

## **City of Vineland IN-1 Zoning**

§ 425-298. IN-1 Institutional Zone standards.

### **[Added 7-24-2001 by Ord. No. 2001-48]**

A. Purpose. It is the purpose of this zone to encourage development of a regional medical/educational/cultural center. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment or improper utilization of properties, as this would negatively impact upon the character of this area and upon the desired symbiotic relationship between uses. Strict adherence to design standards is deemed very important because this zone contributes significantly to the City's image because of its high visibility.

B. Permitted uses. Permitted uses in the IN-1 Institutional Zone shall be as follows:

- (1) Hospital.
- (2) Rehabilitation hospital.
- (3) Ambulatory care facility.
- (4) Diagnostic facility.
- (5) Therapeutic/rehabilitation facility.
- (6) Long-term care facility.
- (7) Assisted-living residence.
- (8) Residential treatment center.
- (9) Substance abuse counseling or treatment center.
- (10) Adult day health-care facility.
- (11) Emergency medical service facility.
- (12) College/university.
- (13) Business or professional office.
- (14) Bank.
- (15) Restaurant (as defined in Chapter 216, Alcoholic Beverages, of the Code of the City of Vineland).
- (16) Indoor theater.
- (17) Passenger terminal facility, taxi or bus stop.
- (18) Vocational training facility (nonindustrial).
- (19) Senior day-care facility.

### **[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]**

(20) Public purpose uses:

### **[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]**

- (a) Child-care center.
- (b) Governmental or public utility facility, with the exception of an electrical generating facility.
- (c) Governmental or public utility office.

C. Accessory uses. Accessory uses in the IN-1 Institutional Zone shall be as follows:

- (1) All accessory uses permitted in the B-1 Zone.
- (2) Emergency electrical-generation equipment.

D. Conditional uses. Conditional uses in the IN-1 Institutional Zone shall be as follows:

- (1) Recreational facility.
- (2) Heliport, helistop, helipad.

E. Prohibited uses. Prohibited uses in the IN-1 Institutional Zone shall be as follows:

- (1) Electrical-generation facility.