

- B. Provide for living, shopping, and employment opportunities within close proximity to one another in a compact and orderly fashion;
- C. Reduce dependence on the need for travel in an automobile to meet daily needs;
- D. Encourage vibrant neighborhoods and centers of economic activity;
- E. Allow for master planned development that surpasses the minimum expectations for development quality established in this Ordinance; and
- F. Create appropriate amounts of flexibility to foster redevelopment, infill, downtown revitalization, and economic opportunities for Town residents.

(Ord. 2020-36, passed 12-2-2019)

**3.5.2. Office Institutional (OI) District**

A. *District Character.* The Office Institutional (OI) District is established to accommodate office uses, institutional facilities, educational uses, research and development facilities, corporate headquarters, and multi-family residential uses in high quality single-building and multi-building developments. Buildings have a wide range of sizes and heights, based on their function. The district also accommodates the ancillary service uses necessary to support the predominant office and institutional development, but is not intended as a retail district. Retail, personal service, and other commercial uses permitted as accessory to an office or institutional use should not occupy more than ten percent of the floor area and should be configured to minimize visibility from off-site areas. The OI District also serves as a transition area between higher intensity commercial uses and nearby lower density single-family residential neighborhoods. Development in the OI district is subject to design standards to ensure it maintains compatibility with its surroundings.

B. *Example Lot Pattern.*



C. *Dimensional Standards-Nonresidential.*

Minimum Lot Area (square feet)	6,000
Minimum Lot Width (linear feet)	50
Maximum Lot Coverage (% of lot area)	65
Minimum Street Setback (feet)	20
Minimum Side Setback (feet)	None; 5 if provided
Minimum Rear Setback (feet)	25
Maximum Building Height (feet/stories)	30; may be increased by 2 feet for every additional foot of setback provided beyond the min.
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25

D. *Dimensional Standards - Mixed-Use.*

Maximum Residential Density (units/acre)	7
Minimum Lot Area (square feet)	6,000
Minimum Lot Width (linear feet)	50
Maximum Lot Coverage (% of lot area)	70

Minimum Street Setback (feet)	20
Minimum Side Setback (feet)	None; 5 if provided
Minimum Rear Setback (feet)	25
Maximum Building Height (feet/stories)	30; may be increased by 2 feet for every additional foot of setback provided beyond the min.
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25

E. Dimensional Standards - Residential.

	<i>Traditional Format</i>	<i>Complies with Residential Design Guidelines</i>	<i>Bungalow Court/Pocket Neighborhood</i>
	<i>Traditional Format</i>	<i>Complies with Residential Design Guidelines</i>	<i>Bungalow Court/Pocket Neighborhood</i>
Single-Family Detached Development			
Maximum Development Size (acres)	N/A	N/A	3 (max. size)
Maximum Residential Density (units/acre)	5.44	6	4
Minimum Lot Area (square feet)	8,000	7,200	6,000
Minimum Lot Width (linear feet)	70	70	30
Maximum Lot Coverage (% of lot area)	30	35	30
Minimum Street Setback (feet)	30; may be reduced to 20 measured to front edge of a covered porch		20; 0 from alley
Minimum Side Setback (feet)	10	10	5/side
Minimum Rear Setback (feet)	25	25	15
Maximum Building Height (feet/stories)	35/3	35/3	35/3
Duplex Development			
Maximum Residential Density (units/acre)	4.15	6	N/A
Minimum Lot Area (square feet)	10,500/unit	7,200/unit	
Minimum Lot Width (linear feet)	95	95	
Maximum Lot Coverage (% of lot area)	30	35	
Minimum Street Setback (feet)	30; may be reduced to 20 measured to front edge of a covered porch		
Minimum Side Setback (feet)	12	12	
Minimum Rear Setback (feet)	25	25	
Maximum Building Height (feet/stories)	35/3	35/3	
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25	25	
Single-Family Attached Development			
Maximum Residential Density (units/acre)	4.15	6	N/A
Minimum Lot Area (square feet)	10,500/unit	7,200/unit	
Minimum Development Width (linear feet)	140	120	
Maximum Lot Coverage (% of total area)	30	35	
Minimum Street Setback (feet)	5 from interior streets		

Minimum Side Setback (feet)	None		NA
Minimum Rear Setback (feet)	None		
Minimum Perimeter Setback Around Development (feet)	25	25	
Maximum Building Height (feet/stories)	35/3	35/3	
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25	25	
Triplex/Quadplex Development			
Minimum Development Size (acres)	1	N/A	N/A
Maximum Residential Density (units/acre)	6		
Minimum Lot Area (square feet)	7,200/unit		
Minimum Development Width (linear feet)	120		
Maximum Lot Coverage (% of total area)	35		
Minimum Street Setback (feet)	30		
Minimum Side Setback (feet)	12		
Minimum Rear Setback (feet)	25		
Maximum Building Height (feet/stories)	40/3		
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25		
Multi-Family Development			
Maximum Residential Density (units/acre)	12	N/A	N/A
Minimum Development Width (linear feet)	120		
Maximum Lot Coverage (% of total area)	40		
Minimum Street Setback (feet)	5 from interior streets		
Minimum Side Setback (feet)	None		
Minimum Rear Setback (feet)	None		
Minimum Perimeter Setback Around Development (feet)	25		
Maximum Building Height (feet/stories)	50/4		
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25		

F. *Development Examples.*



G. *District-Specific Standards.* - placeholder -