

Section 82. Office and Institutional District.

The Office and Institutional District is designed to provide a wide range of professional and economic office space, as well as space for public and quasi-public uses.

1. The following uses are permitted:

- a. Public or privately owned medical and dental clinics, and offices where medical or dental services are rendered.
- b. Funeral homes.
- c. Banks (except drive-in banks) and loan offices and agencies.
- d. Business, professional, government, religious, charitable or fraternal offices or agencies and private clubs not engaged in retail sales to the general public or the maintenance of a stock of goods, merchandise or supplies on the premises.
- e. Libraries, art galleries, museums, music or dancing institutions or schools.
- f. Auditoriums, armories, and publicly owned and operated recreational facilities.
- g. Publicly owned institutions, except jails, correctional institutions, and hospitals or institutions operated principally for the treatment of mental, alcoholic or narcotic patients.
- h. Customary accessory uses and structures when located on the same zoning lot as the principal structure, excluding however, open storage.

2. Conditional Uses:

The following uses are permitted when authorized by the Cahah's Mountain Board of Adjustment after said Board holds a public hearing

- a. Drive-in banks.
- b. Public utility and service uses.
- c. Hospitals or other facilities operated principally for the treatment of alcoholic, narcotic or other substance abuse patients (Amended April 2010).

3. Minimum Lot Sizes and Maximum Lot Coverage.

- A. Within the O-I Office and Institutional District as shown on the zoning map, there is no

minimum lot size and development activities can cover 100% of the lot area within the required setbacks.

- B. For development activities located within the WS-4 Protected Area that require a Sedimentation/Erosion Control Plan, the maximum permissible impervious surface coverage, as defined in this ordinance, shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot abuts a curb and gutter street system.**

4. Dimensional Requirements.

- a. Minimum required front yard: 15 feet.
- b. Minimum required side yard: none required, except when abutting a residential district, then and eight (8) feet side yard shall be required, as shall be a buffer strip as defined by Article VI of this Ordinance.
- c. Minimum required rear yard: 15 feet.
- d. Minimum frontage on a public street: 45 feet.
- d. Maximum building height: 35 feet.

5. Signs.

- a. ON PREMISES WALL SIGNS placed against the exterior walls of the buildings shall not exceed more than six (6) inches outside of a building's wall surface, shall not exceed fifteen (15) square feet in area for any one premise, and shall not exceed ten (10) feet in height above the natural ground line.
- b. ON PREMISES GROUND SIGNS not exceeding one per lot shall not exceed ten (10) feet in height above the natural ground line, shall meet all yard requirements for the district in which they are located, shall not exceed fifteen (15) square feet in surface area.
- c. ROOF SIGNS, PORTABLE OUTDOOR ADVERTISING SIGNS, and INTERMITTENT ILLUMINATION signs shall not be permitted.
- d. WINDOW SIGNS shall be placed only on the inside of professional buildings and shall not exceed twenty-five percent (25%) of the glass area of the pane upon which the sign is displayed.
- e. OFF PREMISES SIGNS (BILLBOARDS) provided the use advertised is located within 1000 feet of the billboard, and the total sign area does not exceed sixteen (16) square feet per side. Height is limited to ten (10) feet above the natural ground line.

6. Off-street parking and loading requirements.

Off street parking facilities shall be provided in accordance with Article XI, Section 110 of this Ordinance.

7. Location of Accessory Buildings.

No accessory building shall be erected in any required front or side yard or within twenty (20) feet of any street line or within ten (10) feet of any property line, and provided that in case of a corner lot with reversed frontage, no accessory building shall extend beyond the front line of the lots in the rear. (Amended 2/2/99)

8. Corner Visibility.

On a corner lot, within the area formed by the center lines of the intersecting streets and a line joining points of such center lines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average center line grade of each street. (Amended 2/2/99)