

Sec. 106-98. ID institutional district.

- (a) *Intent.* The ID institutional district is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.
- (b) *Permitted uses.* Permitted uses in the ID district are as follows:
 - (1) Public or private schools, colleges and universities.
 - (2) Churches.
 - (3) Funeral homes.
 - (4) Hospitals, sanitariums, nursing homes and clinics.
 - (5) Libraries, community centers, museums and public art galleries.
 - (6) Public administrative offices and public service buildings, including fire and police stations.
 - (7) Public utility offices.
- (c) *Permitted accessory uses.* Permitted accessory uses in the ID district are as follows:
 - (1) Residential quarters for caretakers or clergy.
 - (2) Garages for storage of vehicles used in conjunction with the operation of a permitted use.
 - (3) Service buildings and facilities normally accessory to the permitted use.
 - (4) Satellite dish antennas less than 30 inches in diameter shall be allowed anywhere except in any front yard of any lot.
 - (5) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the plan commission.
- (d) *Conditional uses.* For conditional uses in the ID district see sections 106-122, 106-123, 106-124 and 106-125.
- (e) *Lot area and width.* Lots in the ID district shall be a minimum area of 10,000 square feet in area and shall not be less than 80 feet in width. Corner lots shall be not less than 100 feet in width.
- (f) *Building height and area.*
 - (1) Principal and accessory building heights shall be reviewed and approved by the city plan commission.
 - (2) Residential uses permitted in the I-D district shall comply with the building area requirements of the R-1 single-family residential district.
- (g) *Setback and yards.*

- (1) There shall be a minimum setback of 35 feet from the street right-of-way in the ID district.
 - (2) There shall be a side yard on each side of all buildings not less than six feet in width in the ID district.
 - (3) There shall be a rear yard of not less than 25 feet in the ID district.
- (h) *Erosion control.* There are no provisions for erosion control for the ID district.
- (i) *Plans and specifications to be submitted to the plan commission.* To encourage an institutional use environment that is compatible with the residential character of the city, building permits for permitted uses in the ID institutional district shall not be issued without review and approval of the city plan commission in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress, egress, parking, landscaping and open space utilization.

(Ord. No. OR98-24, § I(106.0415), 10-26-1998; Ord. No. OR01-11, § I, 11-12-2001)