

Sec. 18-13. - Conditional uses.

The following uses may also be permitted in all RS-16 zones subject to securing a use permit as provided in section 18-209:

- (a) Churches and other places of worship.
- (b) Colleges and schools (private, elementary and high) of a noncommercial nature.
- (c) Golf courses, country clubs, private clubs, including community buildings and similar recreational uses not owned and/or operated by a public agency (does not include golf driving ranges).
- (d) Institutional homes and institutions of an educational or philanthropic nature, except those of a correctional nature or for mental cases.
- (e) Certified massage therapists in the RS-16, RS-12.5 and RS-10 zones only, subject to the same restrictions applicable to home occupations as set forth in section 18-173, and who further comply with the application, investigation and training requirements of sections 22-5, 22-6, and 22-7, and the sanitation and hygiene requirements applicable to health clubs as set forth in sections 22-10 and 22-11.
- (f) Nursery and kindergarten schools (private).
- (g) Public buildings and uses.
- (h) Public parks, playgrounds and other recreational uses.
- (i) Public utilities and services, including the following: electric utility substations with non-rotating equipment; water and sewage pumping stations; above-ground transmission lines not exceeding 33KV; telephone exchanges (but excluding service and service storage yards); provided that utilities shall be housed in a structure in keeping with the character of the neighborhood in which it is located.
- (j) Transitional parking. Where the side or rear yard of any lot or parcel of land located in a C-1, C-1A, or C-2 abuts land in any residential zone, automobile parking required in connection with the particular use of such commercial land may, upon the granting of a use permit pursuant to article 21 of this chapter, be permitted as a transitional parking use on that such land zoned for residential use, provided, however, that such transitional parking:
 - 1. Shall not extend more than 200 feet into any such abutting residential zone;
 - 2. Shall not extend into the required front yard setbacks or properties on adjacent streets;
 - 3. Shall not extend beyond the front and side yard setbacks of the residentially zoned lot or lots on which it is located;
 - 4. Shall not provide more than 40 percent of the parking space required by the commercial use for the benefit of which said transitional parking lot is requested, and shall conform with the provisions of article 16 of this chapter, except as otherwise expressly provided;
 - 5. Shall not provide any ingress and egress across adjacent residentially zoned property.

(Code 1969, § 18-13; Ord. of 10-20-1980; Ord. of 7-6-1981; Ord. of 11-8-1994; Ord. of 2-28-2000)