



Memo

Department of Planning & Housing

TO: Mayor & City Council

FROM: Steve Osguthorpe, Director

DATE: November 16, 2007

SUBJECT: Staff Report on Additional Uses for Greek Houses

After considering a request for variances needed to convert the Delta Chi Fraternity into the Iowa House Bed and Breakfast, the Zoning Board of Adjustment asked the City Council to examine whether the zoning codes of the City of Ames should be changed to facilitate the reuse of such Greek houses when they are no longer used as a student fraternity or sorority. The City Council did direct staff to examine this issue. The resulting report is attached for City Council review and comment at its November 20 meeting.

Staff presented this report to the Planning and Zoning Commission on June 20, 2007. The report was also sent to contact persons within the Greek system and with the South Campus Area Neighborhood. In September, staff attended the annual membership meeting of the South Campus Area Neighborhood Association and the fall Greek Summit, which involves current Greek student leaders, Greek corporate board members, and Greek Alumni Alliance members. At neither meeting was there enough time to discuss the issues in depth, but a few members of each group were identified to respond later directly to the Planning staff. Although several subsequent opportunities were made for further input from these individuals, none has been received. From the discussion we have had, staff draws the following conclusions:

- The Greek community is dedicated to keeping the Greek system strong at ISU and to the preservation of the Greek houses. They stress it is important for the Greek community and Iowa State University to work toward these ends. Since it is committed to continuing the current uses, changing allowable uses is not a high priority, although some would prefer that the City reduce the size of apartment buildings in the adjacent Campustown core.
- Although the South Campus Area Neighborhood supported the Iowa House Bed and Breakfast, it does not appear to be a high priority for them to allow broader uses for Greek houses in every case. They rely on the current zoning standards to protect the integrity of the East University Impacted Area. These standards make it difficult to demolish a Greek house in this area. Greek houses outside this district are not generally adjacent to the South Campus Area Neighborhood.

The Planning and Zoning Commission discussed this report at its November 7 meeting, with specific reference to the conclusions on Page 11. The input given to the Planning staff at that meeting was that it would be worthwhile to make it somewhat easier to reuse Greek houses, but the priority of the issue is not great enough to have staff spend a great deal of time with it. The Commission members agreed that allowing short term lodging facilities with a special use permit in the two University Impacted Overlay zoning districts would be the most efficient way to accomplish this. Some Commission members also agreed that other uses could be included by special use permit at the same time.

Staff is seeking direction from the City Council as to whether to proceed any further with this issue and if so, whether to complete further research or to prepare a specific code amendment for public hearing and potential ordinance adoption.

JB\clh
Attachment

STAFF REPORT

ADDITIONAL USES FOR GREEK HOUSES IN AMES

Revised September 6, 2007

"Greek houses" are houses inhabited by members of college fraternities and sororities. They are primarily meant for residential purposes but also accommodate social gatherings and meetings. Besides the purpose of housing, a Greek house is intended to increase a feeling of fellowship between organization members and act as a center for administration for the organization.



Greek houses usually have multiple bedrooms, a common area, kitchen or study room, a lounge and is decorated with features that illustrate past achievements like trophies or awards. The houses can accommodate all members of a fraternity or sorority or only office bearers. They tend to be imposing structures because of their size and the number of people they accommodate. They are characterized by distinctive architecture that sets them apart from other structures in neighborhoods.

Greek Houses in Ames

According to the University Impacted Area study the City of Ames conducted in 2004, most Greek houses in Ames are concentrated in the East University Impacted Area (overlay zoning district) in Ames, referred to also as "Greekland" or the "Greek house area." Mostly built between 1920 and 1940, these houses hold historical significance because they incorporate architectural themes from the turn of the century to 1941 and illustrate the development of housing around the University. It is also important to note that there are eight Greek houses outside of the East University Impacted Area. These are within areas of existing multiple family housing (see attached Map).

The historical and architectural value of the East University Impacted Area, along with the sentiment attached to the Greek houses, make preservation important. It is for this reason that in Ames there are zoning regulations that allow demolition of Greek houses within the East University Impacted Area only under limited conditions. To preserve the area, the City currently provides partial property tax abatement to properties that keep

the existing structures intact, only make exterior changes faithful to the historic design and use of historic materials.

Enrollment in the Greek system has been slipping in recent years and residents in Greek houses have become fewer. As chapters struggle to keep up funding and maintain their houses, closure of chapters and the vacancy of houses becomes a possibility.

The purpose of this study is to outline conditions of use for Greek buildings that would not only preserve the nature of the neighborhood that they are located in, but also keep their aesthetic features and unique architecture intact. The alternative uses considered for this study are those that would not compromise the nature of the neighborhood or the aesthetic integrity of a structure. The study compares the uses of former Greek houses in other university communities similar to Ames, and examines how the zoning codes in these cities incorporated the respective uses. The comparison cities used were identified by the prior study of the Ames University Impacted Area. They are primarily midwestern cities with land grant universities whose presence plays a major role in the social and economic makeup of their city. The study reviews advantages and disadvantages of different uses in Ames and make recommendations accordingly.

Methodology

To study other jurisdictions, surveys were sent out to planners in university communities around the country asking about allowable uses of large, vacant Greek structures. The surveys also included open-ended questions that planners could answer about Greek house reuse in their communities. These surveys, as well as research into the on-line zoning codes of cities, provided information about the location of Greek houses, their use and the surrounding uses, as well as other ways the environment around Greek houses affects other uses of these structures.

Research also included conversations with university administrators for Greek life who could elaborate on the problems and housing trends faced by Greek organizations. The study also included a conversation with a local developer with experience remodeling a Greek house.

The potential uses of Greek structures derived from the surveys were split into three groups: residential, institutional, and commercial. These categories reflect how the Ames Zoning Ordinance classifies uses. These findings and the interview results were studied for alternative uses and trends and how they relate to the City's Land Use Policy Plan and Zoning Ordinance. These findings are presented in Figure 1 and in the discussion of pros and cons for various uses.

Findings

Uses allowed in zoning districts with Greek houses in selected University communities.

	Ames, IA	Lawrence, KS	Manhattan, KS	Columbia, MO	Madison, WI	Eugene, OR	Corvallis, OR	Urbana, IL	Iowa City, IA	East Lansing, MI	Fort Collins, Co
Residence											
Group	Y	Y	Y	Y	Y	Y	Y	Y	Y		S
Single Family	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Multi-Family	Y	N	Y	Y	S	S	Y	N	Y	Y	Y
Bed & Breakfast	HO	N	S	S	S	S	Y	HO	N	N	Y
Short Term Lodging	N	Y ¹	S	S	Y	S	N	N	N	N	
Institutional											
Cultural Center	Y	Y	Y ³	Y ⁴		S	N	N			Y
Educational Use	Y	Y	Y ³	S	S	S	Y ⁵	S	S	Y ⁶	Y
Religious	Y	Y	Y ³	S	Y	S	Y	S	S	Y ⁶	
Commercial											
Retail	M/O	Y ²	N	S	N	S	N	N	N	Y	Y ⁷
Office	M/O	Y	N	S	N	S	S	N	N	Y	N

Key

Y = Yes

N = No

S = Special or conditional use permit

HO = Home occupation permit

M/R = Only in conjunction with mixed office/residence use.

Notes

1. As cultural center only

2. As personal improvement only (e.g. gym, yoga studio)

3. In University overlay zone

4. Child education

5. Classrooms

6. Not for profit only

7. Restricted to convenience stores, no gas specialty stores

The above use table and the responses of Greek administrative staff and planners indicate that the communities which were most successful in finding alternative uses for Greek houses were those that allowed multiple uses in the zones that Greek houses were situated in. Houses with architecture that could readily be converted to other uses allowed in the zone were also successful. Conversely, cities with Greek houses in zones that had a narrow range of uses faced problems when looking for other use options.

The University of Oregon, in Eugene, Oregon, has been successful in finding alternative uses for its houses. Houses have been converted into offices after they were purchased by the neighboring Northwest Christian College. Local churches and housing co-operatives have bought houses and converted them to student boarding. The University

has also bought a house that is to be used for temporary office space by the education department. Though most of the uses in Eugene would be classified as a special use, the City has been flexible in granting special use status for these uses of the structures.

The University of Kansas has also been successful reusing houses because it has created a special housing zone for Greek housing that allows for more use options. Oregon State University, in Corvallis, has used its vacant houses for bed and breakfasts, a temporary homeless shelter, and has had houses purchased by the University for housing various departments. Greek houses in Corvallis are concentrated in the high-density residential zone surrounding the University, where multiple uses provide options for various types of reuse. Lincoln, Nebraska staff does not foresee any problems with alternative uses for Greek houses because a proportion of its houses are located in its business district, giving it more flexibility for appropriate uses.

On the other hand, cities like Urbana, Illinois that have Greek houses in zones with limited uses have found difficulty in reusing vacant houses. Greek houses in Urbana are situated in the R-7 housing zone, which is primarily intended for single-family and university housing. Efforts to redevelop the houses into condominiums have been met with opposition from local residents who believe that the change would dilute the character of the neighborhood.

The potential for vacant Greek houses is closely tied to the Greek culture that exists on campus. Campuses in Columbia, Missouri, Manhattan, Kansas, and Stillwater, Oklahoma have not faced many vacancies because of stable Greek organizations and student interest in the Greek system. Vacancies fill up when a chapter moves or closes down. In Stillwater, private individuals have bought some houses and developed them into apartments or leased them to other Greek organizations.

Most cities surveyed did not have a policy or incentive program in place for alternative uses for these large structures. Some of the cities surveyed, such as Lincoln and Corvallis, have houses that are on the National Register of Historic Places and require a special review process before any alterations can be made to them.

A Developer's Experience with Alternative Uses

Jim Cornwell, a developer with First Property Management in Ames, has rehabilitated a Greek house at 2717 West Street, converting it to apartments. The exterior of the building still has pillars and a façade characteristic of a Greek house. The building was attractive as an apartment building because it abutted a parking lot on Hyland Avenue that provided the parking spaces required for multiple-family housing. The location of the building within a block of the University campus made it attractive to students. However, Cornwell says the conversion is something he will not attempt again.



Former Greek House at 2717 West Street

According to Cornwell, rehabilitating a Greek house is difficult and costly. The design of a Greek house consists of large common areas for assembling and lodging. There are few private spaces, which makes it difficult to convert the house into apartments or other uses that require private space. Cornwell had to make improvements like installing a new heating system, a sprinkler system, reinsulating exterior walls, and rehabilitating the basic interior structure. Cornwell said the project was expensive, it cost around \$500,000, and is a process that he would not want to repeat.

Although the current regulations that prevent alteration of a Greek house's exterior and preserve its aesthetic image were not in place at the time of Cornwell's project, he believes they would make remodeling even more difficult. Major changes, such as increasing a building's footprint to include parking in the structure or tearing down a part of the structure for alteration purposes, would not be possible. This makes it difficult to rehabilitate a building for different uses.

Cornwell believes that Greek houses have a unique charm because of their architecture. Some houses have large common spaces and cubicles for studying, which could be modified for offices or for medical or legal professional services. However, the cost of needed infrastructure improvements and complying with the aesthetic preservation regulations may limit these other non-residential options. Another drawback for alternative uses for Greek houses is that parking is scarce. Most Greek houses were constructed when automobile use by college students was not widespread. A medical office requires a parking space for every 143 square feet of building, and for other offices, one parking space is required for every 250 square feet of building. With buildings ranging from 5,000 square feet up to over 15,000 square feet, the parking requirement for these professional office uses would be from 20 to over

100 parking spaces, difficult to meet within the limited spaces offered by many of the Greek house sites.

(NOTE: At least two other Greek houses in Ames have been converted to multiple-unit residences, 307 Ash and 325 Welch.)



Greek house at 325 Welch converted to apartments.

Exploring Options

To understand how different uses would work in Greek or other residential areas, potential uses were identified and the advantages and disadvantages of the use were weighed to get a better sense of how they would work in Ames. The uses were chosen based on popular options in other university towns and the need for them in Ames.

Multiple-unit housing

Since Greek houses have the capacity to house a large number of residents, multi-family residences seemed like a logical alternative use.

Pros: Multiple-unit housing would be suited where there is a surrounding high-density residential zone, with other large buildings and high population density. All of the Greek houses in Ames are located in areas already zoned for such multiple-unit residential use. The architecture and design of a Greek house would be an attractive feature for surrounding residents and residents of the converted Greek house. Most Greek houses are located close to the University, making them attractive to students.

Cons: Remodeling the interior of a Greek house for multiple-unit housing is difficult because the traditional floor plan of a Greek house is not conducive to constructing apartments. It is difficult to alter the structure to increase the building footprint or change the floor plan without changing the exterior character of the building. The limited parking spaces offered by Greek houses are not enough to fulfill the parking requirements of the Zoning Ordinance for multiple-unit housing.

Bed and breakfast



The Acacia house at 138 Gray was converted to the Iowa House Bed and Breakfast and then became the Acacia House again

The Ames zoning code defines a bed and breakfast as a special home occupation, with a maximum of five rooms, where breakfast is the only meal served and guest stays are limited to two weeks. Enterprises like the Iowa House Bed and Breakfast (in the "Acacia House" at 138 Gray between 1994 and 2000) that catered to visiting professors, scholars, and international visitors have met with success in Ames. It filled the University's need for long term housing for visiting such scholars and guests. For the University, "long-term" refers to periods from several weeks to a semester and the need to accommodate such guests continues today. The effort to convert the former Delta-Chi fraternity, located on the southwest corner of Knapp and Hayward Street, into a bed and breakfast facility required four zoning code variances and led to this study.



This house is currently being redeveloped into a Bed and Breakfast.

Pros: Structure would require few exterior modifications. Interior modifications would be fewer and less expensive than converting entire buildings to multiple-unit housing. This use can preserve neighborhood character if traffic and volume of visitors is kept to similar levels as for the Greek house use. The high-density residential zoning districts, which all Greek houses in Ames are located, allow bed and breakfasts as a Special Home Occupation. The presence of students and the location of the structure could provide a steady customer base such as graduate students, researchers, student's parents, visiting faculty, guest lecturers, and other visitors to the city. This use is permitted in some fashion in all but three of the communities surveyed and has been successfully implemented in Corvallis and Eugene, Oregon.

Cons: Bed and breakfast facilities are generally conceived as an auxiliary use to a single-family home. Depending on the number and turnover of guests, the traffic associated with a bed and breakfast could impact neighborhood character. There is already a lack of sufficient parking for the existing uses in the East University Impacted Area and a bed and breakfast could further strain the parking supply. The Ames Zoning Ordinance allows only a maximum of five guests rooms in a bed a breakfast, which would not fully utilize the space in many Greek houses. The length of stay is restricted to two weeks. In other words, conversion of a Greek house to meet the needs of "long-term" guests to the University is more a conversion to a short-term lodging than it is a conversion to bed and breakfast facility.

Short-term lodging

Short-term lodging is different from a bed and breakfast in that it is stand-alone use lodging use with an average length of stay of 60 days. Short-term lodging is a business entity like a hotel or motel and in Ames is only allowed in commercial zoning districts. However, it is an allowable use for a Greek house in half of the other communities surveyed.

Pros: Converting Greek houses to short-term lodging use would fill a demand of a university community and use the space in these large structures more efficiently than a bed and breakfast would. The structure of the houses would require fewer changes to the interior than other uses, and keep the exterior of the house generally unchanged. The impacts of transportation, parking, and the flow of people in a short-term lodging facility would be similar to that of a multiple-unit housing. Greek houses are located close to the University and the Campustown commercial area and served by public transportation, making it attractive to the type of guests it would most likely serve. The downtown district is also accessible through public transport.

Cons: Short-term lodging facilities have some physical requirements different from Greek houses, such as the need for parking and the need for signs. Also, short-term lodging is often associated with other businesses providing for the needs of travelers, such as restaurants, gas stations, and other automobile services. Allowing short-term lodging would require changes to the Zoning Ordinance. Care would be needed to recognize that short-term lodging may be compatible with a Greek house neighborhood, but not necessarily with other high-density residential zones. Otherwise, this use could set an undesirable precedent for business use of residential areas. Also, the average stay of 60 days in the definition of short-term lodging may still be shorter than the average length of stay of visiting scholars.

Institutional uses

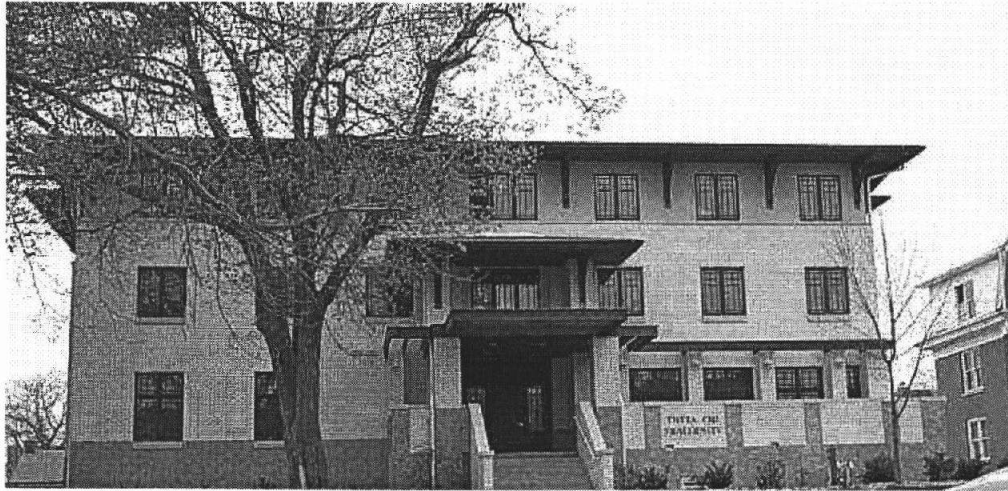
As in every other community surveyed, Ames allows most institutional uses in the areas of Greek houses. In Ames, where the areas with Greek houses are zoned Residential High Density, this includes

- Colleges and Universities
- Community Facilities
- Child Day Care Facilities
- Funeral Facilities
- Religious Institutions
- Schools
- Social Service Providers

Medical center is the only institutional use not allowed in the Residential High Density zoning district.

Commercial uses

In Ames, the Residential High Density zoning district allows office uses, retail sales, services uses, entertainment, restaurant, and recreation uses only in a building with residential uses above the first floor and limited to 5,000 square feet.



This Greek House on Ash Avenue was constructed in the 1990's

Conclusions

Ames is very fortunate in that the Greek residence system has provided the community many benefits, while vacant Greek buildings have not been a problem to their neighborhoods. The East University Impacted Area, where most of the Greek houses are located, is such a special neighborhood that it is a potential nominee for the National Register of Historic Places. Participation in Greek organizations may have been higher in the past, but when Greek chapters in houses in the East University Impacted Area have closed, other Greek organizations have occupied the houses. Note that the main reason the Iowa House Bed and Breakfast left the "Acacia house" is that the Acacia chapter made an attractive offer to buy it back. In 2007, the City provided partial property tax abatement for remodeling projects in four Greek houses. The case of the Delta Chi house, which is being converted to a bed and breakfast, is one of few cases where City zoning regulations made it difficult for the Greek chapter to see the house for adaptive reuse of the building.

So, deciding on guidelines for large structure reuse in Ames is not an immediate issue, but perhaps the Delta Chi case shows that it would be helpful to have a framework in place in case the need comes up. Discussions with Greek members and alums reveal that funding the maintenance or even remodeling of Greek houses for modern needs is very challenging and may not be possible for every chapter.

Therefore, based on research conducted, the following areas may offer promise for further investigation and policy.

1. Use the East and West University Impacted Area overlay zoning districts as a tool to allow other uses: In Lawrence, Kansas, where the University of Kansas is located, all Greek houses are located in a special multi-dwelling residential Greek house zone called RMG, allowing alternative uses for the houses through an adaptive reuse provision. The East and/or West University Impacted Area overlay zoning districts in Ames could be used in a similar way to allow more uses, without affecting other high-density residential zoning districts.
2. Allow Greek houses to be adapted for short-term lodging use: The bed and breakfast as it is generally conceived and allowed in Ames now, really doesn't fit with Greek structures. Short-term lodging is much more consistent and match their capacity and the needs of the potential customers. In the East and/or West University Impacted Area overlay zoning districts, short-term lodging could be a permitted use for existing Greek houses whose architecture is preserved. Special standards for parking and signs could be established to allow the appropriate balance between allowing what is needed to make such business use successful, while still protecting neighborhood character. This use not only suits the architecture of the Greek houses, but also their location convenient to the University.
3. Evaluate potential uses on a case-by-case basis: For more flexibility to balance the commercial needs of short-term lodging with the neighborhood's residential character, the use could be allowed by a Special Use Permit. However, the amount of Greek house space could exceed the limited demand of University guests. At some point, other uses may need to be considered. Eugene, Oregon has been successful using the Special Use Permit process to convert vacant Greek space to boarding houses, bed and breakfasts, classrooms, office space, and housing co-operatives. The process allows the City of Eugene to judge each use on its merit and on the conditions of the specific site. This may be a way for the City and property owner to be creative in finding ways to allow uses that can fit the architecture and location of the houses.
4. Partnering with the University: University towns in different areas have found success in having their Greek houses reused by universities for classroom space, offices, special programs, affiliated organizations, and other uses. In partnership with the University, the City could expand future potential uses for Greek houses.

The use of Greek houses is closely related to the makeup of the community. Planners interviewed in other university communities reported that community members had an emotional investment in Greek houses and believed that they were unique features of their community. This is also true in Ames. The Greek chapter members, their alums, and others understand and treasure the unique role of Greek houses in Ames. Their commitment to preserving this system and to this more than 100-year-old Greek heritage should be sought in determining future uses of Greek house in Ames.

Uses Allowed in Ames in Zoning District with Greek Houses

Group Living

Definition. Residential occupancy of a structure by a group of people who do not meet the Household Living definition. Size is larger than the average household size. Average length of stay is 60 days or longer. Structures generally have a common eating area for residents. Residents may receive any combination of care, training, or treatment, or none of these, as long as they also reside at the site.

Uses Included

Assistant Living Facilities

Boarding, rooming or lodging houses and single room occupancy (SRO) hotels with more than 6 units

Congregate housing

Dormitories or residence halls

Fraternities and sororities

Hospices

Nursing and convalescent homes

Residences for the physically disabled, mentally retarded, or emotionally disturbed which do not meet the definition of Family Home

Transitional Living Facilities, such as halfway houses for former offenders

Accessory Uses

Recreational facilities

Household Living

Definition. Residential occupancy of a dwelling unit by a family, where the average length of stay is 60 days or longer.

Uses Included

Apartment Building

Manufactured Housing

Other structures with self-contained dwelling units

Single Family Attached Dwellings

Single and Two-family houses

Single Room Occupancy Housing (SRO's), if the average length of stay is 60 days or longer, there are no common dining facilities, and there are 6 units or less

Accessory Uses

Recreational activities; home occupations, and home day care are Accessory Uses that are subject to limitations found in the Zone Use Tables and the Use Development Standards.

Accessory Uses Specific to Manufactured Housing

Those buildings or structures that are complimentary to the manufactured home or mobile home such as carport, cabanas, garages, patio awnings, porches and storage buildings. Accessory structures shall not obstruct required opening for light and ventilation nor shall prevent the inspection of mobile home equipment and ventilation.

Subcategories of Uses

Single Family House: A detached structure containing one Residential Unit.

Two Family House: A single structure containing 2 Residential Units.

Single Family Attached Dwelling: One of 2 or more attached residential buildings having a common or party wall separating the dwelling units.

Apartment Building: A single structure containing 3 or more Residential Units.

Family Home: As defined in Section 29.201 of this Ordinance and in Iowa Code Section 414.22(c).

Colleges and Universities

Definition

Colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree. They are certified by a recognized accrediting agency.

Uses Included

Community colleges

Liberal arts colleges

Nursing and medical schools not accessory to a hospital

Seminaries

Universities

Accessory Uses

Accessory Uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, and maintenance facilities.

Community Facilities**Definition**

Uses generally providing a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time (e.g., any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, non-profit, or charitable nature. Alternative incarceration centers are not included in this definition.

Exception: Private lodges, clubs, and private or commercial athletic or health clubs are classified as Entertainment, Restaurant and Recreation Trade.

Uses Included

Community centers

Libraries

Sup #2002-3 Chapter 29, Article 5-11 Rev. 7-1-02

Museums

Post offices

Senior centers

Swimming pools (open to the public)

Vocational training for the handicapped

Youth club facilities

Accessory Uses

Offices, meeting rooms, food preparation areas, health and therapy areas, day care uses, and athletic facilities.

Child Day Care Facilities**Definition**

Uses where a program of supplementary care, protection, and supervision is regularly provided to children at least twice a week. The service is provided outside the home of the care recipients and covers only a portion of the day. Child Care Facilities uses include "group child care homes", "child care centers" and "registered family child care homes" as those terms are defined in the Iowa Code. Commercial Day Care uses permitted under this Ordinance do not include any unlicensed facilities for which licensure is required by law.

Exception: Home Day Care, which includes "family child care homes" as defined by the Iowa Code, is accessory to all residential uses.

Uses Included

Child care center

Group child care homes

Latchkey programs

Nursery schools

Preschools

Registered family child care homes

Accessory Uses

Offices and play areas.

Funeral Facilities**Definition**

Uses providing for the preparation of the deceased for burial or cremation, the display of the deceased and the rituals connected therewith before burial or cremation, or the storage of human bodies prior to burial or cremation.

Exceptions: Cemeteries and accessory structures erected therein are classified as Parks and Open Areas.

Uses Included

Crematories

Funeral Homes

Mortuaries

Religious Institutions

Definition

A facility where people regularly attend religious services and affiliated meetings and activities. Religious institutions include buildings in which the religious services of any denomination are held.

Uses Included

- Churches
- Mosques
- Synagogues
- Temples
- Other houses of worship

Accessory Uses

Religious educational facilities, residence for clergy, caretakers' housing, and group living facilities such as convents or rectories.

Schools

Definition

Facilities that provide a curriculum of elementary and secondary academic instruction, including public and private kindergartens, elementary schools, junior high schools, and high schools.

Exceptions: Preschools are classified as a Day Care use.

Uses Included

- Boarding schools
- Military academies
- Public and private day schools
- Public School Administration Center in conjunction with a public school building

Accessory Uses

Play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.

Social Service Providers

Definition

Social Service Provider uses (SSPs) are primarily engaged in providing on-site counseling, meals or shelter beds for free or at significantly below market rates. Uses that provide food on-site as an Accessory Use are not included if the service is provided fewer than 3 days a week. For example, a church that provides a free or low-cost meal once a week would not be classified as an SSP use.

Uses Included

- Drug and alcohol counseling centers
- Sup #2002-3 Chapter 29, Article 5-13 Rev. 7-1-02
- Rescue missions
- Shelters, temporary or permanent
- Soup kitchens
- Surplus food distribution centers

Accessory Uses

Offices and facilities for counseling, recreation, restrooms, bathing, and washing of clothes.

Basic Utilities

Definition. Utility infrastructure that needs to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be publicly or privately provided.

Exception: Regional power lines and utility pipelines are classified as Rail lines and Utility Corridors. Power generating plants are classified under manufacturing and Production as energy production uses.

Uses Included

- Electrical substations
- Mass transit turnarounds
- Storm water retention and detention
- Telephone exchanges
- Water and sewer pump stations
- Water towers and reservoirs

Essential Public Services

Definition. Uses of a public nature generally provided a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is on-going, not just for special events.

Uses Included

Ambulance stations

Fire stations

Police stations

Accessory Uses

Offices, meeting rooms, and food preparation areas

GREEK HOUSES - Spring 2006

