

ARTICLE XXII

SPECIAL USE DISTRICT (SU-1)

SECTION 2200 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of special uses, which, because of their size, institutional nature and/or unique characteristics, do not fit compatibly into other zoning districts of the County. *Such uses commonly constitute "self-contained communities" with housing, dining/food service facilities, recreational uses, commercial-type outlets, and parking lots provided primarily for the benefit of the staff, students, and residents of the institution on the grounds.* **The uses permitted in S-1 districts do not include "public/quasi-public facilities and utilities" as those are defined by this Ordinance.**

SECTION 2201 - ZONING OF ALL PROPERTY OWNED BY INSTITUTIONAL USES PERMITTED IN THIS DISTRICT SHALL BE S-1 UNLESS RE-ZONED

The zoning of all property owned by institutions permitted in this district, including educational institutions, comprehensive elderly retirement facilities, or large-scale group care facilities shall be "SU-1 Special Use District" unless the land owned by such institutions is rezoned by the Board of Supervisors. Furthermore, if the operators of such institutions propose to acquire additional land following the effective date of this Ordinance, the operators of such institutions shall file an application for the appropriate zoning if not already zoned consistent with the proposed use. If the land to be acquired is to be used for the purposes specified in this article, then the land shall be zoned "S-1" accordingly.

This provision is intended to alert the public as to the possible character of future development of land proposed for rezoning by the operators of such institutional uses: for example, a proposed rezoning from "SU-1" to a commercial classification.

SECTION 2202 - LAND USES PERMITTED

- A. **Educational institutions**, including large-scale (with campuses generally encompassing 50 acres or more) colleges and universities, religious seminaries, and technical and vocational training facilities. Uses permitted in such S-1 districts include administrative buildings/offices; educational facilities such as classrooms, libraries, laboratories, and gymnasiums; stadiums, auditoriums and coliseums; student or faculty housing; dining or food service facilities; recreational facilities such as golf courses, tennis courts, swimming pools, and similar uses; chapels and places of worship; commercial-type facilities such as bookstores, laundries, hair styling shops and similar enterprises primarily intended for the benefit of students and staff; parking lots intended primarily for staff and students of the institution; and other uses commonly associated with educational institutions. Small-scale educational uses (generally, with campuses encompassing less than 50 acres), including elementary schools and secondary schools, are not included as special uses

under this article, but are regulated as public/quasi-public uses under Section 402.

B. Comprehensive elderly retirement facilities, including only those facilities which shall provide for the use of their residents the following:

- * residential units of varying size (i.e., number of bedrooms, different square footage depending upon the needs of the individual residents);
- * common dining facilities and some or all meals;
- * housekeeping and linen service, available if desired by the residents;
- * laundry services, available if desired by the residents;
- * commercial facilities intended primarily for the benefit of staff and residents of the retirement facility, including such facilities as a beauty salon or barber shop, bookstores, and convenience-type commercial uses on site;
- * local transportation provided directly by the facility (i.e., not contracted through taxicabs, etc.) for outings for residents;
- * recreational facilities intended primarily for the benefit of staff and residents, such as a library, meeting/game room, spa or swimming pool, etc.; and
- * security features, such as emergency pull cords in each residential unit;
- * on-site health care services and/ or facilities; and
- * dwelling units for resident managers; Hospitals which are not a part of a retirement facility are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402. Furthermore, retirement facilities do not include nursing homes as defined by this Ordinance; nursing homes are regulated as public/quasi-public uses under Section 402.

C. Large scale group care facilities for the housing and care of orphans, foster children, battered women and children, "disabled" persons (see Article II for definition of "disabled") and other persons requiring specialized treatment, including all uses needed for same.

D. Interstate Highway Rights-of-Way and the Natchez Trace Parkway Right-of-Way.

- E. **All lands within the Pearl River Valley Water Supply District-** All lands within the PRVWSD shall be subject to the Site Plan Review requirements of this Ordinance and the **Subdivision Regulations of Madison County.**

SECTION 2203 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

Public and quasi-public facilities and utilities may be allowed in these districts in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.

SECTION 2204 - DIMENSIONAL REQUIREMENTS

All dimensional requirements for land uses in SU-1 districts are subject to site plan review approval by the Board of Supervisors.

SECTION 2205 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning Commission in accordance with Sections 2607 through 2610 of this Ordinance.

SECTION 2206 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

SECTION 2207 - REQUIRED FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XXIII for off-street parking, loading and access control requirements.