

ARTICLE VI
Office Districts

Section 6.01 O-1, Office District

Section 6.02 O-2, Office District

Section 6.01 O-1, Office Districts

The following regulations shall apply in O-1, Office Districts.

(a) Permitted Principal Uses:

1. Uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, education service, drafting, graphic arts, software development and sales provided that there shall be no display of any actual product for sale except in accordance with the following regulations: No display will be in an exterior show window 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 fifteen (15) percent of the usable floor area of the establishment using the display of an actual product for sale as a sales procedure; provided there shall be no outdoor storage of goods or material irrespective of whether or not they are for sale; and provided further that there shall be no warehousing or the indoor storage of goods or material beyond that normally incidental to the above permitted occupations; animal clinics are expressly excluded.

(Ord. No. 12-84 Revised Effective 5/31/84)

2. Municipal uses.

(b) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses.

(Ord. No. 12-84 Revised Effective 5/31/84)

2. Signs (see Article XIV).

(Ord. No. 31-86 Revised Effective 1/1/87)

3. Automobile parking (see Section 11.02).

4. Family day care home, child care center, and private education institution.

(Ord. No. 16-90 Revised Effective 7/5/90)

- (c) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. No. 5-2014 Revised Effective 6/12/2014)

1. State or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.
2. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 60%.

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Least One Side - 15 ft.; Total of Two Sides - 30 ft.; Rear - 30 ft.

Maximum Height: 36 feet or 3 stories within 200 feet of the perimeter adjacent to residential zones. Elsewhere, building heights may be one story higher than normally permitted in the zone for every 100 feet they are set back within the perimeter.

(Ord. No. 12-84 Revised Effective 5/31/84)

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

(Ord. No. 19-99 Revised Effective 8/26/99)

Section 6.02 O-2, Office Districts

The following regulations shall apply in O-2 Office Districts.

(Ord. No. 12-84 Revised Effective 5/31/84)

(a) Permitted Principal Uses:

1. Uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, drafting, graphic arts and software development, and sales provided that there shall be no display of any actual product for sale except in accordance with the following regulations: No display will be in an exterior show window; 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 forty-five (45) percent of the usable floor area of any establishment using the display of office supplies and office equipment as a sales procedure, or fifteen (15) percent of such floor area using the display of any other product as a sales procedure; provided there shall be no outdoor storage of goods or material irrespective of whether or not they are for sale; and provided further that

there shall be no warehousing or the indoor storage of goods or material beyond that normally incidental to the above permitted occupations.

2. Multiple family dwelling.
3. Church, school, public library, and public museum.
4. Convent, dormitory, fraternity or sorority house.
5. Hotel, motel, or tourist home.
6. Hospital, clinic, mental health clinic, convalescent home, but excluding animal hospital, penal or correctional institution.
7. Community building, public building, library, lodge hall or private club.
8. Transient group care facilities.

(Ord. No. 6-84 Revised Effective 4/5/84)

9. Family day care home, child care center, and private education institution.

(Ord. No. 22-92 Revised Effective 10/15/92)

10. Barber shops and beauty shops.

(Ord. No. 1-00 Revised Effective 1/13/2000)

11. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the O-2 district will be allowed.
- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.
- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

(Ord. No. 3-2019 Revised Effective 1/24/2019)

(b) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses, except as provided herein
2. Signs (see Article XIV).

(Ord. No. 31-86 Revised Effective 1/1/87)

3. Automobile parking (see Section 11.02).
4. Restaurant, if within the same building with a permitted principal use and normally subordinate and incidental to the principal use.

(Ord. No. 22-92 Revised Effective 10/15/92)

(c) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. No. 5-2014 Revised Effective 6/12/2014)

1. Public or private non-commercial recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.
2. Municipal uses, state or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.
3. Radio transmission tower and station, providing such use does not create a safety hazard to air traffic nor to surrounding uses, nor provide electromagnetic interference in violation of Federal Communications Commission codes.
4. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
5. Mortuary establishments providing such establishments will not cause undue traffic congestion, or create a traffic hazard.
6. Research laboratory including incidental or pilot plant processing operations that will not be incompatible to the office building character of the district and will not create any more dangerous or objectionable elements than are characteristic of the uses expressly permitted as a right in the district.

7. Auditorium; restaurant (without drive-up window or curb service), provided that all the following conditions are met:
 - a. A traffic and pedestrian circulation plan for such auditorium or restaurant is interconnected with other uses where practical and feasible.
 - b. No restaurant is located closer than 300 feet, measured from the nearest part of each building, to another restaurant on the same side of the street, unless any part of a building with at least 2,500 square feet of gross floor area occupied by a permitted principal use is located between the two restaurant buildings. All references to restaurants within this Subsection (b) refer to restaurants not within a permitted principal use.
 - c. Allowing such use will not cause undue traffic congestion, create a traffic hazard, or otherwise impair the public health, safety, morals, convenience, comfort, prosperity, or other aspects of the general welfare.

(Ord. No. 22-92 Revised Effective 10/15/92)

8. Permanent group care facilities.

(Ord. No. 6-84 Revised Effective 4/5/84)

9. Helicopter passenger station if accessory to a permitted principal use.

10. Veterinarian clinic and small animal hospital, provided there be no animal pens or runs outside a building.

(Ord. No. 19-97 Revised Effective 11/27/97)

11. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

12. Assisted-Care Living Facilities

(Ord. No. 16-98 Revised Effective 5/28/98)

- (d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 80%.

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Least One Side - 15 ft.; Total of Two Sides - 30 ft.; Rear - 30 ft.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.