

ZONING TEXT AMENDMENT TO ADD THE CULTURAL INSTITUTION DISTRICT

New Division 13 (will require a re-numbering of subsequent Divisions)

Sections 134-1317 – 134-1350 (is currently reserved)

DIVISION 13. CI CULTURAL INSTITUTION DISTRICT

Sec. 134-1317. Purpose

The purpose of the CI Cultural Institution district is to provide for uses such as museums, cultural institutions, and art institutions, in a campus setting at a scale and intensity intended to primarily serve the needs of Town persons. A campus shall be defined as the total of all of the property, or lots included in a unity of title approved by the town, that are utilized for such purpose and operated by a single not-for-profit cultural institution. A campus owned by a single not-for-profit cultural institution, or subject to an approved unity of title, shall be considered one parcel of land for the purposes of administering the requirements of this Division and thus applied to the entire campus and not on an individual lot by lot basis.

Sec. 134-1318. Permitted uses.

The permitted uses in the CI Cultural Institution district are as follows:

- (1) Museums, art galleries, performing arts centers, and cultural and art institutions
- (2) Libraries
- (3) Gardens (botanical and sculpture)
- (4) Nonprofit cultural centers
- (5) Offices and executive offices that support a permitted, accessory, or special exception use in the district
- (6) Public parks
- (7) Storage facilities that support a permitted, accessory, or special exception use in the district
- (8) Limited residential dwelling unit(s) ~~above the first floor~~ that support a permitted, accessory, or special exception use in the district
- (9) Supplemental off-site parking related to a permitted, accessory, or special exception use in the district. See section 134-2177 for additional conditions and criteria
- (10) On-site shared parking. See section 134-2182 for additional conditions and criteria.

Sec. 134-1319. Accessory Uses.

The accessory uses in the CI Cultural Institution district are as follows:

- (1) Off-street parking and loading
- (2) Signs, including wayfinding signs-
- (3) Accessory uses customarily incident to the permitted or approved special exception uses, such as, but not limited to, cooking facilities, lecture halls, and classrooms.

Sec. 134-1320. Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the CI Cultural Institution district are as follows:

- (1) Outdoor promotional events. See section 134-2115 for additional conditions and criteria
- (2) Restaurants and cafes, including outdoor seating, that are incidental to or that support a permitted, accessory, or special exception use in the district, excluding formula restaurants and bars/lounges

- (3) Private parks
- (4) Uses not specifically enumerated under permitted uses in section 134-1318(a) but having traffic, patronage and intensity of use characteristics similar to those uses cited therein.

Sec. 134-1321. Reserved.

Sec. 134-1322. Reserved

Sec. 134-1323. Lot, yard and area requirements—Generally.

In the CI Cultural Institution district, the schedule of lot, yard and area requirements is as ~~given in this section:~~ provided in this section, and for the purposes of this section, “adjoin” shall be defined as having a common property line or being separated only by a public right-of-way.

- (1) ~~Lot~~ Campus area. The minimum ~~lot~~ area is ~~22,500~~ seven acres or 304,920 square feet.
- (2) ~~Lot~~ Campus width. The minimum ~~lot~~ width is ~~150~~ 300 feet.
- (3) ~~Lot~~ Campus depth. The minimum ~~lot~~ depth is ~~150~~ 300 feet.
- (4) Density. ~~Limited~~ No residential density is permitted other than the limited residential dwelling unit(s) ~~not to exceed three dwelling units per gross acre. See article III permitted under Section 134-1318(8) of this chapter for site plan review requirements.~~ Division.
- (5) Front yard.
 - a. When the front yard of a lot in the campus adjoins property zoned any non-residential district, the following shall apply:
 - 1) For one-story, two-story, or three-story buildings, the minimum front yard setback is zero feet.
 - 2) ~~b. For two-story buildings, the minimum front yard setback is zero feet.~~
 - c. ~~For three-story buildings, the minimum front yard setback is zero feet.~~
 - d. ~~When at the front lot lineyard of a lot in the CI Cultural Institution district is located on any street intersection or where campus adjoins two or more intersecting street lines outline the lot, then~~ a zero-foot setback is allowed along all street frontages.
 - be. ~~When a~~ When the front ~~lot lineyard~~ lot lineyard of a lot in the ~~CI Cultural Institution district~~ campus adjoins property zoned any R district, ~~a ten-foot~~ the following shall apply:
 - 1) For one-story buildings, the minimum front yard setback ~~is required on~~ shall be 25 feet.
 - 2) For two-story buildings, the minimum front yard setback shall be 30 feet.
 - 3) For buildings that ~~side-exceed~~ exceed two stories or 22 feet in height, the front yard setback shall be increased by one foot for each one foot of building height exceeding 22 feet in height. In no case shall the front yard setback be less than 30 feet.
- (6) Side yard.
 - a. When the side yard of a lot in the campus adjoins property zoned any non-residential district, there is no minimum side yard required for one-story structures, but a side yard shall be five feet if provided.
 - b. When the side yard of a ~~CI Cultural Institution district property~~ lot in the campus adjoins property zoned ~~in~~ any R district, ~~a ten-foot side yard is required on that side. the following shall apply:~~
 - c. ~~1) For one-story buildings in excess of 25, the minimum side yard setback shall be 12 ½ feet.~~
 - 2) For two-story buildings, the minimum side yard setback shall be 15 feet.
 - 3) For buildings that ~~exceed two stories or 22~~ exceed two stories or 22 feet in height, ~~increase all the~~ setback shall be increased by one foot for each ~~two feet~~ one foot of building

height, ~~or portion thereof~~, exceeding ~~25~~22 feet. ~~Side yards in height. In no case shall the side yard setback be as calculated or five less than 15 feet, whichever is greater.~~

(7) *Rear yard.*

a. ~~When the rear yard of a lot in the campus adjoins the waters of the Lake Worth Lagoon, there is no minimum rear yard setback required.~~

b. ~~When the rear yard of a lot in the campus adjoins property zoned any non-residential district, the minimum rear yard setback shall be ten feet. For one-story buildings, the minimum rear yard setback is ten feet.~~

~~b. For two-story buildings, the minimum rear yard setback is ten feet.~~

c. ~~When the rear yard of a lot in the campus adjoins property zoned any R district, the following shall apply:~~

~~1) For one-story buildings in excess of 25, the minimum rear yard setback shall be ten feet.~~

~~2) For two-story buildings, the minimum rear yard setback shall be 15 feet.~~

~~3) For buildings that exceed two stories or 22 feet in height, increase all the minimum rear yard requirements setback shall be increased by one foot for each two feet one foot of building height above 22 feet, or portion thereof, exceeding 2522 feet. Rear yards in height. In no case shall the rear yard setback be as calculated or ten less than 15 feet, whichever is greater.~~

(8) *Height and overall height.*

a. For one-story buildings, the maximum building height is 30 feet.

b. For two-story buildings, the maximum building height is 40 feet.

c. For three-story buildings, the maximum building height is 50 feet.

d. In the CI Cultural Institution district, the maximum building height allowed is three stories, with provision for a special exception for four stories with a maximum building height of 60 feet. All other lot, yard, and area regulations for a three-story building in the district shall apply to a four-story building. See special exception provisions in sections 134-226 through 134-233 (special exception use), and article III of this chapter (site plan review).

e. Maximum overall height of a building shall be ~~the maximum allowable building height, measured~~ as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(9) *Lot coverage.*

~~a. For one-story buildings, the~~ The maximum lot coverage ~~is 70~~ for a campus shall be 75 percent.

~~b. For two-story buildings, the maximum lot coverage is 70 percent.~~

~~c. For three-story buildings, the maximum lot coverage is 70 percent.~~

(10) *Length.*

a. For one-story buildings, the maximum building length is 300 feet.

b. For two-story buildings, the maximum building length is 300 feet.

c. For three-story buildings, the maximum building length is 300 feet.

d. Sub-basements are exempt from the maximum building length requirement. Individual building elements extending above ground from a single sub-basement shall each be considered as a separate building for the purpose of calculating building length.

(11) *Landscaped open space.*

- ~~a. For one-story buildings, the~~ The minimum landscaped open space ~~is 15 percent.~~
- ~~b. For two-story buildings, the minimum landscaped open space is 20 percent.~~
- ~~c. For three-story buildings, the minimum landscaped open space is for a campus shall be~~ 25 percent.
- ~~d. Additionally, not~~ Not less than 35 percent of the required front yard must be landscaped open space ~~in the CI Cultural Institution district. If~~ unless a zero front yard setback is provided, then there shall be no required front yard landscaped open space. —

(12) *Floor area.*

- a. For one-story buildings, the maximum leasable floor area of buildings is 50,000 square feet.
- b. For two-story buildings, the maximum gross leasable area of buildings is 50,000 square feet.
- c. For three-story buildings, the maximum gross leasable area of buildings is 50,000 square feet.
- d. Sub-basements shall be exempt from the maximum floor area requirements. Individual building elements extending above ground from a single sub-basement shall each be considered as a separate building for the purpose of calculating building floor area.

Sec. 134-1324. Reserved.

Sec. 134-1325. Reserved.

Sec. 134-1326. Supplementary district regulations.

~~In addition to any other applicable sections of the town's Code of Ordinances that may prohibit or limit the use of a public right-of-way for commercial purposes, in~~ the CI Cultural Institution district, no person shall use any portion of any adjacent public right-of-way within 150 feet of the cultural institution, for any commercial purposes, such as, but not limited to, film-making or movie producing, photography, or tours, without the prior written approval of the cultural institution, and from the town, if required.

Sec. 134-1327. ~~Hours of construction limited to Pre-special event~~event and post-special event hours of quiet work.

The requirements of this section shall supersede the requirements contained in section 42-199 for hours of construction work. ~~The~~Quiet work related to the delivery, assembly, disassembly, and removal of any temporary structures such as tents or similar equipment related to a special event, is permitted on any weekday or weekend, including legal holidays, provided that all such work be performed only between ~~9:00 a.m. and 6:00 p.m.~~10:00 a.m. and 5:00 p.m. Quiet work includes the use of battery powered hand tools, but shall not include gas or electric plug-in powered equipment.

Sec. 134-1328. Signs.

- 1) In the CI Cultural Institution district, any sign located at a cultural institution lawfully in existence on the effective date of this ordinance that is made nonconforming by the passage of this section or any applicable amendment thereto, shall be a legal non-conformity and may be continued except as otherwise provided in article IV.
- 2) The ~~Town~~town recognizes that different types of cultural institutions require different types of signs, sizes, and styles of signage. The Landmarks Preservation Commission shall approve a Master Sign Plan that specifies all signage by type, size, quantity, material, and placement throughout the cultural institution ~~property~~campus. Any change to an approved Master Sign

Plan or changes to individual signs visible from a public street shall be approved by the Landmarks Preservation Commission.

The Master Sign Plan may include different types of signs, sizes, and styles. The design standards below may be considered, but shall not limit the design and placement of such signage:

~~a.(1)~~ Campus Identification Monument Signage

~~a1).~~ ~~One monument sign is allowed on the property. The Any~~ monument signage shall display the name of the cultural institution with a ~~cap~~maximum lettering height of six inches.

~~2b).~~ Monument signs are permitted within the front yard setbacks provided that it does not conflict with the sight triangle requirements of section 134-1637.

~~e3).~~ Maximum height of the monument sign shall be four feet above the grade.

~~(2)b.~~ Campus Identification Portal/Gateway-Mounted Signage

~~a1.)~~ -One portal/gateway-mounted sign is allowed at main entrances such as driveways, intersecting roads, or other arrival points, identifying the name of the cultural institution with a ~~cap~~maximum lettering height of three inches.

~~c. (3)~~ Building-mounted Building or Venue Identification Signage

~~a1).~~ -One building or venue sign is allowed at each publicly accessible entrance to a building with a ~~cap~~maximum lettering height of three and a half inches.

~~(4)d.~~ Wayfinding Signage

~~a.~~ Free-standing or wall mounted wayfinding signs identifying campus circulation ~~can be free-standing with a cap~~is permitted but shall be limited as follows:

~~a. A maximum lettering height of one and a half three inches. of 60 inches tall above grade, maximum of 24 inches wide~~

~~b. Maximum~~A maximum sign height of ~~wayfinding signs shall be five~~four feet above the grade.

~~c. A maximum sign width of two feet.~~

3) Additional sign regulations which may be applicable in the CI Cultural Institution district are contained in Division 3 of article XI of this chapter, but shall not be more restrictive than the sign regulations in this Section.

Sec. 134-1329. Reserved.

Sec. 134-1330. Reserved.