

CHAPTER 18
O OFFICE

SECTION 18.01 PURPOSE This district is intended to provide a location for office parks, office services, institutional facilities, research laboratories, and similar facilities which, while often requiring access to major streets, are typically neither commercial nor industrial in character.

SECTION 18.02 PERMITTED USES Land and/or buildings in this district may be used for the following purposes only:

- A. Banks, credit unions, and related financial establishments.
- B. Electronic data processing centers.
- C. Office uses including medical, dental, architectural, engineering, accounting, law, administrative, real estate, sales representatives without the sale of goods on the premises, small animal clinics, and other similar offices.
- D. Radio and television studios.
- E. Wireless Communication Facilities as regulated in Section 3.29A.1.
- F. Private Schools
- G. Personal service establishments when located within an office building. Such uses may include snack shops, barber and beauty shops, pharmacy, shoe shine and repair, postal service centers, fitness facilities occupying no more than fifty (50%) of the gross floor area of the building, copy centers, and similar establishments compatible with office uses, as determined by the Planning Commission.

SECTION 18.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS Land and/or buildings in this district may be used for the following purposes, subject to the conditions hereinafter imposed for each use:

- A. Research development and testing laboratories and offices subject to the following conditions:
 - 1. No manufacturing is permitted.
 - 2. No use shall produce any noise at any lot line that exceeds the average intensity of street and traffic noise.
 - 3. No use shall produce any vibration, the production of any heat or glare nor the emission of noxious fumes or odors that are discernable at any property line.
- B. Funeral Homes, including a residence as an accessory use, subject to the following conditions:
 - 1. A sufficient off-street assembly or staging area shall be provided for vehicles to be used in funeral processions. This area shall be provided in addition to otherwise required off-street parking facilities.

2. Loading and unloading areas used by ambulances, hearses, or other such service vehicles shall be obscured from view from any street by the design of the building or by a opaque wall or fence that is not more than eight feet or less than six feet in height.

SECTION 18.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as a special use under the provisions of Chapter 27.

- A. Wireless Communication Facilities as regulated in Section 3.29A.3.
- B. Private or Public Heliports.
- C. Governmental Signs – Off Premise

SECTION 18.05 AREA REGULATIONS No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards, lot area, and building coverage requirements are provided and maintained in connection with such building, structure or enlargement:

- A. Front Yard - There shall be a front setback of not less than 35 feet. No parking shall be permitted in the first 10 feet in the required front yard setback area.
- B. Side Yard - There shall be a side yard of at least 15 feet except where the district abuts a R-1, R-1A, R-2 or R-3 district, a side yard of at least 25 feet must be maintained. On the street side of a corner lot, at least 35 feet must be maintained and no parking shall be permitted in this required setback.
- C. Rear Yard - There shall be a rear yard of at least 25 feet.
- D. Lot area and width - A minimum width of 100 feet at the building line with a minimum lot area of 15,000 square feet shall be required.

SECTION 18.06 ADDITIONAL REQUIREMENTS

- A. Off-street parking facilities shall be provided in accordance with the requirements of Chapter 29.
- B. Sidewalks are required in this district and shall be built, rebuilt, maintained, and repaired by the owner of the premises upon that part of the premises which abuts a street.
- C. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.
- D. Landscaping and buffering shall be provided in accordance with requirements of Chapter 30.
- E. Site lighting shall be in accordance with Chapter 31.
- F. Site plan approval is required in accordance with Chapter 32.

