

street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear.

V. Corner Visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average centerline grade of each street.

VI. Off-Street Parking:

Off-street parking shall be provided, as required to Article XI, Section 110, of this Ordinance.

Section 80.7 R-MH Residential Manufactured Home District. The R-MH Residential Manufactured Home District permits high density residential development in the perimeter planning area. Individual or park water and sewerage facilities are expected to service this district.

I. Permitted Uses:

- a. Manufactured home parks, subject to Article IX, Section 96, of this Ordinance.

II. Dimensional requirements:

See Article IX, Section 96.

Section 80.8 Office and Institutional District The Office and Institutional District is designed to provide a wide range of professional and economic office space, as well as space for public and quasi-public uses. The regulations are intended to provide for adequate traffic access and parking facilities in addition to prohibiting any use which, because office/institutional nature of this district.

I. Permitted Uses:

- a. Public or privately owned medical and dental clinics, and offices where medical or dental services are rendered.
- b. Funeral homes.
- c. Banks, loan offices and agencies.

- d. Business, professional, government, religious, charitable or fraternal offices or agencies and private clubs not engaged in retail sales to the general public or the maintenance of a stock of goods, merchandise or supplies on the premises.
- e. Libraries, art galleries, museums, music or dancing institutions or schools.
- f. Auditoriums, armories, and publicly owned and operated recreational facilities.
- g. Publicly owned institutions, except jails, and other types of correctional institutions. This exception shall also include hospitals or institutions operated principally for the treatment of mental, alcoholic or narcotic patients.
- h. Customary accessory uses and structures when located on the same zoning lot as the principal structure, excluding however, open storage.

II. Conditional Uses:

- a. Public utility and service uses.
- b. Boarding houses and tourist homes.
- c. Group Commercial or Office Projects, subject to the provisions of Article X, Section 106 of this Ordinance.

III. Dimensional requirements:

- a. Minimum Lot Area per Building: 7,500 sqft.
NOTE: Any other dimensional requirements shall be the same as the R-75 District.

IV. Location of Accessory Structures:

Accessory buildings shall not be erected in any front or side yard or within 20 feet of any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear. Any open storage is strictly prohibited. Accessory structures used for signs shall comply with Article IX, Section 94.9 of this Ordinance.

V. Corner Visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines at a distance of eighty (80) feet from their intersection,

there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average centerline grade of each street.

VI. Off-street Parking and Loading Requirements:

Off-street parking and loading facilities shall be provided in accordance with Article XI, Section 110, of this Ordinance.

VII. Buffer/Screening Requirements:

Whenever any O-I District rear and/or side property line abuts upon a residential district with no intervening street or highway or natural buffer, any buildings or parking area use for O-I purpose shall construct and maintain a buffer as defined in Section 60.15 of this Ordinance.

Dumpster and Trash Containers shall be screened in accordance with section 109 of this ordinance (5/03)

Section 80.9 N-B Neighborhood Business District. The N-B Neighborhood Business District is intended for the use of those businesses and other uses which are properly located near residential areas and which cater to the everyday needs of a limited residential area.

I. Permitted Uses:

- a. All uses allowed in the O-I district.
- b. Animal hospitals or kennels.
- c. Banks and other financial institutions.
- d. Barbershops and beauty shops.
- e. Bakeries, retail.
- f. Boarding houses and tourist homes.
- g. Convenience stores, excluding gas pumps.
- h. Customary accessory uses and structures when located on the same lot as the main structure, excluding open storage.
- i. Dry cleaning or laundry pickup stations.
- j. Drug stores.
- k. Electrical and electronic products.
- l. Electric repair shops.
- m. Florists and gift shops.
- n. Furniture and household appliance stores.
- o. Grocery, food, produce, fruit and meat stores.
- p. Hardware stores.
- q. Jewelry repair shops and opticians.
- r. Laundromats and similar automatic laundries.
- s. Newspaper offices.