

ARTICLE 11. SPECIAL PURPOSE DISTRICTS

CURRENT CODE	REORGANIZED CODE PROVISIONS
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§7-101
§7-102
§7-109
§7-110

11.1 HEALTH SERVICES DISTRICT

A. Purpose

The HS Health Services District regulations are intended to provide appropriate areas to accommodate the hospitals and other health care facilities ~~that now exist~~ in the Village and to ensure that these uses will be compatible with the residential character of the Village. Certain office, retail and service uses are allowed on a limited basis that are necessary to serve the primary use of the HS District. Uses that may not be appropriate for all areas of the HS District are allowed as special uses. It is the goal of the regulations that no use within the HS District shall have any undue adverse aesthetic, environmental or economic impact on any other use within or outside the district.

B. Uses

1. The permitted and special uses allowed in the HS District are set forth in the following table:
2. Uses in the land use categories of “Retail Trade,” and the “Service” uses of “Beauty Shops” and “Barber Shops” are permitted only when located in a building in which at least eighty percent (80%) of the net floor area is devoted to health services uses permitted in the HS District.

Permitted uses

~~The following uses and no others are permitted as of right in the Health Services District. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 11-501 of this Code. SIC codes are given in parentheses following each use listing.~~

~~A. Health services~~

- ~~1. Offices and Clinics of Doctors of Medicine, Dentists, Osteopaths, and Other Health Practitioners (801-804)~~
- ~~2. Nursing and Personal Care Facilities (805)~~
- ~~3. Hospitals (806)~~
- ~~4. Medical and Dental Laboratories (807)~~
- ~~5. Outpatient Care Facilities (808)~~
- ~~6. Miscellaneous Health and Allied Services Not Elsewhere Classified (809)~~

~~B. Retail trade, but only when located in a building in which at least 80 percent of the net floor area is devoted to Health Services uses permitted in the Health Services District.~~

- ~~1. Eating Places (5812)~~
- ~~2. Drug Stores and Proprietary Stores (591)~~
- ~~3. Book Stores (5942)~~
- ~~4. Stationery Stores (5943)~~
- ~~5. Gift, Novelty, and Souvenir Shops (5947)~~
- ~~6. Florists (5992)~~
- ~~7. Cigar Stores and Stands (5993)~~
- ~~8. News Dealers and Newsstands (5994)~~
- ~~9. Beauty Shops (723)~~

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~~40. Barber Shops (724)~~
~~C. Transportation and utility services~~
~~1. Personal Wireless Services Antennas, With or Without Antenna Support Structures, and Related Electronic Equipment and Equipment Structures (481)~~

Sec. 7-105. Special uses.
 Except as specifically limited in the following paragraphs, the uses listed in the following paragraphs may be permitted in the Health Services District subject to the issuance of a special use permit as provided in Section 11-602 of this Code. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 11-501 of this Code. SIC codes are given in parentheses following each use listing.

~~A. Social services.~~
~~1. Individual and Family Services (832)~~
~~2. Child Day Care Services (835)~~
~~3. Residential Care (836)~~
~~B. Vocational schools (8249), limited to nursing, medical, and allied health schools.~~
~~C. Dwelling units, subject to the provisions applicable in the R-5 District, but only when occupied by hospital personnel, staff, and students enrolled in medical or allied health schools.~~
~~D. Staff dwellings, subject to the provisions applicable to multiple family dwellings in the R-5 District; provided, however, that every rooming unit in a staff dwelling shall be counted as one-third dwelling unit for the purpose of calculating compliance with minimum total lot area per dwelling unit requirements.~~
~~E. Planned developments.~~
~~F. Emergency directional signs on public property pursuant to Section 9-106 of this Code.~~

**HS DISTRICT
 PERMITTED & SPECIAL USES
 VILLAGE OF HINSDALE**

P = Permitted // S= Special

USES	HS	USE STANDARDS
Retail Trade		
Bookstores (5942)	P	
Drugstores and proprietary stores (591)	P	
Eating places (5812), including accessory outdoor seating, but not including live entertainment or drive-in establishments	P	
Florists (5992)	P	
Gift, novelty, and souvenir shops (5947)	P	
News dealers and newsstands (5994)	P	
Stationery stores (5943)	P	
Tobacco and cigar stores and stands (5993)	P	
Services		
Barber shops (724)	P	
Beauty shops (723)	P	
Child daycare services (835)	S	
Individual and family social services (832)	S	
Medical and dental laboratories (807)	P	
Miscellaneous health and allied services not elsewhere classified (809)	P	
Nursing and personal care facilities (805)	P	See Section 13.9
Offices and clinics of doctors of medicine, dentists, osteopaths, chiropractors, optometrists, podiatrists, and other health practitioners	P	

(801-804)		
Outpatient care facilities (808)	P	
Residential social services care (836)	S	
Transportation And Utility Services		
Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures – <u>Stealth Design</u>	P	See Section 13.10.A
Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures	S	See Section 13.10
The Code does not list this as a special use in the use tables, however it is described as a special use within §7-109. Therefore we have included it here as a special use.		
Dwelling Units		
Dwelling units, subject to the provisions applicable to the R-5 District, but only when occupied by hospital personnel, staff, and students enrolled in medical or allied health schools	S	
Staff dwellings, subject to the provisions applicable to multiple-family dwellings in the R-5 District; provided, however that every rooming unit in a staff dwelling shall be counted as 1/3 dwelling unit for the purpose of calculating compliance with minimum total lot area per dwelling unit requirements	S	
Miscellaneous		
Emergency directional signs on public property	S	See Article 15
Hospitals	P	
Planned developments	S	See Article 5
Vocational schools (8249), limited to nursing, medical, and allied health schools	S	

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C. BULK AND SETBACK REQUIREMENTS

1. The building height, lot, ~~yard,~~ setback, and floor area ratio requirements applicable in the HS District are set forth in the following table.
2. No construction or development requiring a building permit and affecting the exterior appearance of any structure shall be permitted in any HS District except upon approval of the building permit application ~~by the Board of Trustees pursuant to Section 11-606 of this Code and site plan approval by the Board of Trustees pursuant to Section 11-604 of this Code. This Section shall not be construed as a limit on any other requirement for site plan approval pursuant to Section 11-604 of this Code.~~

HS DISTRICT BULK & SETBACK REQUIREMENTS VILLAGE OF HINSDALE	
STANDARDS	HS DISTRICT
BULK REQUIREMENTS	
Minimum Lot Area	40,000sf
Minimum Lot Width	100 ft
Minimum Lot Depth	125 ft
Maximum Building Height	40 ft, except hospitals which are limited to 70 ft
Maximum FAR	1.6

SETBACK REQUIREMENTS ¹	
Minimum Front Setback	35 ft
Minimum Interior Side Setback	10 ft
Minimum Corner Side Setback	35 ft
Minimum Rear Setback	25 ft
<i>Rear Yard</i>	<i>15 ft</i>

¹ Any use in the HS District that does not have a structure on a zoning lot, such as a parking lot, must comply with all setback requirements. On any lot occupied by a use without structures, the yards that would otherwise be required for such lot shall be provided and maintained.

The current Health Services District, which applies to the Adventist Hinsdale Hospital, has minimum lot area and dimensions that appear to indicate a minimum district size. These need to be clarified to reflect their application. The current minimum lot area is 40,000 square feet, or approximately one acre. There are certain uses permitted within the Health Services District aside from the hospital itself, including eating places, florists and newsstands (however, all must be located within a building where 80% of the floor area is devoted to a health services use). These district area standards can be perceived to apply to any permitted or special use. These uses, because they are in the hospital or within the hospital campus, should not require a minimum lot size. It would appear more appropriate that the 40,000 square feet (one acre) is a minimum *district* size. The bulk standards for this district should be revisited for review of practical application.

One of the reasons many communities adopt a hospital district is that the hospital, as a user is frequently undergoing changes on the site – both inside buildings and external renovations and additions. By tailoring a development approval process to a hospital district specifically, a more effective administrative process can be created that benefits both the hospital and the Village. A streamlined approval process for simple permitted changes allows the hospital to make needed alterations without undergoing a lengthy approval process, while changes that have a significant impact both within the district itself and upon the surrounding area should be subject to a more detailed approval process. Specific approval criteria, geared toward the impacts of a large-scale hospital campus, are included in these provisions so that areas of concern will be codified in the Code and adequately addressed during the review process.

To streamline the Code, the hospital use can be transferred to the Institutional Buildings District, with the regulations on development and permitted uses included as use standards for a hospital.

CURRENT CODE	REORGANIZED CODE PROVISIONS
§7-201 §7-202 §7-205 §7-210 §7-209	<p>11.2 OPEN SPACE DISTRICT</p> <p>A. Purpose</p> <p>The OS Open Space District is intended to recognize the existence of major <u>public or private</u> open space and recreational areas in the Village. The OS District is intended to apply to all public open space of <u>notable quality</u> and to major private open spaces such as golf courses and cemeteries.</p> <p>B. Uses</p> <p><u>The permitted and special uses allowed in the OS District are set forth in the following table:</u></p> <p>Permitted uses The following uses and no others are permitted as of right in the Open Space District. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 11-501 of this Code. SIC codes are given in parentheses following each use listing.</p> <p>A. Publicly owned parks, playgrounds, forest preserves, botanical and zoological gardens,</p>

arboreta, conservatories, recreational areas, and other open areas.
 B. Common open space, when such property is voluntarily restricted by covenant, deed, or other agreement for use only as open space.

Special uses

The following uses may be permitted in the Open Space District subject to the issuance of a special use permit as provided in Section 11-602 of this Code. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 11-501 of this Code.

- A. Band Shells and Amphitheaters.
- B. Cemeteries, including associated structures such as mausoleums, columbariums, crematories, and chapels (6553).
- C. Libraries (823)
- D. Museums and Art Galleries (8412)
- E. Public or Private Golf Courses, including associated structures such as club houses, maintenance buildings, and pro shops (7992, 7997)
- F. Public Sports and Recreation Buildings and Facilities.
- G. Physical Fitness Facilities (7991)
- H. Membership Sports and Recreation Clubs (7997).
- I. Commercial Facilities, incidental to the operation of public recreational uses.
- J. Planned Developments. See 7-202B
- K. Personal Wireless Services Antennas, With or Without Antenna Support Structures, and Related Electronic Equipment and Equipment Structures (481), but only on premises owned by the Village.

OS DISTRICT PERMITTED & SPECIAL USES VILLAGE OF HINSDALE		
P = Permitted // S= Special		
USE	OS	USE STANDARDS
Services		
Membership sports and recreation clubs (7997)	S	
Physical fitness facilities (7991)	S	
Transportation and Utility Services		
Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures but only on premises owned by the Village	S	See Section 13.10
Miscellaneous		
Band shells and amphitheaters	S	
Cemeteries, including associated structures such as mausoleums, columbariums, crematories, and chapels (6553)	S	
Commercial facilities, incidental to the operation of public recreational uses	S	
Common open space, when such property is voluntarily restricted by covenant, deed, or other agreement for use only as open space	P	
Libraries (823)	S	
Museums and art galleries (8412)	S	
Planned developments	S	See Article 5
Public or private golf courses, including associated structures such as club houses, maintenance buildings, and pro shops (7992, 7997)	S	
Public sports and recreation buildings and facilities	S	
Publicly owned parks, playgrounds, forest preserves, botanical and zoological gardens, arboreta, conservatories, recreational areas, and other open areas	P	

The use lists within the open space district should be refined to reflect the nature of an open space district as well as the existing non-open space uses within the district as it is mapped.

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C. BULK AND SETBACK REQUIREMENTS

The building height, lot, ~~yard~~, setback, and floor area ratio requirements applicable in the OS District are set forth in the following table. The regulations for lot area, lot width, lot depth and setbacks shall apply only to special uses in the OS District and ~~shall not apply to permitted uses in the Open Space District pursuant to Section 7-202 of this Part II.~~

~~No construction or development requiring a building permit and affecting the exterior appearance of any structure shall be permitted in any OS District except upon approval of the building permit application by the Board of Trustees pursuant to Section 11-606 of this Code and site plan approval by the Board of Trustees pursuant to Section 11-604 of this Code. This Section shall not be construed as a limit on any other requirement for site plan approval pursuant to Section 11-604 of this Code.~~

Language regarding the building permit and site plan review was eliminated because it is redundant.

OS DISTRICT BULK & SETBACK REQUIREMENTS VILLAGE OF HINSDALE	
STANDARDS	OS DISTRICT
BULK REQUIREMENTS	
Minimum Lot Area	Passive Recreation Area: 1,500sf Neighborhood Playground: 3,000sf Other Uses: 40,000sf
Minimum Lot Width	Passive Recreation Area: 30 ft Neighborhood Playground: 150 ft Other Uses: 150 ft
Minimum Lot Depth	Passive Recreation Area: 50 ft Neighborhood Playground: 250 ft Other Uses: 250 ft
Maximum Building Height	30 ft except in areas remote from single-family district, then 30 ft plus 1 ft for every 5 ft of setback after the first 20 ft of setback to a maximum building height of 50 ft
Maximum FAR	0.20
SETBACK REQUIREMENTS¹	
Minimum Front Setback	Passive Recreation Area: 20 ft Neighborhood Playground: 100 ft Other Uses: 100 ft Recreational Devices and Play Fields: 50 ft
<i>Front Yard</i>	Recreational Devices and Play Fields: 30 ft
Minimum Interior Side Setback	Passive Recreation Area: 10 ft Neighborhood Playground: 50 ft Other Uses: 50 ft Recreational Devices and Play Fields: 50 ft
Minimum Corner Side Setback	Passive Recreation Area: 20 ft Neighborhood Playground: 100 ft

	Other Uses: 100 ft Recreational Devices and Play Fields: 50 ft
Corner Side Yard	Recreational Devices and Play Fields: 30 ft
Minimum Rear Setback	Passive Recreation Area: 10 ft Neighborhood Playground: 50 ft Other Uses: 50 ft Recreational Devices and Play Fields: 50 ft

¹ Any use in the OS District that does not have a structure on a zoning lot, such as a parking lot, must comply with all setback requirements. On any lot occupied by a use without structures, the minimum front, side and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.

It is not typical within an Open Space District to include minimum lot width and lot area standards for passive recreation areas and playgrounds. While these square footages are relatively small, if the intent is to accommodate all open space, then maximum flexibility should be built into the Code to accommodate small recreation areas like tot lots and playgrounds.

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§7-301
§7-302
§7-305
§7-309
§7-310

11.3 INSTITUTIONAL BUILDINGS DISTRICT

A. Purpose

The IB Institutional Buildings District is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings. It is the intent of this Code, by this district to avoid the problems inherent in treating institutional buildings as permitted or special uses in zoning districts that are characterized by uses and structures that bear no similarity to public and institutional uses and buildings.

B. Uses

The permitted and special uses allowed in the IB District are set forth in the following table:

Permitted Uses

The following uses and no others are permitted as of right in the institutional buildings district:

- ~~A. Any governmental activity or service conducted within a building owned or leased by a public body.~~
- ~~B. Publicly owned parks, playgrounds, forest preserves, botanical and zoological gardens, arboreta, conservatories, recreational areas, and other open areas.~~
- ~~C. Parking lots owned or leased by the village.~~
- ~~D. Any use listed in section 7-305 of this part, to the extent it existed on the effective date of this code. Any change of such use or any lot or structure associated with it after such effective date shall comply with the regulations of this part, except as provided in article X of this code.~~
- ~~E. Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures (481); but only where: 1) the antenna and any necessary antenna support structure are fully enclosed or shielded from view from any point located off the zoning lot on which they are located by a structure otherwise permitted on the zoning lot and all electronic equipment is fully enclosed in a structure otherwise permitted on the zoning lot, or 2) the antenna or antennas are limited to omnidirectional or whip antennas and directional or panel antennas and are located on~~

~~a lawfully preexisting building that will serve as an antenna support structure and all electronic equipment is fully enclosed in a structure otherwise permitted on the zoning lot and, in either such case, such antenna, support structure and equipment fully comply with all standards and requirements applicable thereto.~~

Special Uses

~~The following private uses may be permitted in the institutional buildings district subject to the issuance of a special use permit as provided in section 11-602 of this code. In interpreting the use designations, reference should be made to the standard industrial classification manual (see appendix A of this zoning code) and section 11-501 of this code. SIC codes are given in parentheses following each use listing.~~

- ~~A. Elementary and secondary schools (821).~~
- ~~B. Colleges and universities (822).~~
- ~~C. Libraries (8231).~~
- ~~D. Youth centers (832).~~
- ~~E. Child daycare services (835) operated by or for a membership organization.~~
- ~~F. Museums and art galleries (8412).~~
- ~~G. Membership organizations (86).~~
- ~~H. Planned developments.~~
- ~~I. Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures (481) not otherwise permitted pursuant to section 7-302 of this part.~~

To complicate matters, parks, libraries and other uses from the Open Space District are also permitted within the Institutional Buildings District. Special purpose districts are intended to address very specific uses, which are exclusive to such special districts. By allowing uses across special purpose districts, the intent becomes diluted, confusing and contradictory. For example, libraries are permitted in the OS District with a minimum lot area of 40,000 square feet but 50,000 square feet are required in the IB District. The Institutional Buildings District should be revised to reflect institutional uses that are intended – public buildings, schools, libraries, etc. Again, there is the potential to streamline the Code by eliminating the Health Services District and adding the hospital use to this district.

It is unclear, within the Institutional Buildings District, whether places of worship are permitted or not. There are height exceptions for churches and minarets within the district, but no specific mention of places of worship. If they are included within membership organizations, or another similar use permitted within the district, this should be clarified in order to avoid conflict with the federal Religious Land Use and Institutionalized Persons Act (RLUIPA). RLUIPA is a federal statute that provides legal protection for the exercise of religious freedoms, in particular from infringement of local government land use regulations. RLUIPA prohibits local government from implementing land use regulations that impose a “substantial burden” on religious exercise unless that local government can prove that the regulations further “a compelling government interest” and are the “least restrictive means” of doing such. Zoning codes must be sensitive not to violate RLUIPA when setting regulations on places of worship. Within the context of land use regulations, RLUIPA requires that religious land uses be treated in the same manner as secular (non-religious) land uses. Zoning codes that exclude religious uses are vulnerable to a RLUIPA-based lawsuit, especially if similar uses (non-religious places of assembly – clubs and lodges, community centers, etc.) are allowed. In addition, zoning codes with special processes for religious land uses will also be vulnerable. Because of the assembly-type places permitted within the Institutional Buildings District, it is recommended that places of worship be permitted and this be explicitly stated within the Code.

**IB DISTRICT
PERMITTED & SPECIAL USES
VILLAGE OF HINSDALE**

P = Permitted // S= Special

USE	IB	USE STANDARDS
Services		
Child daycare services (835) operated by or for a membership organization	S	
Membership organizations (86)	S	
Transportation And Utility Services		
Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures – Stealth Design	S	See Section 13.10.A
Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures (481)	S	See Section 13.10
Miscellaneous		
Any governmental activity or service conducted within a building owned or leased by a public body.	P	
Colleges and universities (822)	S	
Elementary and secondary schools (821)	S	
Libraries (823)	S	
Museums and art galleries (8412)	S	
Parking lots owned or leased by the village	P	
Planned developments	S	See Article 5
Publicly owned parks, playgrounds, forest preserves, botanical and zoological gardens, arboreta, conservatories, recreational areas, and other open areas	P	
Youth centers (832)	S	

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C. BULK AND SETBACK REQUIREMENTS

1. The building height, lot, ~~yard~~, setback, and floor area ratio requirements applicable in the IB District are set forth in the following table.
2. When any residential structure is located in an IB District, it shall be subject to the bulk, ~~setback space, yard~~, and floor area ratio regulations of the residential district to which it is nearest ~~adjacent~~.
3. These standards apply only to structures erected after ____ (date) ~~the effective date of this code~~. A historic structure erected prior to such date that is located on a zoning lot with an area of less than twenty-thousand (20,000) square feet and operated by and for a historic club or society shall not be considered to be a nonconformity by reason of its failure to comply with these standards. This use shall be allowed to continue on its existing zoning lot, or any expansion of lots zoned or rezoned for institutional buildings use, provided that the structure is designated as a historic landmark pursuant to the Village Code of Hinsdale. Upon rezoning of such a zoning lot to the IB District, no additional parking or loading spaces shall be required beyond those that are on the zoning lot at the time of the rezoning, so long as no further development or redevelopment is proposed on the zoning lot.

~~No construction or development requiring a building permit and affecting the exterior appearance of any structure shall be permitted in any IB District except upon approval of the building permit application by the board of trustees pursuant to section 11-606 of this code and site plan approval by the board of trustees pursuant to section 11-604 of this code. This section shall not be construed as a limit on any other requirement for site plan approval pursuant to section 11-604 of this code.~~

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Item C.2: How many residences are located within the IB District? They are not a permitted use within the district and any that are located there should be rezoned to an appropriate zoning designation. No new residences should be part of the IB District.

Item C.3: What is the intent of this provision? Do exemptions for historic structures occur throughout the Village or is this provisions protecting a specific structure within the IB District? This should be clarified and can be addressed with simpler provisions.

Language regarding the building permit and site plan review was eliminated because it is redundant.

IB DISTRICT BULK & SETBACK REQUIREMENTS VILLAGE OF HINSDALE	
STANDARDS	IB DISTRICT
BULK REQUIREMENTS	
Minimum Lot Area	Elementary Schools: 220,000sf Secondary Schools: 350,000sf Colleges and Universities: 500,000sf Libraries and Information Centers: 50,000sf Museums and Art Galleries: 50,000sf Membership Organizations: 80,000sf Other Public Buildings and Yards: 50,000sf
Minimum Lot Width	200 ft
Minimum Lot Depth	250 ft
Maximum Building Height	40 ft, except in areas remote from single-family district, then 40 ft plus 1 ft for every 5 ft of setback after the first 25 ft of setback to a maximum building height of 50 ft Church spires & minarets: 70 ft Public-Owned Antennas & Antenna Support Structures: Maximum height subject to Village Manager approval
Maximum FAR	0.50, unless otherwise permitted by Section 11.3.D
SETBACK REQUIREMENTS¹	
Minimum Front Setback	35 ft
Minimum Interior Side Setback	25 ft
Minimum Corner Side Setback	35 ft
Minimum Rear Setback	25 ft

¹ Any use in the IB District that does not have a structure on a zoning lot, such as a parking lot, must comply with all setback requirements. On any lot occupied by a use without structures, the minimum front, side and rear yard requirements that would otherwise be required for such lot shall be provided and maintained. However, no front, side, corner side or rear yards setbacks shall be required for parking lots owned or leased by the Village and located on a lot or lots abutting or directly across from property zoned in the B-2 District or B-3 District.

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D. Floor Area Exemption for Existing Structures

Where a structure existing on _____ (date) _____ exceeds the maximum allowable floor area permitted in the IB District pursuant to

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~~subsection D of this section~~ and an expansion is proposed that involves no substantial change in the existing use of that structure, a maximum floor area of 0.60 may be allowed for the structure, including any expansion, provided that the following conditions are met:

1. The existing structure is on a zoning lot that is a corner lot with an area of at least one-hundred thousand (100,000) square feet.
2. The structure, with all proposed expansions and modifications, meets all other requirements of this Code.
3. The proposed expansions to the existing structure are substantially obscured from view by a person standing on adjacent public streets and are oriented primarily toward the interior side yard and rear yard of the zoning lot.
4. A sufficient number of off-street parking spaces will be provided on the zoning lot to accommodate the increase in net floor area of the proposed expansion over the existing net floor area of the structure.

What is this provision intended to address? If there are numerous existing nonconformities in the IB District, then the bulk and setback regulations should be evaluated for their effectiveness.

§7-103
§7-104
§7-106
§7-107
§7-108
§7-203
§7-204
§7-206
§7-207
§7-208
§7-303
§7-304
§7-306
§7-307
§7-308

11.4 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Structures and Uses

See Section ____ (Accessory Structures and Uses) for standards covering accessory structures and uses.

~~Except as provided in this Part I, accessory structures and uses are permitted in the Health Services District subject to the provisions of Section 9-101 of this Code~~

~~Accessory structures and uses are permitted in the Open Space District subject to the provisions of Section 9-101 of this Code.~~

~~Accessory structures and uses are permitted in the institutional buildings district subject to the provisions of section 9-101 of this code.~~

B. Landscaping, Buffering and Screening

See Article ____ (Landscaping) for standards governing landscaping, buffering and screening.

~~Requirements relating to buffering and landscaping of certain uses and structures in the Health Services District are set forth in Section 9-107 of this Code.~~

~~The requirements relating to buffering and landscaping of certain uses and structures in the Open Space District are set forth in Section 9-107 of this Code.~~

~~The requirements relating to buffering and landscaping of certain uses and structures in the institutional buildings district are set forth in section 9-107 of this code. (1991 Code)~~

C. Off-Street Parking and Loading

See Article ____ (Off-Street Parking and Loading) for standards governing off-street parking and loading.

~~The parking and loading requirements applicable in the Health Services District are set forth in Sections 9-104 and 9-105 of this Code.~~

~~The parking and loading requirements applicable in the Open Space District are set forth in Sections 9-104 and 9-105 of this Code.~~

~~The parking and loading requirements applicable in the institutional buildings district are set forth in sections 9-104 and 9-105 of this code, except when otherwise expressly set forth in section 7-310 of this part.~~

D. Permitted Encroachments

See Section ____ (Permitted Encroachments) for standards governing encroachments.

E. Temporary Uses

See Section ____ (Temporary Uses) for standards governing temporary uses. ~~Temporary uses are permitted in the Health Services District subject to the provisions of Section 9-103 of this Code.~~

~~Temporary uses are permitted in the Open Space District subject to the provisions of Section 9-103 of this Code.~~

~~Temporary uses are permitted in the institutional buildings district subject to the provisions of section 9-103 of this code.~~

F. Signs

See Article ____ (Signs) for standards governing signs.

~~The sign regulations applicable in the Health Services District are set forth in Section 9-106 of this Code.~~

~~The sign regulations applicable in the Open Space District are set forth in Section 9-106 of this Code.~~

~~The sign regulations applicable in the institutional buildings district are set forth in section 9-106 of this code.~~