

ARTICLE X

O-1 OFFICE BUILDING DISTRICTS

SECTION 10.00 - INTENT

The O-1 Office Building Districts are designed to accommodate office uses, offices sales, and basic personal services.

SECTION 10.01 - PRINCIPAL USES PERMITTED

The following uses shall be permitted, subject to any limitations described herein:

- (a) Office buildings for any of the following occupations: executive; administrative; professionals; accounting; writing; clerical; stenographic; drafting; and sales; subject to the limitations contained below in Section 10.03 Required Conditions.
- (b) Medical office, including outpatient clinics.
- (c) Hospitals, subject to the yard and locational requirements of Article XXIV "Schedule of Regulations" for the RM Multiple Family District and the Special Conditions outlined in Section 5.02(f).
- (d) Banks, savings and loan associations, and similar financial institutions, provided that accessory drive-through facilities shall be subject to Conditional Use Approval (See Section 10.02).
- (e) Publicly owned buildings, exchanges and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations.
- (f) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, subject to the following condition: No building shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes. Within the Village Overlay District, no building shall be closer than ten (10) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.
- (g) Religious Institutions, subject to the following:
 - 1. Buildings of greater than the maximum height allowed in this district may be permitted provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.
 - 2. At least one boundary of the lot upon which the church is to be constructed shall border a street designated as a collector thoroughfare having an existing and/or planned right-of-way of at least 86 feet in width.

O-1 DISTRICT

- (g) Mortuary establishments, including required caretakers apartment, subject to the following conditions:
 - 1. All official vehicles of mortuary or funeral homes plus one space for each caretaker family on the premises shall be provided for as off-street parking spaces. The off-street parking herein required shall be in excess of the requirements of Section 13.01(c) 3. Schedule of Off-Street Parking Requirements.
 - 2. Ingress and egress shall be so provided as not to conflict with the traffic on adjacent residential streets.
 - 3. The funeral procession shall be formed so as to line up on site or within off-street parking areas servicing the mortuary or funeral home. Adequate land and site plan layout shall therefore be accomplished so as not to require residential street space for the forming of the funeral procession.
 - 4. All activity extending beyond the walls of the mortuary or funeral home shall be screened from visible view of adjacent residential districts.
- (h) Signs, as provided in Article XIV - Signs.
- (i) Attached wireless communications facilities, collocation of an attached wireless communications facility, and attached wireless communications facilities consisting of a utility pole, all subject to the standards in Section 15.28.
- (j) Other uses similar to the above uses.

SECTION 10.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses shall be permitted subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Council following a review and recommendation by the City Planning Commission.

- (a) An accessory building and customarily related to a use authorized by this section such as a pharmacy or apothecary shop; stores limited to corrective devices, garments or bandages, optical company, or restaurant may be permitted; provided, it is within the building to which it is accessory and does not have a direct outside entrance for customers.
- (b) Transformer stations and substations, and gas regulator stations (without storage yards) when operation requirements necessitate the location within the district in order to serve the immediate vicinity.
- (c) Commercial Art Gallery including customary accessory uses such as picture framing, provided such accessory uses are only provided for or utilized in conjunction with the art works sold in the gallery. Interior display of the art works may only be permitted by the Planning Commission, notwithstanding conditions set forth in Section 10.03(a). Conditions shall be imposed to make the gallery compatible with the principal uses permitted in this District and the gallery shall not be approved without specific finding that it will be compatible with the principal uses permitted in this district.

O-1 DISTRICT

- (d) Any office use which has drive-through facilities, including banks, savings and loan companies, other financial institutions. Drive-through facilities shall comply with the following requirements:
 - 1. Ingress and egress drives shall be a minimum of thirty (30) feet in width. No more than one (1) such drive or curb opening shall be permitted for every seventy-five (75) feet of frontage (or fraction thereof) along any street. The nearest edge of any such drive shall be located at least twenty-five (25) feet from the nearest point of any property zoned or used for residential purposes.
 - 2. Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance because of its location in relation to other ingress and egress drives, its location in relation to the traffic generated by other buildings or uses, its location near vehicular or pedestrian entrances or crossings, or similar concerns.
 - 3. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets, measured from the nearest intersection right-of-way line.
 - 4. Devices for the transmission of voice shall be so directed or muffled as to prevent said sounds from being audible beyond the boundaries of the site. Devices for the broadcasting of voice or music over the entire site shall be prohibited.
- (e) Wireless communications support structures on public or quasi-public/institutional sites subject to the requirements specified in Section 15.28.

SECTION 10.03 - REQUIRED CONDITIONS

- (a) No interior display shall be visible from the exterior of the building, and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed twenty-five (25) percent of the usable floor area of either the first or second story, or in the basement.
- (b) The outdoor storage of goods or materials shall be prohibited.
- (c) Warehousing or indoor storage of goods or material, beyond that normally incidental to the above permitted uses, shall be prohibited.
- (d) Where the 0-1 District and uses permitted therein abuts a residential district, a ten (10) foot wide greenbelt shall be provided where the required screen wall is not provided.

SECTION 10.04 - REQUIRED GREENWAY

Where the 0-1 District directly abuts a single-family district, the 0-1 uses constructed therein shall provide a ten (10) foot wide greenway in those areas where the screen wall is not required. The greenway shall be constructed in accordance with Section 15.23 of this Ordinance.

SECTION 10.05 – ACCESSORY USES PERMITTED

Accessory buildings and uses customarily incidental to the principal permitted uses enumerated in 10.01 and 10.02 are permitted including home occupations accessory to nonconforming residential uses subject to the provisions of section 15.29 Home Occupations. (Ord. 377, 11/15/2001)

SECTION 10.06 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Development Standards

Lot Minimums

Area (sq/ft)	----
Width (feet)	----

Maximum Building

Stories	2
Height (feet)	30

Maximum Lot Coverage

All Buildings (%)	----
-------------------	------

Minimum Setback (Measured from Lot Line in feet)¹

Front Open Space ⁽²⁾	25
Least One	20 ⁽³⁾
Total of Two	40
Rear Open Space	25

Minimum Useable Floor Area

Per Unit (sq/ft)	----
------------------	------

Notes to Development Standards

(1) Properties abutting water shall also comply with Section 15.15, Waterfront Land Setbacks.

O-1 DISTRICT

- (2) Front yard setbacks are measured from the edge of the existing and/or planned right-of-way, said planned right-of-way as shown on the officially adopted Master Plan. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area.
- (3) No side yards are required along interior lot lines, except as required by the Building Code, provided that walls so located shall be solid and shall not contain any windows, doors, or any other openings. On exterior lot lines the minimum setbacks shall be maintained.