

ARTICLE XIV  
I-1 INSTITUTIONAL DISTRICT

14.1 Permitted Uses

1. Single-family dwellings.
2. Elementary or high schools.
3. Parks and forest preserves.

Special Use Permit Required

1. Art galleries, libraries, museums, private clubs, and similar uses.
2. Golf courses.
3. Colleges or universities.
4. Governmental buildings or uses.
5. Senior citizen home sharing facility.
6. Not-for-profit, governmental and specialty school uses in elementary, middle and high school buildings no longer used for teaching purposes.
7. Buildings primarily devoted to Religious Worship.
8. Private or public utility substations.

14.2 Bulk Regulations

A. Special Uses

1. No special use building shall be closer to any lot line of a lot containing a single-family dwelling, or which may be used for a single-family dwelling, and is not owned by the institution or government owning the special use building than the distance equal to the height of such a building or thirty (30) feet (9.14 m.) whichever is greater.
2. No special use building shall be closer to any street line than the lesser of thirty (30) feet (9.14 m.) or fifty percent (50%) of the height of such building.

B. Permitted Uses

1. A maximum height of thirty-five (35) feet or three (3) stories, whichever is less.
2. A minimum lot size.
  - a. For single-family dwellings: 7,260 sq. ft. (674.5 sq. m.).
  - b. For all other uses: One and one-half (1½) acres (65,340 sq. ft.) (6,070 sq. m.).
  - c. For parks and forest preserves: No minimum lot size.
3. A maximum lot coverage of forty percent (40%).
4. A minimum lot width of fifty (50) feet (15.24 m.).
5. A minimum front yard depth of thirty (30) feet (9.14 m.); provided that if a setback has been maintained for existing buildings on lots having a frontage of fifty percent (50%) or more of the total frontage on the block, there shall be a minimum setback of such existing buildings, but said minimum setback shall be no less than fifteen (15) feet (4.57 m.), but in no circumstance shall the minimum setback be more than forty percent (40%) of the depth of the lot. Unenclosed, roofed front porches shall be permitted to encroach up to eight (8) feet into a required front or side yard abutting a street.
6. A minimum side yard width: Minimum side and rear yard depth as required by the general regulations.
7. Floor Area Ratio for single-family dwellings: forty percent (40%); provided, however, this floor area ratio requirement is applicable only to the construction of residences or additions thereto for which building permits have issued on and after October 17, 1989.
8. A minimum lot depth of 132 feet.

### 14.3 Standards.

All property located in this district is subject to the general standards and regulations of this ordinance except as follows:

1. There may be more than one (1) college or university building on a lot provided that the requirements of this ordinance, as to new or remodeled buildings, on such lot are met.

2. Off-street parking as required by Article XXII, accessory to a college or university building, may be located within the I-1 district without restrictions as to distance limitations set forth in Section 22.2.8.

Special Uses located in this district are also subject to the following additional standards:

1. All operations, activities other than recreational or educational and other outside activities which are part of the college or university programs, and storage shall be conducted wholly inside a building or buildings, except that storage may be maintained outside a building in side yards or rear yards if no part of the storage is less than fifteen (15) feet (4.57 m.) from any lot line of the lot on which the special use is located and if such storage area is separated from other property (except property located in a Commercial or Industrial District) and public streets by screening.
2. No retail sales or services shall be permitted, except as incidental or accessory to a special use.
3. Dispensing of gasoline from underground storage tanks on premises shall be limited to the requirements of vehicles necessary to the conduct of a special use.
4. Service and maintenance of vehicles shall be permitted only such as is necessary to the conduct of a special use.
5. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting excessive glare upon adjacent property.
6. All premises shall be furnished with all-weather hard-surface walks and, except for parking areas, the grounds shall be landscaped.
7. If the lot contains a use other than a residential building, and adjoins a lot containing a residential building, screening shall be provided at the lot line sufficient to protect on a year-round basis, the privacy of, the adjoining residential uses.
8. Architectural and site plan approval (5.5) shall be required for all permitted uses listed in Section 14.1 except 1, 3, and 4.

## ARTICLE XIV.I

### I-2 INSTITUTIONAL DISTRICT

#### 14.1.1 Permitted Uses

1. Elementary or high schools.
2. Parks and forest preserves.

#### Special Use Permit Required

1. Art galleries, libraries, museums, private clubs, and similar uses.
2. Golf courses.
3. Colleges or universities.
4. Governmental buildings or uses.
5. Not-for-profit, governmental and specialty school uses in elementary, middle and high school buildings no longer used for teaching purposes.
6. Buildings primarily devoted to Religious Worship.
7. Private or public utility substations.

#### 14.1.2 Bulk Regulations

##### A. Special Uses

1. No special use building shall be closer to any lot line of a lot containing a single-family dwelling, or which may be used for a single-family dwelling, and is not owned by the institution, or government owning the special use building, than the distance equal to the height of such a building or thirty (30) feet (9.14 m.) whichever is greater.
2. No special use building shall be closer to any street line than the lesser of thirty (30) feet (9.14 m.) or fifty percent (50%) of the height of such building.

##### B. Permitted Uses

1. A maximum height of thirty-five (35) feet or three (3) stories, whichever is less.
2. A minimum lot size.

- a. For parks and forest preserves: No minimum lot size.
- b. For all other uses: One and one-half (1½) acres (65,340 sq. ft.) (6,070 sq. m.).
3. A minimum front yard depth of thirty (30) feet (9.14 m.); provided that if a setback has been maintained for existing buildings on lots having a frontage of fifty percent (50%) or more of the total frontage on the block, there shall be a minimum setback of such existing buildings, but said minimum setback shall be no less than fifteen (15) feet (4.57 m.), but in no circumstance shall the minimum setback be more than forty percent (40%) of the depth of the lot.
4. A minimum side yard width: Minimum side and rear yard depth as required by the general regulations.

#### 14.1.3 Standards.

All property located in this district is subject to the general standards and regulations of this ordinance except as follows:

1. There may be more than one (1) college or university building on a lot provided that the requirements of this ordinance as to new or remodeled buildings on such lot are met.
2. Off-street parking as required by Article XXII, accessory to a college or university building, may be located within the I-1 district without restrictions as to distance limitations set forth in Section 22.2.8.

Property located in this district is also subject to the following additional standards:

1. All operations, activities other than recreational or educational and other outside activities which are part of the college or university programs, and storage shall be conducted wholly inside a building or buildings, except that storage may be maintained outside a building in side yards or rear yards if no part of the storage is less than fifteen (15) feet (4.57 m.) from any lot line of the lot on which the use is located and if such storage area is separated from other property (except property located in a Commercial or Industrial District) and public streets by screening.
2. No retail sales or services shall be permitted, except as incidental or accessory to a permitted or special use.
3. Dispensing of gasoline from underground storage tanks on premises shall be limited to the requirements of vehicles necessary to the conduct of a permitted or special use.

4. Service and maintenance of vehicles shall be permitted only such as is necessary to the conduct of a permitted or special use.
5. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting excessive glare upon adjacent property.
6. All premises shall be furnished with all-weather hard-surface walks and, except for parking areas, the grounds shall be landscaped.
7. If the lot adjoins a lot containing a residential building, screening shall be provided at the lot line sufficient to protect, on a year-round basis, the privacy of the adjoining residential uses.
8. Architectural and site plan approval (5.5) shall be required for all permitted uses listed in Section 14.2 except 2.
9. Downtown design review in accordance with Section 5.12 shall be required for all uses located within the Downtown Design Review Overlay District.