

CHAPTER 1116
"I-O" Institutional-Office District

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CROSS REFERENCES
Nonconforming uses - see P. & Z. Ch. 1105

1116.01 INTENDED PURPOSES.

(a) The general character of this district is designed to provide, at suitable locations, areas where college or university related institutional uses and other compatible uses, such as offices, may be developed.

(b) In an "I-O" Institutional-Office District the regulations set forth in this chapter apply. (Ord. 60 (98-99). Passed 5-20-98.)

1116.02 USE REGULATIONS.

A building may be erected, altered or used, and a lot may be used or occupied only for the following purposes in any "I-O" Institutional-Office District:

(a) College or university living areas; office buildings; classroom buildings; recreation and sports facilities; service buildings; meeting and student service areas; walkways, green spaces and service roads; and off-street parking areas.

(b) Community centers.

(c) Libraries, museums or art galleries.

(d) Public parks, playgrounds or playing fields.

(e) Public service facilities.

(f) Schools.

(g) Any use of the same general character as any of the above permitted uses, when authorized as a special exception.

(h) Accessory uses.

(Ord. 60 (98-99). Passed 5-20-98.)

1116.03 HEIGHT REGULATIONS.

The maximum height of any building or other structure shall be not more than fifty feet. (Ord. 60 (98-99). Passed 5-20-98.)

1116.04 AREA, WIDTH AND YARD REGULATIONS.

(a) Minimum Lot Area and Width. The provisions of this section shall not be applicable to platted lots of record as of January 1, 1987. Newly platted lots shall have a minimum lot area of not less than 3,500 square feet, and a lot width of not less than twenty-five feet at the building line shall be provided for every building or other structure erected or used for any use permitted in any "I-O" District.

(b) Front Yard. There shall be a front yard on each lot, the depth of which shall be not less than twenty-five feet from the right-of-way line.

(c) Side Yards.

- (1) On each corner lot, there shall be a side yard, abutting the street, having a width of not less than twenty-five feet, and another side yard having a width of not less than five feet.
- (2) On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twelve feet.
- (3) All interior lots shall have two side yards, each having a width of not less than five feet.

(d) Rear Yard. There shall be a rear yard on each lot, the depth of which shall be not less than fifteen feet from the rear lot line or twenty-five feet from the rear lot line for corner lots.

(e) Building Coverage. No more than fifty percent (50%) of any lot may be covered by buildings.

(Ord. 60 (98-99). Passed 5-20-98.)

1116.05 SPECIAL PARKING CONDITIONS.

Before the issuance of any use and occupancy permit for any development that includes the construction of any parking area involving more than five off-street parking spaces the applicant shall demonstrate compliance with Section 1103.07(a).

(Ord. 60 (98-99). Passed 5-20-98.)