

Chapter 17.92 – ED EDUCATIONAL DISTRICT

17.92.010 – Purpose.

It is the purpose of this chapter to establish and maintain an educational district for colleges, universities, trade schools, and public and private schools free from other uses except those which are compatible with this district.

17.92.020 – Permitted uses.

Except as otherwise provided, no building or structure shall be in an ED district, except:

- A. Bed and breakfast;
- B. Bed and breakfast homestay;
- C. Bed and breakfast inn;
- D. College, universities, and/or campuses, along with associated buildings;
- E. Dormitories;
- F. Married and single student housing, including apartments located on a college, university, trade school, or a public or private school campus;
- G. Day-care, adult;
- H. Child care center;
- I. Family child care center – zoning review;
- J. Parks, playgrounds, golf courses, football fields, stadiums, and other similar recreational facilities operated in use primarily during daylight hours;
- K. School, public, parochial, and private elementary, junior, and senior high;
- L. Trade schools;
- M. Neighborhood assembly uses;
- N. Regional assembly uses;
- O. Branch community facilities.

17.92.030 – Conditional uses.

The following are conditional uses in an ED district:

- A. Multifamily dwellings;
- B. Businesses, general retail;
- C. Restaurants, cafes, and coffee shops;
- D. Lighted recreational facilities used during evening hours;
- E. Professional office buildings with no more than twenty employees;
- F. Public utility and public service installation and facilities, including business offices, repair, and storage facilities;
- G. Convenience establishments food/gas;
- H. Sundry stores;
- I. Parking lots;
- J. Facilities for housing and/or caring for agricultural livestock as well as the facilities and buildings in support thereof if involved with or part of an

educational program at a post secondary college, university, or trade school. In no event shall any other school be permitted to house and/or care for agricultural livestock;

K. Other compatible uses, as approved by the commission.

17.92.040 – Minimum standards.

A. Lot Area

1. Colleges and universities, none.
2. Elementary schools, none.
3. Private schools, none.
4. Junior high schools, none.
5. Senior high schools, none.
6. Trade schools, none.

B. Lot Width. None.

C. Yard Requirements – Permanent Buildings.

1. Minimum side and rear yards for colleges, universities, and schools – zero feet. Minimum front yard setback – zero feet.

D. High Limitations. Seventy-five feet.

17.92.50 – Site plan.

Provisions set forth in Section 17.12.150 shall be followed, including the site plan application as shown in Appendix A of this title.

17.92.060 – Off-street parking.

Off-street parking shall be provided, according to the standards set forth in Section 17.12.080 of this title.