

SECTION 21.08 OFFICE/INSTITUTIONAL DISTRICT**(1) Intent.**

The intent of the (O) Office/Institutional District is to set forth those land uses and activities which are permitted to provide for the specialized business, office, educational, institutional and cultural needs of the Village and surrounding region and which often have unique site and locational requirements.

(2) General Provisions.**(a) SCHEDULE OF REGULATIONS.**

Restrictions and controls for land uses or activities permitted in an (O) Office/Institutional District, or land uses or activities having special conditions attached to them, or requiring a special permit, are set forth in Schedule 21.08-A. Regulations for lot size, yards and similar bulk requirements are set forth below. Schedule 21.08-A is hereby adopted and made part of this Ordinance.

(b) EXCLUDED USES OR ACTIVITIES.

A land use or activity not set forth in Schedule 21.08-A is not permitted in Office/Institutional Districts in the Village except that uses and activities which are similar to those which are permitted in a district may be permitted by special use permit.

(c) SCOPE OF OPERATION.

All operations shall be conducted wholly within enclosed buildings, except for accessory off-street parking and off-street loading facilities and signs. Goods and merchandise, if any, stored on the premises shall not be offered for sale or sold to the public except as may be allowed as accessory to a permitted or special use.

(d) PERMITTED ACCESSORY USES AND STRUCTURES.

Uses and structures which are necessary and desirable adjuncts to permissible principal uses and structures and are under the management or control of the responsible for the principal use and structure.

(e) PERMITTED ACCESSORY SIGNS.

Identification, informational or directional signs erected entities in connection with permissible principal uses and structures or for other public purposes. No sign shall be erected within ten (10) ft. of any side or rear lot line.

(f) OFF-STREET PARKING REQUIREMENTS.

1. Offices: One (1) space per every 300 square feet of floor space.
2. Hospitals: 1.1 spaces for each bed.
3. Exhibits, museums, libraries: One (1) space for each 500 square feet of gross floor area.

(g) BULK REQUIREMENTS.

There are no minimum lot requirements. Any lot adjacent to a public street or Residential District shall have a yard at least 25 ft. in width if at the side and 25 ft. in depth if at the front or rear. Maximum lot coverage shall not exceed 30%. Maximum height of any structure within 40 ft. of a Residential District shall not exceed 45 ft.

(3) Special Conditions For Certain Land Uses or Activities In Office/Institutional District.

Land uses or activities listed in Schedule 21.08-A as being "Permitted with Special Conditions" shall not be considered permitted, and the Zoning Administrator shall not issue a zoning certificate for such uses or activities, until applicable conditions, as set forth below, have been complied with or a variance has been granted.

(a) DWELLING, WHEN LOCATED IN AN EXCLUSIVELY RESIDENTIAL BUILDING.

Permitted in an (O) District when such residential building is developed in conformance with the residential requirements of the (R-6) Residential District.

(b) TEMPORARY BUILDING OR FENCE.

Permitted for construction purposes for a period not to exceed such construction and when located on the same lot where such construction is being undertaken or a lot contiguous thereto.

(c) SIGN.

Permitted when they are in compliance with Section 21.14 of this Ordinance.

(d) LABOR HALL AND OFFICE.

Off-street parking shall be provided for each four seats or ninety lineal inches of seating space in the main assembly hall.

(4) **Schedule 21.08-A Land Uses or Activities
Office/Institutional Districts**

P = Permitted
SC = Permitted with Special Conditions
SP = Special Use Permit Required

LAND USE OR ACTIVITY	O
1. Arboretum.	P
2. Archery range, golf driving range, ice skating rink.	P
3. Art gallery, museum.	P
4. Automobile parking lot or garage.	SP
5. Cemetery.	SP
6. Dwelling unit, when located in an office building.	SP
7. Dwelling, when located in an exclusively residential building.	SC
8. Educational Institutions.	P
9. Flood control works.	P
10. Fraternal, philanthropic or eleemosynary use.	P
11. Golf course.	P
12. Governmental service.	P
13. Hospitals, clinics.	SP
14. Labor hall and office.	SC
15. Library.	P
16. Lumberyard mill work.	P
17. Manufacturing, fabricating, assembly, repair, storage, processing, cleaning, servicing and testing establishment.	P
18. Mining, quarrying or extraction of sand, gravel, soil or other aggregate.	P
19. Motel and hotel; bed & breakfast establishments.	SP
20. Museum.	P
21. Nursing home.	SP

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LAND USE OR ACTIVITY	O
22. Offices: governmental, business or professional including medical, dental or optical clinics.	P
23. Offices with accessory research, testing, warehousing, fabricating or assembly.	SP
24. Off-street parking.	P
25. Places of religious worship, convents.	P
26. Planned unit development.	SP
27. Public or private park or playground.	SP
28. Public utility installations.	SP
29. Restaurant, except drive-in type.	SC
30. Sign.	SC
31. Temporary building or fence.	SC
32. Zoo.	P