

## **CHAPTER 1120 O-1 Office District**

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### **1120.001 INTENT.**

The primary intent of the O-1 Office District is to designate certain land areas for professional, institutional and administrative offices which may serve as buffers between residential and business or industrial uses.

(Ord. A-2248. Passed 4-9-01.)

### **1120.01 PRINCIPAL USES.**

No building, structure, or land shall be erected, altered or used which is arranged or designated for other than one or more of the following uses, except as provided herein and in Chapter 1109:

- (a) Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, and public relations consultants;
- (b) Architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers;
- (c) Educational institution;
- (d) Financial institution;
- (e) Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies;
- (f) Medical, dental, and health-related services of all types for humans;
- (g) Ophthalmologists, optometrists, and opticians;
- (h) Private school; special school;
- (i) Professional, institutional and administrative offices of any type of business;
- (j) Public and private libraries, art galleries, and museums;
- (k) Religious institution;
- (l) Retail sales that are incidental and subordinate to any of the above uses, subject to applicable off-street loading and parking requirements.

(Ord. A-2248. Passed 4-9-01.)

### **1120.02 CONDITIONAL USES.**

The following uses shall be permitted only if expressly authorized by the Board of Zoning Appeals and subject to the provisions of Chapter 1147:

- (a) Emergency shelter, subject to the provisions of Section 1147.42;
  - (b) Funeral home or mortuary;
  - (c) Hospital; nursing home;
  - (d) Municipal or government center;
  - (e) Off-street parking accessory to any principal use, excluding a dwelling, not located on the same lot as the principal use;
  - (f) Private club or lodge;
  - (g) Wireless communications facility, subject to the provisions of Chapter 1150.
- (Ord. A-2248. Passed 4-9-01; Ord. A-2419. Passed 1-24-05.)

### **1120.03 ACCESSORY USES.**

Accessory uses, buildings and structures customarily incidental to any use listed as a permitted principal or conditional use in this chapter shall be permitted in conjunction with such use, provided that such buildings comply with yard setbacks of this district and that the total ground floor area of such accessory uses, buildings and structures does not exceed ten percent of the lot area nor fifty percent of the ground floor area of the principal building, including:

- (a) Architectural canopy sign, subject to the provisions of Chapter 1149;
  - (b) Directional sign, subject to the provisions of Chapter 1149;
  - (c) Interstate sign, subject to the provisions of Chapter 1149;
  - (d) Off street loading and parking;
  - (e) On-premises sign, subject to the provisions of Chapter 1149;
  - (f) Political sign;
  - (g) Portable or temporary sign, subject to the provisions of Chapter 1149;
  - (h) Private garage; private parking area;
  - (i) Projecting sign, subject to the provisions of Chapter 1149;
  - (j) Real estate sign, nameplate and institutional bulletin board subject to the provisions of Chapter 1149;
  - (k) Temporary building for uses incident to construction.
- (Ord. A-2248. Passed 4-9-01.)

### **1120.04 REQUIRED CONDITIONS.**

All businesses or services shall be conducted wholly within a completely enclosed building, except for off-street parking.

(Ord. A-2248. Passed 4-9-01.)

### **1120.05 PROHIBITED USES.**

Dwellings and residences of any kind. Any use legally existing at the time of the adoption of this Zoning Code shall be classified as a legal nonconforming use.

(Ord. A-2248. Passed 4-9-01.)

**1120.06 HEIGHT REQUIREMENTS.**

No building or structure shall exceed the following height except as provided in Chapter 1107:

- (a) Principal uses; conditional uses  
(except as provided in Chapter 1147) .....2 stories, but not to exceed 35 feet
  - (b) Accessory uses .....1 story, but not to exceed 15 feet
- (Ord. A-2248. Passed 4-9-01.)

**1120.07 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.**

The following minimum requirements shall apply except as provided in Chapter 1107:

	Front Yard Depth (ft.)	Side Yard Width Each (ft.)	Rear Yard Depth (ft.)
All uses (except as provided in Chapter 1147)	25	10*	25

\*Except when adjoining an S or R District, not less than 20 feet.  
(Ord. A-2248. Passed 4-9-01.)

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