

§2.6.06 OI: Office-Institutional

This district is intended to accommodate office, institutional and residential uses in areas whose character is neither exclusively commercial nor residential in nature. It is designed principally for areas in transition along major streets and for the purpose of ameliorating the consequences of change impacting established residential areas.

1. Permitted Uses.

The following uses shall be permitted in any OI Zoning District:

- a. Any use, together with the conditions attached thereto, permitted in the GR-2 district excluding: golf, tennis, and swimming clubs; organizational hotels and lodging houses; Rooming and boarding houses.
- b. United States Postal Services.
- c. Electric, Gas, & Sanitary Services Substations.
- d. Financial, Insurance, & Real Estate Office
- e. Barber Shops & Beauty Salons.
- f. Photography Studio.
- g. Funeral Service Institution.
- h. Public Golf Courses.
- i. Health Service Institutions, excluding hospitals
- j. Legal Service Institution
- k. Educational Service Institutions
- l. Social Service Institutions, excluding arboreta, botanical, and zoological gardens.
- m. Membership Organization Institution
- n. Public Administration and Governmental Office Institutions, excluding correctional facilities.

2. Conditional Uses.

The following uses shall be permitted in the OI Zoning District on a conditional basis, subject to conditions included herein.

All conditional uses permitted in the GR-2 Zoning District as shown in Section 2.1, Sub-section 2b, shall be permitted in any OI Zoning District on a conditional basis subject to the conditions set forth in that section, with the exception of Mobile Homes and Mobile Home Parks.

Public park, playground or other public recreation area or community recreation building, libraries, police and fire departments in compliance with all supplementary provisions of this Ordinance.

3. Special Exceptions.

The following uses shall be permitted in the OI Zoning District as a special exception, subject to the conditions of this Section:

- a. Bed and Breakfast Inn, subject to the conditions found in Section 2.6, Sub-section OI.3.

4. Prohibited Uses.

The following uses are prohibited in the OI Zoning District.

- a. Sexually Oriented Businesses.
- b. Cellular Towers.
- c. Off-premise Signs

5. Dimensional Requirements.

Table 2.7

OI Dimensional Criteria		
Minimum Lot Area:	Single Family:	8,000 square feet
	Two-Family:	10,000 square feet
Minimum Lot Width:	Single Family:	50 feet @ the building line
	Two-Family:	60 feet @ the building line
Setbacks:	Minimum Front	30 feet* for local roads 40 feet* for collector roads
	Minimum Side Setback:	10 feet* for all residential uses 20 feet* for all other residential uses 15 feet* for non-residential uses
	Minimum Rear Setback:	15 feet* for all uses
	Maximum Impervious Surface Ratio	0.80
	Maximum Residential Density (2)	14.0
	Maximum F.A.R. (Non-Res. Only)	0.65

*(See General Supplementary Provisions).

6. Parking and Loading.

Uses permitted in the OI Zoning District shall meet Article III, Off-Street Parking and Loading standards.

7. Signs.

Signs permitted in the OI Zoning District, including the conditions under which they may be located set forth in Article IV, Sign Regulations.

8. Buffer yard Requirements.

Where a conditional use borders any residential zone, a buffer yard in compliance with the Landscaping and Buffering Regulations shall be required along abutting property lines.

9. General and Supplementary Regulations.

Uses permitted in the OI Zoning District shall meet the General and Supplementary Regulations.