

CHAPTER 1273 INSTITUTIONAL AND OFFICE DISTRICTS

1273.01 PURPOSE

Institutional and Office Districts are established in order to achieve, among others, the following purposes:

- (a) To provide convenient and adequate areas for private local and regional offices;
- (b) To accommodate the needs of public educational and other services;
- (c) To provide such areas to promote the economic development of the City; and
- (d) To designate areas in the City for these uses based upon the Comprehensive Plan.

1273.02 USE REGULATIONS

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained in institutional and office districts only for the uses set forth in the schedules and use regulations of this Zoning Code.

(a) The main buildings and uses set forth in Section 1273.03 shall be permitted by right as the principal building or use of a lot.

(b) Conditional uses are certain types of main uses, so classified because of their uncommon characteristics, infrequency of occurrence, large land area requirements or other features, and shall not be permitted in certain locations by right. Such uses require consideration and approval by the Planning Commission according to procedures and standards set forth in Chapter 1285. Only those uses so enumerated in Section 1273.04 may be approved in the district.

(c) The accessory buildings and uses set forth in Section 1273.05 shall be permitted as a subordinate building or use, which is clearly incident to and located on the same lot as the main building or use.

1273.03 PERMITTED USES

The following uses shall be permitted in Institutional and Office Districts:

- (a) Administrative, executive, financial, professional, accounting, clerical, drafting and similar uses;
- (b) Public or private schools, colleges and universities, including classrooms, laboratories and administrative offices;
- (c) Hospital;
- (d) Public buildings;
- (e) Place of worship; and
- (f) Public or privately owned buildings of registered historical or architectural significance operated as a tourist attraction not for profit.

1273.04 CONDITIONAL USES

The following uses may be permitted provided that each use meets the requirements and standards set forth in Chapter 1285 Conditional Uses:

- (a) Retail sale of goods and services, entirely within enclosed buildings, including but not limited to the following:
 - Sale, serving and consumption of food and beverages
 - Video rental and sales
 - Beauty/barber shop
 - Convenience store
 - Computer sales and service

- Office supplies
- Television, radio, appliance repair
- Photographic supplies
- Hobbies, crafts, gifts
- Hardware, wallpaper, paint
- Wearing apparel, shoes, hats
- Groceries, meats, fruits, vegetables
- Jewelry
- Flowers
- Furniture, appliances, floor coverings
- Pharmaceuticals
- Sporting goods
- Fitness center
- Bookstores
- Antiques
- Laundry and/or dry cleaning agency, provided no work shall be done on the premises for other outlets
- Other uses deemed as similar by the Planning and Zoning Commission pursuant to Chapter 1285 Conditional Uses

(b) Motel or hotel;

(c) Instructional or training facility;

(d) Experimental testing and research and development facilities, provided that testing or experimentation creates no hazard or nuisance beyond the confines of the building; and

(e) Public utility.

1273.05 ACCESSORY USES

The following accessory uses shall be permitted in Institutional and Office Districts:

(a) Signs as permitted and as regulated in Chapter 1286;

(b) Off-street parking and loading as permitted and as regulated in Chapter 1288;

(c) Trash and material storage enclosed in a building or an approved structure or enclosure;

(d) Restaurant or snack bar within an office building or public building; and

(e) Any other use customarily incident to the operation of a permitted use.

(f) Swimming pool at a hotel or motel subject to the provisions of Section 1268.04(c).

1273.06 MINIMUM LOT AREA AND WIDTH REGULATIONS

(a) Minimum Lot Area.

The minimum lot area shall be not less than two acres.

(b) Minimum Lot Width

The minimum lot width, measured at the required setback line, shall be two hundred (200) feet.

1273.07 YARD REGULATIONS

Front, side and rear yards shall be provided on each lot occupied by a permitted use, conditional use or accessory use according to the following schedule:

Minimum Yard Dimensions (feet)

Building or Use	Front Yard		Side Yard			Rear Yard	
	From Center Line	From Lot Line	Adjoins Res. District	Adjoins Non-res. District	Abuts Street (corner)(b)	Adjoins Res. District	Adjoins Non-res. District
Permitted or Conditionally Permitted Building	80	50	30	15	50	40	40
Parking area	80	50	30	15	25	30	20
Loading area	N/A(a)	N/A(a)	30	15	30	30	20

(a) Not permitted in front yard.

(b) From right-of-way.

1273.08 MAXIMUM LOT COVERAGE

The maximum area of the lot covered by main and accessory buildings shall not exceed twenty-five (25) percent.

1273.09 LANDSCAPE REGULATIONS

Each lot occupied by a permitted or conditionally permitted use shall have not less than thirty-five (35) percent of the lot landscaped.

1273.10 HEIGHT REGULATIONS

(a) Permitted buildings shall not exceed three stories and shall not exceed thirty-five (35) feet in height.

(b) Chimneys, domes, elevator penthouses, skylights, ventilators or other necessary appurtenances may be erected to a height above the height limitation, but in no case shall such features exceed twenty (20) feet above the maximum permitted height.

1273.11 SITE DESIGN STANDARDS

Each site shall be developed according to the design standards provided in Chapter 1284 Site Design Standards.

1273.12 DEVELOPMENT PLAN REQUIRED

Each zoning application for a new building or use, additions thereto, or a change in use shall include a development plan as provided in Chapter 1262 Administration, Enforcement and Penalty.