existence or with final site development plan approval within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a continuing care retirement community within the Agricultural and R1 Zoning District, on June 15, 2009 shall be permitted to expand subject to the site plan review process (§1-19-3.300 THROUGH §1-19-3.300.4) based on AND the following requirements:~~

~~(1) The expansion shall not include acreage beyond that originally designated as Euclidean Institutional or Euclidean Open Space Recreation; and~~

~~(2) The proposed expansion shall not include non-conforming uses, structures, or lots; and~~

~~(3) Within the Euclidean Open Space Recreation Zoning District the proposed use(s) and the existing use(s) meet the definition of:~~

- ~~(a) Recreational vehicle campground; or~~
- ~~(b) Fairground; or~~
- ~~(c) Outdoor recreation center; or~~
- ~~(d) Golf course-OR~~
- ~~(e) ZOO.~~

~~(4) Within the Euclidean Institutional Zoning District the proposed use(s) and the existing use(s) meet the definition of:~~

- ~~(a) College or university; or~~
- ~~(b) Continuing care retirement community, or~~

OPTION 3: INCLUDE DESIGN REQUIREMENTS AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT WITH INCREASED LOT SIZE

~~(B) The proposed expansion is a principal permitted natural resource use in the Agricultural Zoning District as provided within § 1-19-5.310 Use Table; or~~

(~~C~~D) A private school, **PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP**, elementary or secondary school with Euclidean Institutional Zoning shall be permitted to expand subject to the site plan review process.