

SECTION 18
O-1 OFFICE DISTRICT

(As amended by Ordinance No. 480-UU)

18.1 PURPOSE AND INTENT - This district is a commercial category designed and intended for the exclusive use of office and office related activities. It is established for and will be allocated to those districts capable of supporting commercial activity of an office character. It is envisioned as possessing a lower overall intensity of use and development when compared to other commercial categories. It is particularly well-suited for environmentally sensitive areas and those sites in which natural limitations make full area utilization infeasible. It has been established to encourage and permit general professional and business offices of high site quality and appearance, in attractive landscaped surroundings with the types of uses, and design exterior appearance so controlled as to be generally compatible with existing and future adjacent and surrounding residential development. This district should generally be located in areas abutting arterial and/or collector streets which are, because of location and development trends, suitable for the establishment of office uses that are compatible with residential uses thereby maintaining the character and integrity of existing and developing neighborhoods. This district is also ideally located in transitional areas between commercial and residential development which is adaptable to occupancy by certain office uses. The ultimate development within this zoning category must provide a low intensity of land usage and site coverage to enable the site to retain its park-like image.

18.2 PERMITTED USES

a. Office Uses

1. Accounting and tax preparation;
2. Adjustment and collection services;
3. Advertising agencies;
4. Architecture;
5. Banking;
6. Billpaying services;
7. Business corporate headquarters (when used for office purposes only);
8. Business holding and investment services;
9. Chamber of Commerce;

10. Chiropractors;
11. Computer services;
12. Consumer and mercantile credit reporting;
13. Contractors offices (provided no outside storage or display is permitted);
14. Dentists;
15. Duplication and mailing services;
16. Employment services;
17. Engineering;
18. Finance;
19. Interior design;
20. Land surveying;
21. Law;
22. Management consultants;
23. Optometrists;
24. Other offices of a business and/or professional nature providing services not including the retail sale, fabrication, manufacture or production of goods or merchandise.
25. Physicians;
26. Podiatrists;
27. Psychiatrists;
28. Psychologists;
29. Radio recording and television broadcasting offices and studios;
30. Real estate and insurance;

31. Savings and Loan;
32. Securities and commodities brokers, dealers, underwriters and exchange offices;
33. Stenographic services;
34. Title companies;
35. Travel bureaus or services;
36. Utility offices;

b. Community Facility Uses

1. Public, semi-public and private parks;
2. Recreation and open space to include playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian trails, nature centers, and bird and wildlife sanctuaries;
3. Libraries;
4. City halls, fire and police stations, and other municipal uses; and
5. Other uses of a similar nature and character.

18.3 ACCESSORY USES - In addition to those accessory uses specifically authorized in Section 34 of this ordinance, any use may be established as an accessory use to a permitted use when it complies with the conditions for an accessory use as defined in this ordinance.

18.4 SPECIFIC USE PERMITS - Specific use permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 45 of this ordinance, subject to full and complete compliance with any and all conditions required in Section 45, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-C.)

18.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable:

- a. Height: No building or structure shall exceed two and one-half (2-1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than thirty (30) feet.
- c. Side Yard: There shall be a side yard of not less than fifteen (15) feet except where the lot abuts property zoned as single-family residential there shall be a side yard of not less than twenty-five (25) feet.

Zero lot line development may be permitted on a common interior lot line where construction of a party wall is used and when approved by the City Council after a recommendation by the Planning and Zoning Commission. Where zero lot development is utilized, the equivalent open space and plantings (normally provided in adjoining bufferyards along the common lot line) shall be provided elsewhere within the two developing lots. A concept plan meeting the requirements of Section 41 of this ordinance is required to be submitted with a request for zero lot line development. Approval shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the construction with adjacent land uses. (As amended by Ordinance No. 480-U.)

- d. Rear Yard: There shall be a rear yard of not less than ten (10) feet except where the lot abuts property zoned as single-family residential there shall be a rear yard of not less than twenty-five (25) feet.
- e. Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding fifty (50) percent of the lot area. (As amended by Ordinance No. 480-C.)
- f. Floor Area: The minimum size for a separate building or structure existing within this district shall be three thousand (3,000) square feet. There shall be no maximum limitation except as may be required by other provisions of this ordinance or based upon a specific use restriction.
- g. Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be totally encircled or screened by fence, planting or other suitable visual barrier.
- h. Off-street vehicle parking spaces may be located within the required front yard of any retail, office or industrial district; however, such off-street parking spaces shall be on a hard surfaced drive or parking area.
- i. Maximum Impervious Coverage: The maximum impervious coverage shall not exceed sixty-five (65%) percent of the total lot area. (As amended by Ordinance No. 480-JJ.)

- 18.6 ADDITIONAL DEVELOPMENT REGULATIONS FOR BUILDINGS OR USES LYING WITHIN FOUR HUNDRED FEET (400') OF SINGLE FAMILY RESIDENTIAL PROPERTY - In addition to the development regulations applicable to this zoning district, the development regulations in *Section 43, Part III, Residential Adjacency Standards*, shall also apply. When any requirements in this section are in conflict with any other requirements for this zoning district, the more stringent requirements shall apply. (As amended by Ordinance No. 480-CC).
- 18.7 SITE PLAN - A site plan meeting the requirements of Section 40 shall be required prior to the issuance of a building permit for any construction in the O-1 district. (As amended by Ordinance No. 480-C.) (As further amended by Ordinance No. 480-M.)
- 18.8 SPECIAL EXCEPTION USES - Special exception uses may be approved by the Board of Adjustment as specifically authorized in Section 44 of this ordinance subject to full and complete compliance with any and all conditions required in Section 44, together with any other conditions as the Board of Adjustment may impose. Any use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-D.) (As further amended by Ordinance No. 480-M.)