



### **PI - PUBLIC AND INSTITUTIONAL DISTRICT**

The PI, Public and Institutional District is intended to accommodate mid-and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

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Minimum Development Size (ac.)	5 acres
Minimum Lot Size: a	40,000 square feet
Minimum Lot Width:	150 feet
Minimum Street Frontage:	100 feet
Minimum Street Setback: c	30/55 feet Local, Subcollector, Collector 40/75 feet Minor Thoroughfare 50/95 feet Major Thoroughfare
Minimum Interior Setback:	20 feet Adjacent to Non-Residential 35 feet Adjacent to Residential
Maximum Building Height:	50/80 feet f

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- a. Lots of record having less than minimum required area may be developed pursuant to Section 3-14.1 (Nonconforming Lots of Record).
- b. Maximum district size of three (3) acres (excluding any street right-of-way).
- c. Setback from right-of-way or property line/setback from street centerline, whichever is greater.
- d. Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.
- e. A through lot has two (2) street setbacks but no rear setback.
- f. Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above 80 feet in height.
- g. Smaller lots are permitted for residential uses (refer to Table 4-4-3).
- h. No more than three (3) full or partial stories entirely above grade.
- i. Development perimeter only.