

Sec. 18-206. Office/Institutional (OI) District.

(a) Purpose . The Office/Institutional District is intended to accommodate a variety of office uses including office complexes, hospitals, other institutional uses, civic uses, and performing arts centers. The Office/Institutional District is typically located close to residential zones because of its restricted range of uses, consistent with the Comprehensive Plan. The district is intended to provide for a wide variety of professional and business offices, but only allows limited personal services or small retail uses within a permitted building.

(b) Main uses permitted.

(1) Agricultural uses .

Crop production (Limited).

(2) Industrial uses.

Heavy Equipment Outdoor Operator Training Site (SUP).

Mining (SUP).

Well sites or production sites.

(3) Institutional and community service uses .

Cemeteries and mausoleum (SUP).

Church.

Cultural arts facilities.

Day care facility.

Hospital and sanitariums (SUP).

Limited fundraising events (Limited).

Schools, public and private.

(4) Lodging uses .

Hotels and motels.

(5) Office uses .

Financial institution with drive-in window (SUP).

Financial institution without drive-in window.

General office.

Medical clinic.

(6) Recreation uses .

Community park, recreation center, or golf course.

Country club with private membership.

Neighborhood park or playground.

Private recreation center, club or area.

(7) Residential uses .

None permitted.

(8) Retail and personal service uses .

Animal clinic (without outside runs).

Business school.

Clubs and lodges (nonprofit) (SUP).

Dry cleaning, laundry store.

General merchandise or food store 3,500 square feet or less.

Job printing.

Personal service use.

Restaurant with drive-in or drive-through service (SUP).

Restaurant without drive-in or drive-through service.

Technical and trade schools (SUP).

(9) Temporary uses .

Christmas tree lots (TUP).

Temporary concrete or asphalt batch plant (TUP).

Temporary construction yard, or construction or sales office (TUP).

Temporary grazing (TUP).

Traveling show, carnival, circus or special event (TUP).

(10) Transportation uses .

Heliports (SUP).

Transit passenger shelter.

(11) Utility and public service uses .

Electric substation and gas regulator station (SUP).

Library.

Local utilities.

Police and fire stations.

Post office.

Utility or government installation other than listed (SUP).

Water treatment plant, reservoir and water storage tanks (SUP).

(12) Wholesale, distribution and storage uses .

None permitted.

(13) Wireless telecommunication uses.

Commercial radio or TV facility (SUP).

Commercial satellite dish (SUP).

Mobile telephone facility (SUP).

Public safety telecommunications facility.

See also Sections 18-1103 and 18-1104.

(c) Accessory uses . As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in an Office/Institutional District:

Accessory community center.

Home occupation.

Occasional sales (garage sales).

Private stables.

Swimming pool (private).

(2) The following accessory uses are permitted by right in an Office/Institutional District:

Accessory outside display of merchandise.

Accessory outside sales.

Accessory outside storage.

Amateur telecommunication facilities.

Attachment of telecommunication antennae to existing structures.

Television (TV) reception antenna.

(3) The following accessory uses are permitted in an Office/Institutional District by SUP only:

Golf safety net.

Wind Energy Conversion Systems (WECS).

(d) Yard, lot and space regulations.

(1) Front, side and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side and rear yards that may be required:

TABLE INSET:

For:	Minimum Permitted Setback (feet)	Maximum Required (feet)
Front yard	25 feet	None
Side yard	15 feet, except for corner lots, then 25 feet	None
Rear yard	15 feet	None

b. Performance criteria contained in Sections 18-421, 18-422 and 18-423 shall be used to determine the actual front, side and rear yard requirements for each project during the Development Permit review process. Different requirements may be established on the same lot for different types of structures.

(2) Dwelling unit density . No dwelling units permitted.

(3) Floor area ratio . Maximum floor area ratio is 0.5.

(4) Height .

a. Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Subsection 18-426(b).

b. Maximum height in this district is 60 feet.

(5) Lot coverage . Maximum lot coverage in this district is 65 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.

(6) Lot size .

a. No minimum lot size.

b. Minimum zone district size is five acres.

(e) Additional provisions . None.

(Ord. No. 3115, § 6, 10-13-09)

Secs. 18-207--18-225. Reserved.