

22.106 - O/I/C—Office/institutional/cultural district.

The O/I/C office/institutional/cultural district is designed primarily to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment in agreement with the comprehensive plan. The purpose of this district is to protect and enhance existing concentrations of such structures.

(a) Permitted Uses. The following uses are permitted in the O/I/C district:

(Numbers within parentheses () indicate parking class of each permitted or conditional use. For specific parking requirements, see subsection 22.242(b).)

(1) Cultural and civic institutions, as follows:

- (A) Public libraries, museums and art galleries (07).
- (B) Government administration buildings (08).
- (C) Municipal parking garages or structures.
- (D) Municipal parking lots for the storage of private passenger automobiles.

(2) Educational institutions as follows:

- (A) Elementary and junior high schools (13).
- (B) High schools (21).
- (C) Colleges and universities (25).
- (D) Boarding schools: elementary and junior and senior high schools (13).

(3) Philanthropic and charitable uses (07).

(4) Recreational and social facilities as follows:

- (A) Parks and playgrounds (17).
- (B) Recreational buildings and community centers noncommercial (08).

(5) Religious institutions as follows:

- (A) Churches, chapels, temples, and synagogues (22).
- (B) Convents, seminaries, and monasteries (06).
- (C) Rectories, parsonages, and parish houses (06).
- (D) Religious retreats (06).

(6) Accessory uses incidental to and on the same zoning lot as the principal use. Such incidental accessory uses shall include dormitories accessory to a permitted college or university, cafeterias, restaurants, gift shops, flower shops, snack bars, and cash stations (no drive-through) conducted for the convenience of the employees, patrons or visitors. Said uses shall be designed and located totally within the confines of the principal use. Primary access to the incidental retail uses shall be from within the principal use. All exterior signs related to said uses shall conform to the applicable sign regulations.

(7) Parking lots and parking garages or structures as an accessory use.

(b) Conditional Uses. The following conditional uses may be allowed in the O/I/C district, subject to the provisions of Section 22.26.

- (1) Adult day center (30).
- (2) Assisted living establishments (30).
- (3) Clubs and lodges, private (10).

- (4) Continuing care retirement community (30).
- (5) Convalescent and nursing homes, including extended medical care facilities (06).
- (6) Convention or exhibition halls (11).
- (7) Day care centers and pre-schools (30).
- (8) Funeral homes (10).
- (9) Health and medical institutions, as follows:
 - (A) Hospitals (09).
 - (B) Medical and dental clinics (09).
- (10) Offices, business and professional (09).
- (11) Parking lots and garages other than accessory—For the storage of private passenger automobiles (30).
- (12) Planned developments (30).
- (13) Public utility and public service uses, including the following:
 - (A) Fire stations (08).
 - (B) Police stations (08).
 - (C) Post offices (08).
 - (D) Telephone exchanges, telephone transmission equipment buildings (08).
 - (E) Communications towers (13).
- (14) Residential Uses, Above First Floor. There shall be a minimum of one thousand five hundred (1,500) square feet of lot area for each dwelling unit; provided that for senior citizen housing developments there shall be a minimum of five hundred eighty (580) square foot of lot area for each dwelling unit, and further provided that this requirement shall not apply to dormitories accessory to a permitted college or university (02).
- (15) Accessory Uses Incidental to and on The Same Zoning Lot as the Principal Use. Such incidental accessory uses may include cafeterias, restaurants, gift shops, flower shops, snack bars, drug stores, barber shops, beauty parlors, banks, cash stations, and office supply stores (not including office machinery and furniture), conducted for the convenience of the employees, patients, patrons or visitors. Said uses shall be designed and located totally within the confines of the principal use. Primary access to the incidental retail uses shall be from within the principal use. All exterior signs related to said uses shall conform to the applicable sign regulations.

(c) Lot Size Requirements.

- (1) Permitted Uses. Each permitted use shall be located on a lot with a minimum area of fourteen thousand (14,000) square feet and a minimum frontage of one hundred (100) feet.
- (2) Conditional Uses.

	Minimum Lot Area	Minimum Lot Frontage
Adult day center	14,000 sq. ft.	100 ft.
Assisted living establishments	14,000 sq. ft.	100 ft.

Clubs and lodges	14,000 sq. ft.	100 ft.
Continuing care retirement community	14,000 sq. ft.	100 ft.
Convalescent and nursing homes	14,000 sq. ft.	100 ft.
Convention or exhibition halls	As specified by the Zoning and Planning Commission	
Day care centers	14,000 sq. ft.	100 ft.
Funeral homes	14,000 sq. ft.	100 ft.
Hospitals	5 acres	300 ft.
Medical and dental clinics	14,000 sq. ft.	100 ft.
Offices	14,000 sq. ft.	100 ft.
Planned developments	2 Acres	150 ft.
Parking garages	As specified by the Zoning and Planning Commission	
Public utilities	As specified by the Zoning and Planning and services Commission	

(d) Yard Requirements.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
All uses	35 ft.	10 ft.*	20 ft.	30 ft.

* Plus one-foot for each three feet by which the building height exceeds fifteen (15) feet.

Accessory Uses. Yard requirements for accessory buildings shall be the same as required for the principal buildings.

(e) Maximum Floor Area Ratio.

(1) Permitted Uses.

	Maximum F.A.R.**
(A) Cultural and civic institutions	1.0
(B) Educational institutions	1.0
(C) Philanthropic and charitable institutions	1.0
(D) Recreational and social	0.8
(E) Religious institutions	1.0
(F) Governmental administrative offices	0.8

(2) Conditional Uses .

	Maximum F.A.R.**
(A) Adult day center	0.8
(B) Clubs and lodges	0.8
(C) Continuing care retirement community	0.8
(D) Convalescent and nursing homes	0.8
(E) Convention or exhibition halls	As specified by the Zoning and Planning Commission
(F) Day care centers	0.8
(G) Funeral homes	0.8
(H) Health and medical	1.0
(I) Offices	0.8
(J) Planned developments	As specified by the Zoning and Planning Commission

(K) Parking garages	As specified by the Zoning and Planning Commission
(L) Public utilities and services	As specified by the Zoning and Planning Commission

** Absolute building height may exceed four stories or forty-five (45) feet by conditional use only, and in no event shall building height be greater than six stories or seventy-five (75) feet.

- (3) Accessory Uses. In the O/I/C district, the floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot; however, any floor devoted to off-street parking or loading facilities shall be exempt from floor area ratio requirements.