

## CHAPTER 21 “O” OFFICE ZONE

Sections:

- 21.1.0 Purpose
- 21.2.0 Permitted uses
- 21.3.0 Permitted accessory uses
- 21.4.0 Conditional uses
- 21.5.0 Development standards

**21.1.0 PURPOSE.** The purpose of the Office Zone District is to provide areas of adequate size and appropriate locational characteristics for the development and operation of professional and administrative offices and certain complementary uses. It is further intended that this Urban Growth Area Boundary district serve as a buffer or transition between residential districts and commercial districts.

**21.2.0 PERMITTED USES.** The following uses shall be permitted in the Office District:

- (1) Administrative and professional offices, such as lawyers, engineers, real estate, accountants, insurance offices.
- (2) Medical and dental offices.
- (3) Museums and art galleries.
- (4) Governmental office, excluding police and fire stations.
- (5) Funeral homes.

**21.3.0 PERMITTED ACCESSORY USES.** Incidental sales and services, such as food service, pharmacies and retail sales to serve occupants and patrons of an established principal use, provided the accessory use is conducted within the principal building.

**21.4.0 CONDITIONAL USES.** The following uses are permitted subject to the approval of special permit:

- (1) Police and fire stations.
- (2) Churches and similar places of worship.
- (3) Private nursery school, preschool, child mini-day care and child day care center.
- (4) Dwelling units, provided the units are within the principal building, are all above the ground floor of said building, and the ground floor of said building is designed or intended to be used for a principally permitted use.
- (5) Container Storage.
- (6) Non-motorized recreational trails and similar facilities.

**21.5.0 DEVELOPMENT STANDARDS.**

- (1) Minimum Lot Area: Not required, except for nonconforming residential uses which must retain a minimum of five thousand square (5,000) feet for

single family and three thousand (3,000) square feet for each additional unit.

- (2) Lot Coverage: Dictated by parking requirements, setbacks and landscaping.
- (3) Minimum Yard Setbacks:
  - (a) Front: Fifteen (15) feet, except where adjoining a residential district in which case Site Design Standards shall prevail.
  - (b) Side: Five (5) feet except where adjoining a residential district in which case Site Design Standards shall prevail.
  - (c) Rear: None required, except where adjoining a residential district in which case Site Design Standards shall prevail.
- (4) Maximum Building Height:
  - (a) Thirty-five (35) feet, except a greater height may be approved by special permit.
- (5) Fences and Hedges: (See Landscaping and Screening Chapter).
- (6) Parking: (See Off-Street Parking Chapter).
- (7) Landscaping: (See Landscaping and Screening Chapter).