

Sec. 6-3-39. RI-1 institutional district.

(a) **Purpose.** The purposes of this district are to promote the development of research and research related uses and institutional complexes, to capitalize on local educational resources, to create a proper setting for the development of institutional uses, to enhance the economic vitality of the community, and to encourage the grouping of such uses in a park environment.

(b) **Permitted uses.**

- (1) College and university buildings with all accessory facilities.
- (2) Hospitals and sanitoriums.
- (3) Office buildings.
- (4) Schools, preschool, elementary, junior and senior high, public and private.
- (5) Armories for meetings and training of military organizations.
- (6) Banks.
- (7) Clinics, medical, dental and doctor's offices.
- (8) Commercial schools and schools providing adult training in any of the arts, sciences, trades and professions.
- (9) Government office buildings and public utility office buildings, such as telephone exchanges and similar uses.
- (10) Laboratories and other facilities for research in enclosed buildings, both basic and applied, conducted by or for any individual organization or concern, whether public or private.
- (11) Dwellings.
- (12) Motels and hotels.
- (13) Nursing and convalescent homes.
- (14) Photographers studios.
- (15) Retail establishments, limited to bookstores, flower and gift shops and pharmacies.
- (16) Restaurants, including drive-through windows, but not drive-ins.
- (17) Sorority and fraternity houses.
- (18) Commercial parking lots.
- (19) Day care facilities, including day care home, group day care home, day care center and child care center as defined by this chapter.
- (20) Signs in accordance with subsection (c) of this section, pertaining to sign regulations.
- (21) Accessory buildings and uses customarily incidental to the uses listed in this subsection, on the same lot.

(22) Churches.

(23) Beauty parlors, barber shops and personal care salons.

(c) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the RI-1 district:

(1) Permanent signs for which a permit is not required: Signs of duly constituted governmental bodies, name and address signs on mailboxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are non-illuminated.

(2) Temporary signs for which a permit is not required: Real estate and development signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are non-illuminated, are securely anchored, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.

(3) Permanent signs for which a permit is required: One business or subdivision identification sign per lot, or in the case of subdivisions per development; provided the sign:

- a. Does not exceed 40 square feet in total area; and
- b. Is placed no closer than five feet to any property line.

(d) **Development standards.**

Commercial and Other Non-Residential Uses:

(1) Minimum lot area: None.

(2) Minimum yards:

- a. Street: 20 feet.
- b. Side: One-half height of building, but not less than 10 feet.
- c. Rear: None.

(3) Maximum height: 75 feet.

Residential uses (See Development Standards for R-6 Residential Uses (Sec 6-3-37))

(e) **Offstreet parking and loading regulations.** See article H of this section. (Sec 6-3-141)

(f) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards. (Sec 6-3-66)

(Ord. No. 13-86, § IV.H, 12-2-86; Ord. No. 14-99, § IV, 4-20-99; Ord. No. 02-00, 1-18-00)