



CHILD CARE CENTER

Review Process

Zoning Review

Determine the Zoning District by clicking on the following link: [Zoning Map](#).

Review pages 5 and 6 to determine if the use is allowed in your Zoning District.

If the Child Care Center requires Zoning Board of Appeals approval, submit the ZBA application to request approval. All required information and instructions can be found on the application.

If the Child Care Center is allowed in the Zoning District and all conditions are met, the next step is site plan review.

Site Plan Review

Submit the attached site plan application for review. On the site plan indicate the circular driveway, parking, and playground area (Examples are on pages 7 - 9)

Building and Life Safety Review

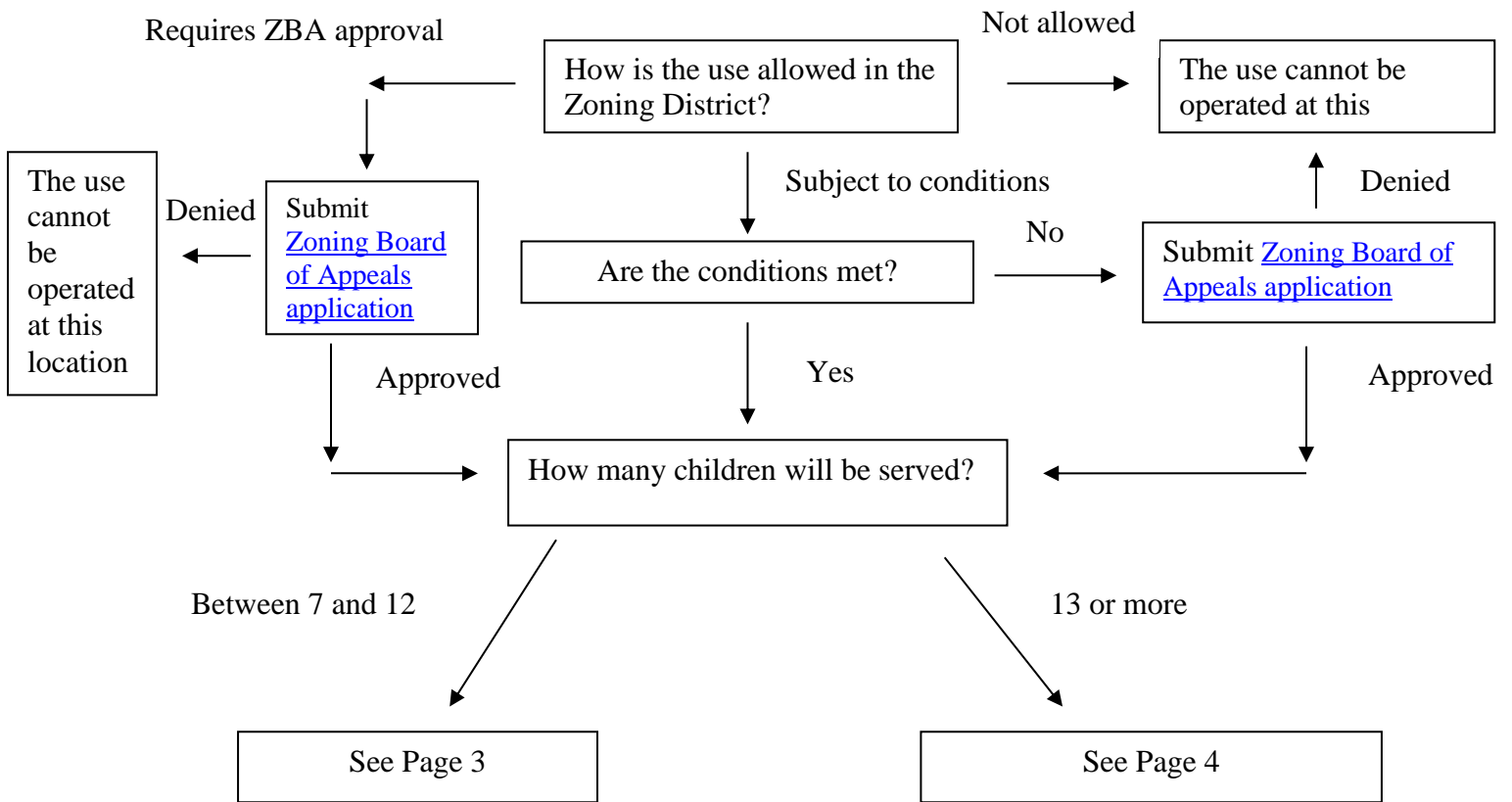
If the Childcare Center will serve between 7 and 12 children, submit the Business Approval application to confirm compliance with Building and Life Safety Codes.

A building inspection may result in requiring a building permit with architect drawings

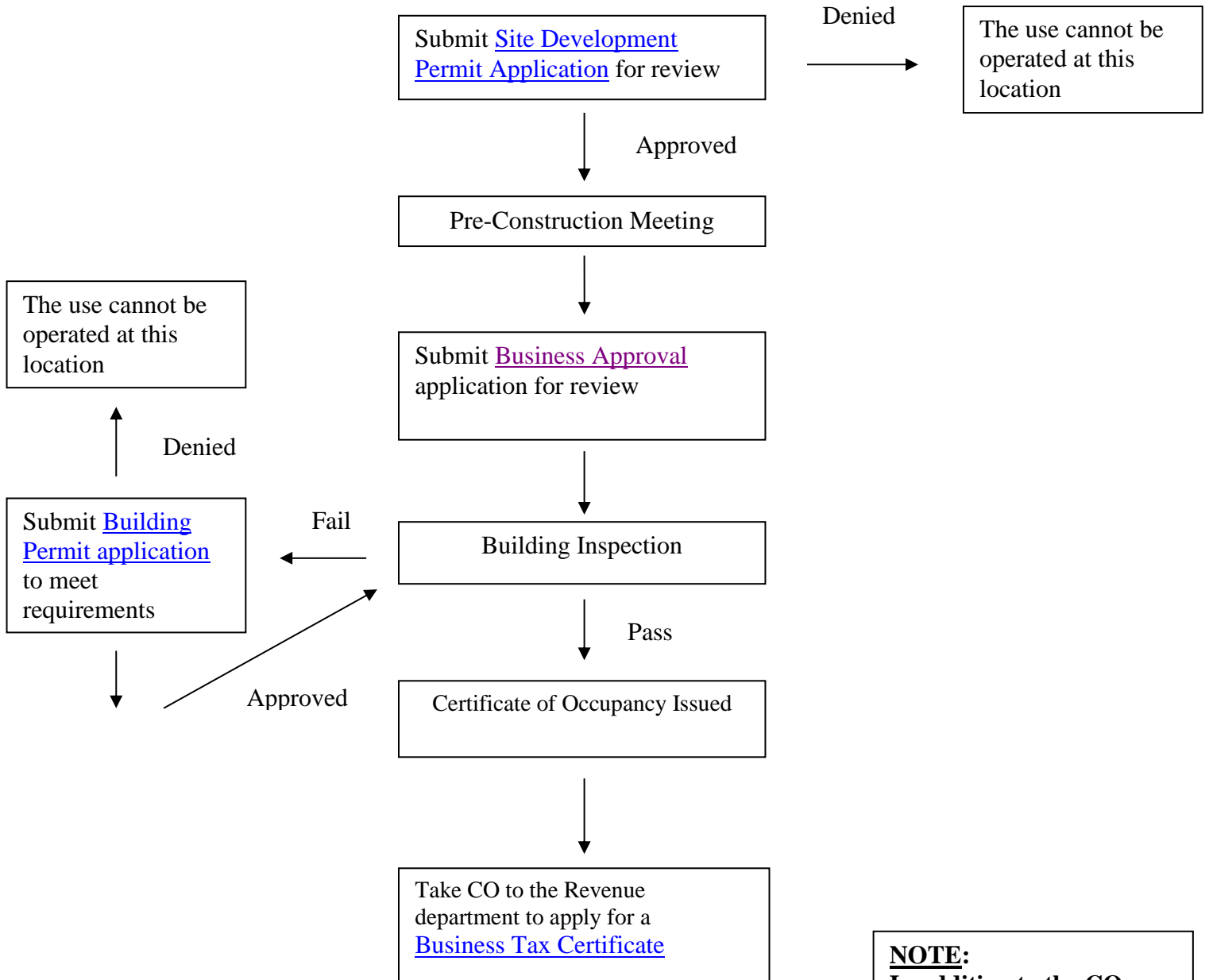
If the Childcare Center will serve 13 or more children in a commercial building, submit the Building Permit application with Architect drawings to confirm compliance with Building and Life Safety Codes.

NOTE:

For businesses that will serve 6 children or less, see the requirements for Family Daycare Home.

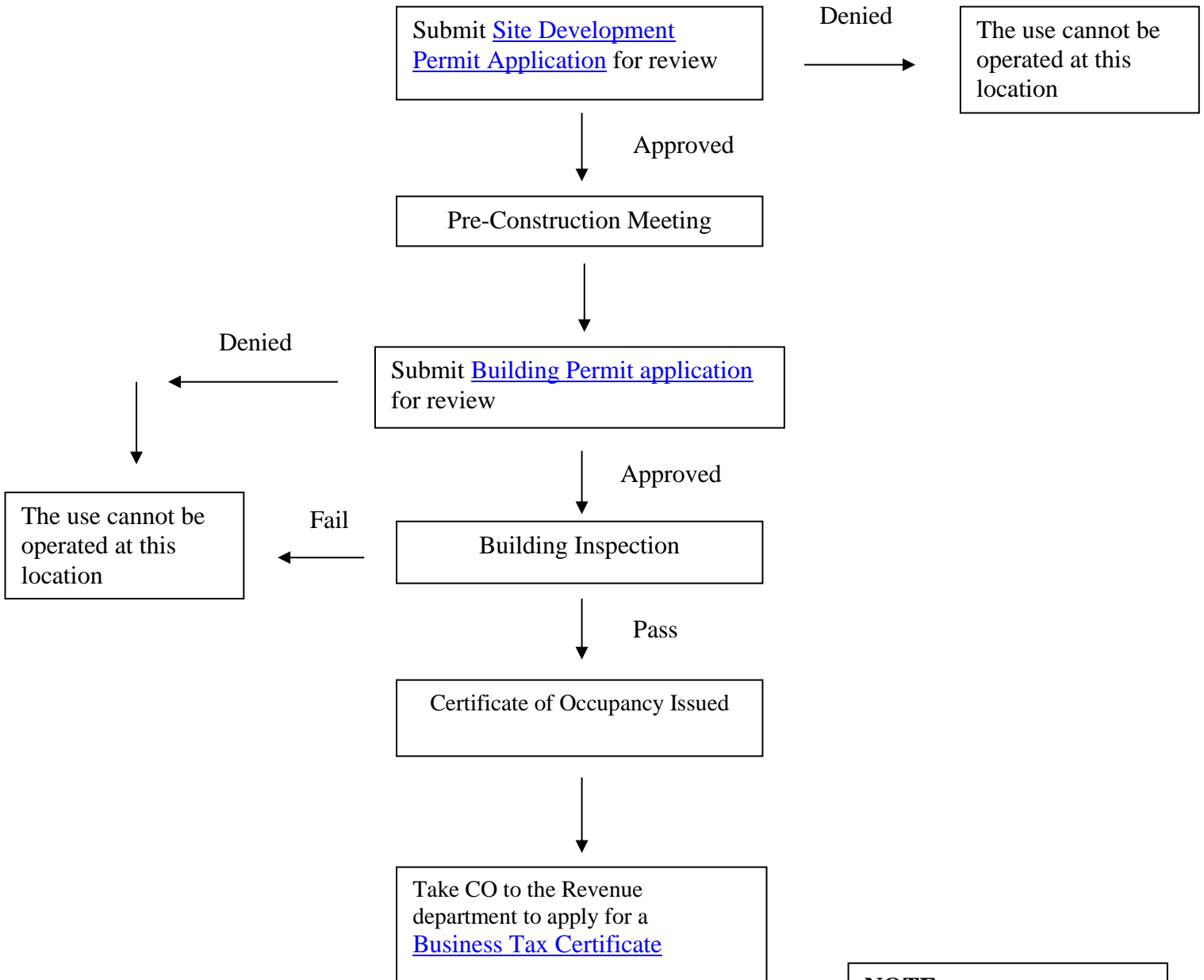


7 to 12 Children



NOTE:
In addition to the CO, there are other requirements, such as state licensing, that must be met prior to obtaining a Business Tax Certificate.

Greater than 12 Children



NOTE:
In addition to the CO, there are other requirements, such as state licensing, that must be met prior to obtaining a Business Tax Certificate.

Section 8-3002 Definition

Child care center. A building and an outdoor area designed or altered and used for the care and instruction of two or more children (excluding members of the family occupying the premises) for any part of any day and operated on a regular basis.

Sec. 8-3025(a), (b), and 8-3028

*Zoning Districts where permitted subject to the conditions below:

Section 8-3025(a): RIP, RIP-A, RIP-B, RIP-B-1, RIP-C, RIP-D, I-P, R-D
Section 8-3025(b): R-B, RB-1, B-N, B-N-1, B-C, BC-1, B-G, BG-2, R-B-C, R-B-C-1
Section 8-3028: 1-B and 2-B
Misc. Sections: PUD-MXU and PUD-LU

Zoning Districts where permitted subject to approval by the Zoning Board of Appeals:

Section 8-3025(a): R20, R10, R-6, R-4, R-M, RMH
Section 8-3025(b): N/A
Section 8-3028: 1-R, 2-R, 3-R, and 3-B
Misc. Sections: N/A

***Conditions**

- a. Provided that 100 square feet of outdoor play space is provided for each child.
- b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any center located within an “R” district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A childcare center can be located on a school or religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any center located at a school or religious institution shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion

and traffic hazards on such streets which would be detrimental to the neighborhoods served by such streets.

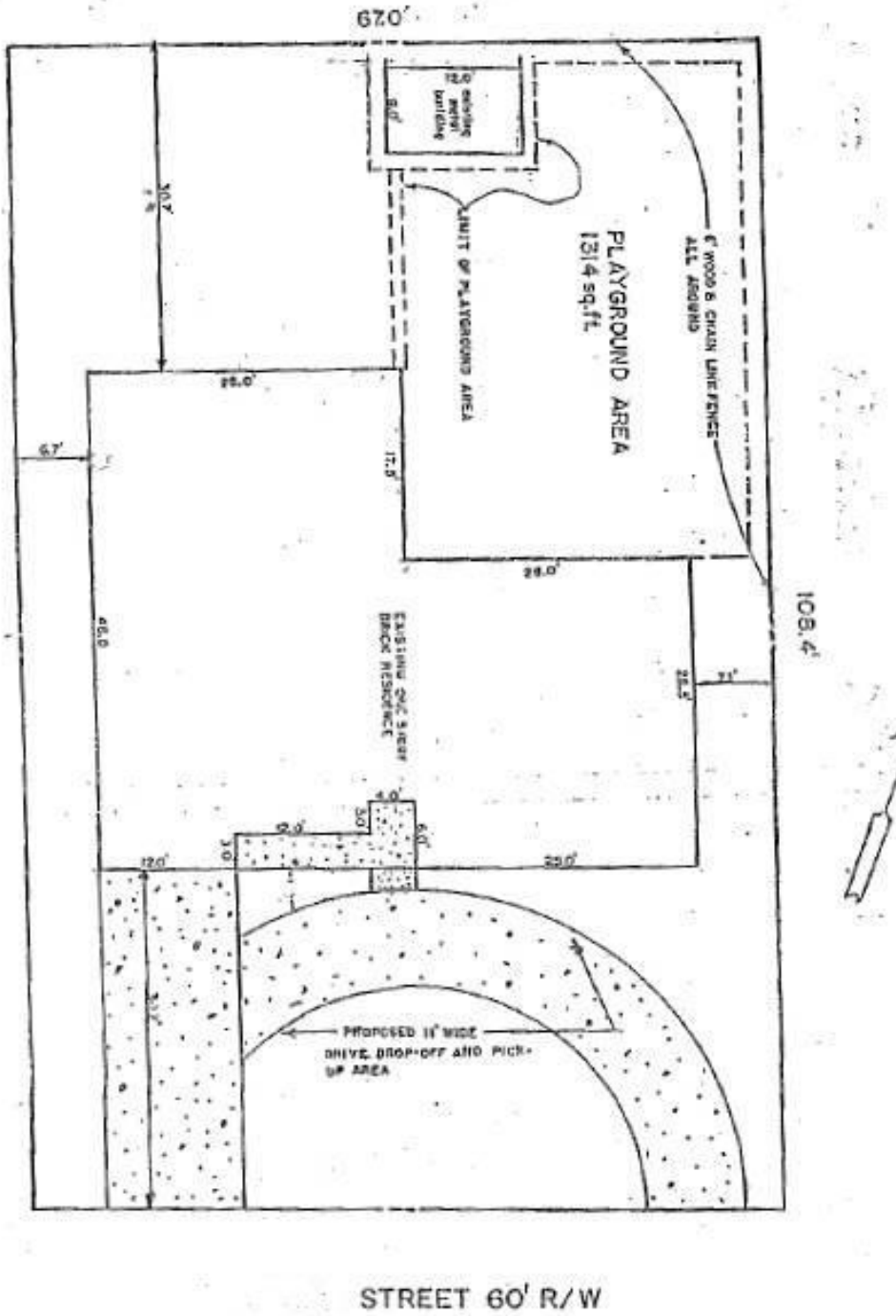
- c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.
- d. Such use shall provide the number of off-street parking spaces required for educational and institutional and uses as set forth in Section 8-3089 “Minimum Space Requirements for Off-Street Parking Areas”.
- e. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever shall occur first.
- f. Where an abutting use is residential, a visual buffer shall be provided as to shield all parking areas, play areas and outdoor activity from the abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.
- g. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided, that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district.
- h. Unless operated in conjunction with a school or religious institution, such use shall, within any “R” district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.

Section 8-3089 Off-Street Parking

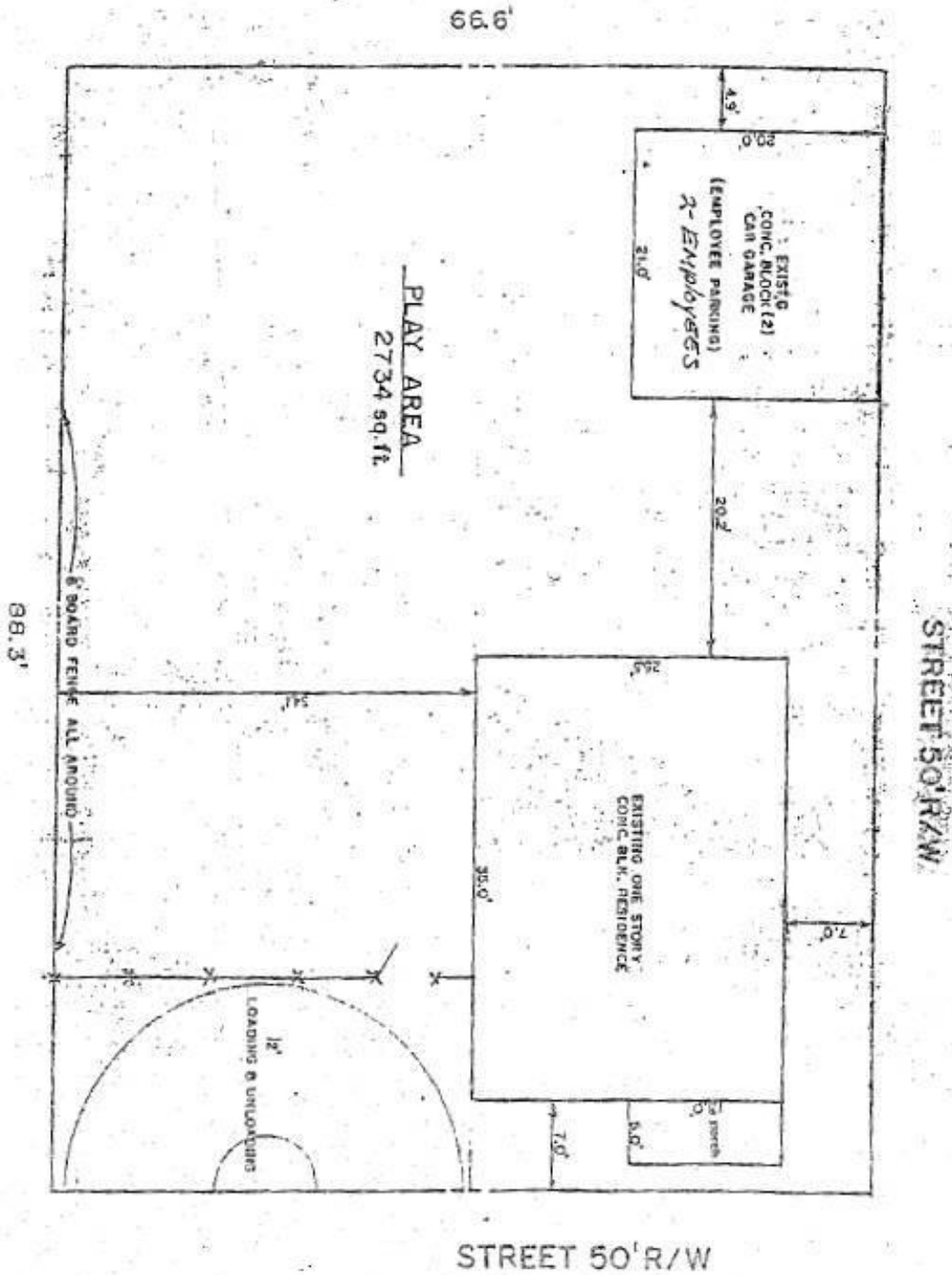
Childcare centers

At least 1 space for each 2 employees, including teachers and administrators, plus sufficient off-street space for the safe and convenient loading and unloading of children shall be provided. Such space shall allow queuing for a minimum of three vehicles.

SITE PLAN EXAMPLE A



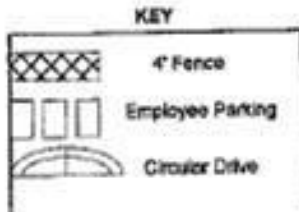
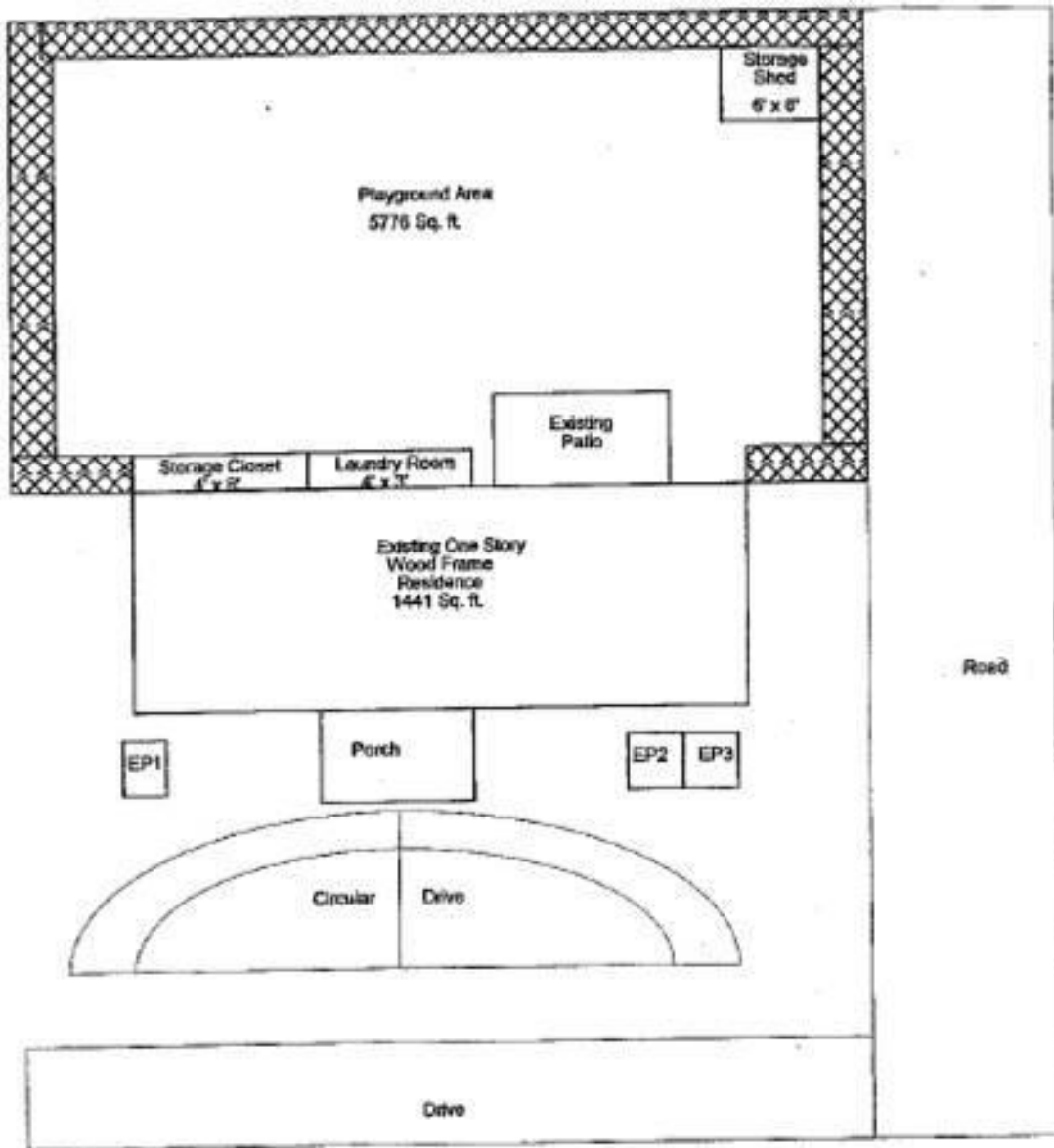
SITE PLAN EXAMPLE B



SITE PLAN EXAMPLE C



SITE PLAN EXAMPLE D



SITE PLAN EXAMPLE E

