

## CHAPTER 1163—"I" INSTITUTIONAL DISTRICT

### 1163.01 PURPOSE

The purpose of the I Institutional District is to protect those lands used primarily by public or private institutional uses from development into other, incompatible or more intensive uses.

### 1163.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Cemeteries;
- B. Continuing Care Retirement Facilities;
- C. Educational Facilities;
- D. Nursing Homes/Convalescent Homes;
- E. Private Recreation Areas;
- F. Public Recreation Areas;
- G. Religious Places of Worship.

### 1163.03 CONDITIONAL USES

The following conditional use shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Cellular or Wireless Communications Systems.

### 1163.04 ACCESSORY USES

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Multi-Family Dwellings in accordance with the regulations set forth in Chapter 1151, "R-5" Multi-Family Apartment Complex District concerning multi-family dwellings;
- C. Signs.

### 1163.05 MAXIMUM HEIGHT

The maximum height for all structures within this district shall be 45 feet.

**1163.06 MINIMUM LOT AREA**

No minimum lot area requirement.

**1163.07 MINIMUM LOT WIDTH**

For each permitted use within this district, there shall be a minimum lot width of 50 feet at the public road right-of-way.

**1163.08 MINIMUM FRONT YARD SETBACK**

- A. Buildings or uses shall be located no less than thirty-five (35) feet from the public road right-of-way.
- B. Buildings or uses shall be located no less than fifty (50) feet from any residential district or use.

**1163.09 MINIMUM REAR YARD SETBACK**

- A. Buildings or uses shall be located no less than twenty (20) feet from the rear lot line.
- B. Buildings or uses shall be located no less than fifty (50) feet from any residential district or use.

**1163.10 MINIMUM SIDE YARD SETBACK**

- A. Buildings or uses shall be located no less than ten (10) feet from each side lot line.
- B. Buildings or uses shall be located no less than fifty (50) feet from any residential