

Office & Institution-2 (O&I-2) (§10-2036)

- **Density:** 15 dwelling units per acre, 15-40 units per acre w/ preliminary approval by the Planning Commission (§10-2073)
- **Minimum Lot Requirements (Residential uses):*** (§10-3032)
 - Area: 5,000 square feet
 - * No minimum lot area requirements for nonresidential uses. See R-30 for minimum lot dimensions for residential uses
- **Minimum Setback Requirements (Nonresidential uses):**** (§10-2075)
 - Front Yard: 30 feet
 - Side Yard: 5 feet (aggregate of 10 feet)
 - Corner Lot Side Yard: 5 feet
 - Rear Yard: 20 feet
 - ** Planning Commission and Council may approve reduced setbacks. See R-30 for minimum setback requirements for residential uses.
- **Maximum Height:** 50 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback. Council may approve increased height. (§10-2076)
- **Allowable ground sign (freestanding sign):** Low Profile Sign (§10-2083)

- **Common Uses:** (§10-2071)
 - Multifamily and Group Housing Developments
 - Office Buildings [Maximum 1.0 FAR (§10-2036)]
 - Hotels and Motels
 - Banks, Health Clubs, Hospital, Funeral Homes, Parking Lots

- **Other Allowable Uses:** (§10-2071)
 - Single Family Residences and Cluster Unit Development
 - Congregate Care Facilities and Rest Homes
 - Residential institutions (school, day care, church, fire station)
 - Beauty Shops and Veterinary Hospital
 - Parks, Libraries, Museums, Cemetery
 - Governmental Water and Sewage Treatment Plant
 - Utility Services and Substation, Telecommunication Tower
 - Supportive Housing Residence (Americans with Disabilities Act)

- **Allowable Uses Requiring a Special Use Permit:** (§§10-2144 & 10-2145)
 - Specialized manufacturing, governmental prison, outdoor theater w/ more than 250 seats