SECTION 8 – INSTITUTIONAL (I) ZONES

8.1 PERMITTED USES

The following are permitted Uses within the Institutional – (I.1, I.2, and I.3) Zones:

8.1.1 Educational, Spiritual, and Other Services – I.1 Zone
Art Gallery
Day Care Centre in accordance with Section 4.26
Group Home in accordance with Section 4.25
Library
Museum
Outdoor Sportsfield Facilities
Religious Establishment
School

Occasional Uses in accordance with Section 4.21.

8.1.1.1 Administrative Office, Nursing Home, activity room, Recreation Centre, nursing station, Research Establishment, chapel, residence and other Accessory Uses are permitted provided that such Use is subordinate, incidental and exclusively devoted to a permitted use listed in Section 8.1.1 and provided that such Use complies with Section 4.23.

8.1.2 University of Guelph and Guelph Correctional Centre – I.2 Zone
Guelph Correctional Centre and its directly related operations
University of Guelph and its directly related operations
Day Care Centre in accordance with Section 4.26
Group Home in accordance with Section 4.25

Accessory Uses in accordance with Section 4.23

8.1.3 Health and Social Services – I.3 Zone
Day Care Centre in accordance with Section 4.26
Group Home in accordance with Section 4.25
Medical Clinic
Medical Office
Medical Treatment Facility
Recreation Centre
Research Establishment
Residential facilities including:
- Units for short term guests (developed using R.4A regulations)
- Units for staff and for those undergoing training on site

Social Service Establishment
8.1.3.1 Administrative **Office**, **Florist**, chapel, book store, **Pharmacy**, gift shop, **Convenience Store**, **Postal Service**, **Library**, banking facilities, coffee shops, optical/audio/prosthesis assessment and dispensing facilities, **Laundry**, laboratory, **Restaurant**, nursing station, cafeteria, **Liquor Store**, television and radio rental and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted **Use** listed in Section 8.1.3 and provided that such **Use** complies with Section 4.23.

8.2 **REGULATIONS**

Within the Institutional (I) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 8.2, and the following:

8.2.1 **Additional Regulations for the I.2 Zone**

8.2.1.1 **Location of Off-Street Parking and Off-Street Loading**

No off-**Street** parking or off-**Street Loading Space** shall be located within 3 metres of any public **Street** boundary of an Institutional (I.2) **Zone** at the University of Guelph.
<table>
<thead>
<tr>
<th>Row</th>
<th>Institutional Zones</th>
<th>Educational, Spiritual and Other Services (I.1) Zone</th>
<th>University of Guelph and Guelph Correctional Centre (I.2) Zone</th>
<th>Health and Social Services (I.3) Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td>Minimum Lot Area</td>
<td></td>
<td>700 m²</td>
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<tr>
<td>3</td>
<td>Minimum Front and Exterior Side Yard</td>
<td>6 metres and in accordance with Sections 4.16 and 4.24.</td>
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<tr>
<td>4</td>
<td>Maximum Front and Exterior Side Yard</td>
<td>20 metres</td>
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<tr>
<td>5</td>
<td>Minimum Side Yard</td>
<td>6 metres or one-half the <strong>Building Height</strong>, whichever is greater.</td>
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<tr>
<td>6</td>
<td>Minimum Rear Yard</td>
<td>7.5 metres or one-half the <strong>Building Height</strong>, whichever is greater.</td>
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<tr>
<td>7</td>
<td>Minimum Lot Frontage</td>
<td>30 metres</td>
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</tr>
<tr>
<td>8</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 4.13.</td>
<td>In accordance with Sections 4.13 and 8.2.1.1.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Accessory Buildings and Structures</td>
<td>In accordance with Section 4.5.</td>
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</tr>
<tr>
<td>11</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
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<tr>
<td>12</td>
<td>Maximum Building Height</td>
<td>4 <strong>Storeys</strong> and in accordance with Sections 4.16 and 4.18.</td>
<td>10 <strong>Storeys</strong> and in accordance with Sections 4.16 and 4.18.</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Buffer Strips</td>
<td>Where an Institutional Zone abuts any Residential, Park, Wetland or Urban Reserve Zone, a <strong>Buffer Strip</strong> shall be developed.</td>
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<tr>
<td>14</td>
<td>Garbage, Refuse Storage and Composters</td>
<td>In accordance with Section 4.9.</td>
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</tbody>
</table>