

## Chapter 19.48 I INSTITUTIONAL DISTRICT

### 19.48.010 Purpose.

The I institutional district is established to provide a community review and approval process for certain institutional uses that have a potential impact on surrounding land uses and/or the city as a whole.

(Ord. No. 1914A, 2-18-2016)

### 19.48.020 Permitted uses.

Permitted uses in the I district include:

- A. Colleges;
- B. Universities and their associated residential, educational and service facilities, except that new structures and/or exterior remodeling of existing structures which are within one hundred fifty feet of any other zoning district boundary (includes surface parking areas for more than twenty vehicles) shall be a conditional use as indicated below. The uses stated in Section 19.48.030 shall be conditional uses;
- C. The second or greater wireless telecommunication facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.
- D. Public and semipublic uses, to include public and private schools; churches, cultural centers, and faith based institutions; government facilities; active recreational parks; museums, medical facilities, libraries, public transportation terminals, and similar uses.

(Ord. No. 1914A, 2-18-2016)

### 19.48.030 Conditional uses.

Conditional uses in the I district include:

- A. New structures and/or exterior remodeling or existing structures within one hundred fifty feet of any other zoning district boundary (includes surface parking areas for more than twenty vehicles);
- B. Gymnasiums, sport stadiums, auditoriums, and similar places of general public assembly;
- C. Parking structures and surface parking areas for more than one hundred vehicles;
- D. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55;
- E. Fraternity or sorority houses.

(Ord. No. 1914A, 2-18-2016)

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### 19.48.040 Lot area.

Minimum total lot area in the I district is ~~one acre~~ 15,000 square feet.  
(Ord. No. 1914A, 2-18-2016)

### 19.48.050 Lot width.

Minimum lot width in the I district is ~~one hundred twenty feet~~ 80 feet.  
(Ord. No. 1914A, 2-18-2016)

### 19.48.060 Building height.

Maximum building height in the institutional district shall be one hundred feet. Mechanical penthouses shall be excluded from the building height restrictions listed herein if they comply with the following limitations:

- A. Penthouses shall be no taller than the highest floor to floor height in the building.
- B. Penthouses shall be set back from the public street building facade of the building equal to the height of the penthouse.
- C. The penthouse floor area, including vertical circulation spaces leading to the penthouse, shall be no greater than ten percent of the ground floor building footprint.
- D. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

(Ord. No. 1914A, 2-18-2016)

### 19.48.070 Yard requirements.

Minimum yard requirements in the I district are:

- A. Any street yard facing any zoning district other than the institutional district shall be no less than twenty-five feet, measured from the right-of-way, or one-half of the total height of the building, whichever is greater. Any street yard within an institutional district facing yards in an institutional district shall not be less than twenty-five feet, measured from the right-of-way. The building setback shall not in any event encroach on the intersection visibility requirements set forth in Whitewater Municipal Code, Section 19.51.010;
- B. Street yard for off-street parking—fifteen feet;
- C. Side yard shall be thirty feet or equal to the height of the structure, whichever is greater;
- D. Rear yard—thirty-five feet or equal to the height of the structure, whichever is greater.
- E. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46 and in addition may require DNR approval.

(Ord. No. 1914A, 2-18-2016)

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**19.48.080 Number of structures on one lot.**

Within the I district, more than one principal structure may be located on a lot (see Section 19.06.150).  
(Ord. No. 1914A, 2-18-2016)