Chapter 18.48 - IA—INSTITUTION AREA DISTRICT

18.48.010 - Land use regulations.

Land use regulations are:

A. Permitted Uses.
   1. Noncommercial school;
   2. Church;
   3. Penal institution;
   4. Governmental offices and courts;
   5. Library;
   6. Sanitarium;
   7. Public and private hospitals;
   8. Fire station.

B. Uses allowed with zoning permit: one single family dwelling for caretaker, guard or operator.

C. Uses Allowed with Conditional Use Permit.
   1. Semipublic buildings and uses, other than those listed under permitted uses;
   2. Cemeteries and mausoleums (see Chapter 18.94);
   3. Public or institutional laboratories for testing, experimental or analytical purposes (see Chapter 18.94);
   4. Hospital support facilities;
   5. Communications tower/wireless communications facility.

(Ord. 525R § 1, 2005; Ord. 525H § 11, 1999: Ord. 525-F § 6(part), 1994: Ord. 525C § 7, 1993: Ord. 525 § 1(part), 1989).

18.48.020 - Structure location regulations.

(See also Sections 18.98.010—18.98.090.) Structure location regulations are:

A. Setback from edge of right-of-way: Twenty-five feet, minimum;

B. Side yard offset: Ten feet, minimum;

C. Rear yard offset: Twenty feet, minimum.

(Ord. 525-F § 6(part), 1994: Ord. 525 § 1(part), 1989).

18.48.030 - Structure height regulations.

(See also Sections 18.98.100—18.98.130.) Structure height regulations are:

A. Principal building height: Sixty feet, maximum;

B. Accessory building height: Sixty feet, maximum.

(Ord. 525-F § 6(part), 1994: Ord. 525 § 1(part), 1989).

18.48.040 - Lot dimension regulations.

(See also Section 18.100.010.) Lot dimension regulations are:

A. Lot area: One acre, minimum;

B. Average lot width: One hundred twenty feet, minimum;

C. Lot length to width ratio permitted: Maximum ratio determined by zoning agency during site plan review;

D. Dwelling floor area to lot area ratio permitted: fifty percent, maximum;

E. Total buildings area to lot area ratio permitted: ninety percent, maximum.

(Ord. 525-F § 6(part), 1994: Ord. 525 § 1(part), 1989).