

## **O1 OFFICE/INSTITUTIONAL DISTRICT**

*These districts are intended primarily for offices, institutions, and commercial activities NOT involving the sale, storage, or processing of merchandise. Residential uses are not excluded from this district, but it is not primarily a residential district. All residential dwellings shall fall under the requirements set forth in a R3 High Density Residential District.*

### **DEVELOPMENT STANDARDS**

- Minimum lot area (square feet) per dwelling unit:
  - Single family - 7,200
  - Two family - 5,000 each
  - Multi-family & townhouses (3-4 units) - 3,500 each
  - Multi-family & townhouses(over 4 units) - 2,500 each
- Minimum dwelling size (square feet):
  - Single family, Duplex, and Townhouses - 700
  - Multi-Family - 400
- Minimum lot width (feet) – 75
- Minimum front yard setback from street (feet):
  - Major Street - 75
  - Other streets - 50
- Minimum side yards (feet):
  - Single family – 6
  - Duplex – 10
  - Multi-family - 15
- Minimum rear yard (feet) -25
- Maximum lot coverage for principal structure: 30%
- Maximum height (feet) – 50

### **Use Provisions**

*Additional requirements may apply, refer to Zoning Ordinance.*

- Churches
- Institutional and Philanthropic uses including hospitals and centers for public health
- Hotels and apartment hotels
- Motels, when adjacent to a State or Federal highway
- Nursing facilities
- Medical and dental clinics with customary supporting facilities such as drug and flower shops
- Professional offices- *refer to Zoning Ordinance for definition*
- General business offices, but not including retail or wholesale outlets for storage of commodities
- Financial institutions
- Art galleries, florists, and gift shops

- Music and art studios and schools
- Day nurseries, pre-schools, and kindergarten- *additional requirements*
- Schools (public and/or private)
- Publicly owned and operated community structures and lands
- Public utility structures and lands
- Research laboratories
- Theaters, excluding drive-in theaters
- Clubs, fraternities, civic clubs
- Funeral homes
- Wall signs, not exceeding 100 sq. Ft.