
Sec. 18-36. Institutional (IN) District.

- (a) *Description and purpose.* This district is intended to establish and preserve areas for certain public and institutional uses in the Village of Fontana.
- (b) *Principal land uses permitted by right.*
 - (1) Existing residential (see subsection 18-55(l)).
 - (2) Passive outdoor recreation (see subsection 18-57(b)).
 - (3) Active outdoor recreation (see subsection 18-57(c)).
 - (4) Public services and utilities (see subsection 18-58(c)).
 - (5) Cultivation (see subsection 18-63(a)).
 - (6) Selective cutting (see subsection 18-63(d)).
 - (7) Minor outdoor food and beverage seating (see subsection 18-56(g)(1)).
- (c) *Principal land uses permitted as conditional use.*
 - (1) Group day care center (9+ children) (see subsection 18-56(l)).
 - (2) Reserved.
 - (3) Indoor institutional (see subsection 18-58(a)).
 - (4) Outdoor institutional (see subsection 18-58(b)).
 - (5) Institutional residential (see subsection 18-58(d)).
 - (6) Community living arrangement (1—16+ residents) (see subsection 18-58(e)).
 - (7) Off-site parking (see subsection 18-61(e)).
 - (8) Composting (see subsection 18-62(c)).
 - (9) Reserved.
 - (10) Community garden (see subsection 18-63(h)).
 - (11) Market garden (see subsection 18-63(i)).
 - (12) Major outdoor food and beverage seating (see subsection 18-56(g)(2)).
 - (13) Minor outdoor commercial entertainment (see subsection 18-56(g)(3)).
 - (14) Major outdoor commercial entertainment (see subsection 18-56(g)(4)).
- (d) *Accessory uses permitted by right.*
 - (1) Home occupation (see subsection 18-64(a)).
 - (2) Residential garage or shed (see subsection 18-64(i)).
 - (3) Residential recreational facility (see subsection 18-64(j)).
 - (4) On-site parking (see subsection 18-64(l)).
 - (5) Company cafeteria (see subsection 18-64(m)).
 - (6) Company on-site recreation (see subsection 18-64(n)).
 - (7) Stormwater facilities (see subsection 18-64(r)).

-
- (8) Exterior communications device (see subsection 18-64(s)).
 - (9) Tourist rooming house (see subsection 18-64(x)).
 - (e) *Accessory uses permitted as conditional use.*
 - (1) Expanded home occupation (see subsection 18-64(b)).
 - (2) Family day care home (4—8 children) (see subsection 18-64(c)).
 - (3) Intermediate day care home (9—15 children) (see subsection 18-64(d)).
 - (4) Small solar energy system (see subsection 18-64(u)).
 - (5) Small wind energy system (see subsection 18-64(v)).
 - (f) *Permitted temporary uses.*
 - (1) Temporary farm product sales (see subsection 18-65(a)).
 - (2) Temporary outdoor sales (see subsection 18-65(b)).
 - (3) Temporary outdoor assembly (see subsection 18-65(c)).
 - (4) Temporary storage container (see subsection 18-65(d)).
 - (5) Temporary construction storage (see subsection 18-65(e)).
 - (6) Temporary relocatable building (see subsection 18-65(f)).
 - (7) Garage or estate sale (auction) (see subsection 18-65(g)).
 - (8) Farmer's market (see subsection 18-65(h)).
 - (9) Limited duration special activities and events (see subsection 18-65(i)).
 - (g) *Nonconforming situations.* The village has adopted provisions and protections for nonconforming lot, use, structure and/or sites (see article VI).
 - (h) *Overlay district requirements.* All lots, uses, structures, and site features within one or more overlay zoning district (see article VII) shall be subject to the regulations of all applicable overlay zoning districts in addition to those of the underlying IN District. Where IN and overlay district requirements conflict, the more restrictive requirements shall prevail.
 - (i) *Design standards.* All structures and uses shall comply with applicable design standards of article X, except for any exemptions specifically stated in this chapter or any other agency with jurisdiction.
 - (j) *Landscaping regulations.* All land uses in the IN zoning district shall comply with applicable provisions of article XI.
 - (k) *Signage regulations.* All signs shall comply with applicable provisions of article XII.
 - (l) *Performance standards.* All allowed uses in the IN zoning district shall comply with applicable performance standards of article XIII, except for any exemptions specifically stated in this chapter or any other agency with jurisdiction.
 - (m) *Density, intensity and bulk regulations.* Density, intensity and bulk regulations specific to the IN zoning district are detailed in Figure 18-36.

Figure 18-36: Density, Intensity and Bulk Regulations in the IN District

Density and Intensity Requirements	See Article IV for additional requirements
---	---

Minimum Lot Area	20,000 square feet
Maximum Gross Density	8 dwelling units per acre
Maximum Building Coverage	30 percent
Minimum Landscape Surface Ratio	50 percent
Minimum Lot Width	100 feet
Minimum Street Frontage	50 feet
Principal Structure Bulk Requirements	See Article V for additional requirements
Minimum Front or Street Setback	25 feet
Minimum Setbacks from Lakeshore, Navigable Streams, Other Drainageways, Wetlands, Woodlands, Steep Slopes and Village Wells	<ul style="list-style-type: none"> ■ 50 feet for structures existing as of the effective date of this chapter, and all additions to such structures; ■ 75 feet for new structures placed on lots which were vacant as of the effective date of this chapter, and all additions to such structures.
Minimum Interior Side Setback	15 feet
Minimum Rear Setback	25 feet
Minimum Pavement Setback	5 feet (lot line to pavement; excludes driveway entrances)
Maximum Principal Building Height	35 feet
Accessory Structure Requirements	Refer to Subsection 18-52(2) for additional requirements
Setback from Principal Structures	10 feet
Accessory Interior Side and Rear Setback	5 feet (less than 200 square foot structure); 10 feet (at least 200 but less than 600 square foot structure); and for accessory structures 600 square feet or more, said accessory structure shall comply with principle structure setback requirements.
Maximum Accessory Building Height	18 feet

(Ord. No. 090412-02, § 1, 9-4-2012; Ord. No. 03-02-15-01, § 10, 3-2-2015; Ord. No. 061118-02, § 13, 6-11-2018; Ord. No. 110121-02, § 12, 11-1-2021; Ord. No. 120621-03, § 14, 12-6-2021; Ord. No. 050123-02, §§ 9—13, 5-1-2023)