

## Section 21-03.03            O Office District.

Intent – The O – Office *District* is established to promote the development of: general office uses and complexes; professional health care uses and complexes; limited public and semi-public uses; and, other uses which are generally compatible in physical appearance and service requirements to office uses. The potential for the development of *multifamily dwellings* is also provided. The O *District* is intended for areas with easy access and high visibility from primary transportation routes.

### (a) *Permitted Uses.*

#### (1) *Primary Uses.*

- (A) Educational Uses: Including but not limited to: *Child Care Center; Child Care Ministry; Pre-School; Public Library; School – Commercial, Trade or Business.*
- (B) Governmental Use: Including but not limited to: *Governmental Offices; Post Office – without outdoor parking of delivery vehicles.*
- (C) Industrial Use: Including but not limited to, *Engineering Laboratories; Research Laboratories; Testing Laboratories.*
- (D) Miscellaneous: Including but not limited to: *Artificial Lake; Clinic – Medical, Dental or Optometrists; Cemetery – with or without Crematory, Funeral Home, Mausoleum or Mortuary; Conference Center; Crematory; Funeral Home; Hospital; Hotel; Mortuary; Radio / Television Stations; Rehabilitation Center; Sanitarium; Video Production Studio.*
- (E) Office / Professional Services: Including but not limited to, *Architect; Artist; Bank Machines - Walk-up; Bank Machines - Drive-Through; Bank Machines - Free-Standing; Construction Companies (office only); Consultant; Contractors (office only); Corporate Headquarters (office only); Dentist; Design Services; Engineer; Financial Institution; Insurance Agent; Lawyer; Manufacturers Representative; Musician; Physician; Pharmacist; Photographic Studio; Professional Offices; Real Estate Office; Service Organization Office; Travel Agency.*
- (F) Public Facilities: Including but not limited to, *Museum; Neighborhood Recycling Collection Point; Parking Garage or Parking Lot – when provided for permitted uses located within the same O District; Religious Use.* (Ord. No. 9783-07)

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(2) *Special Exception Uses.*

- (A) Food Sales and Service \*\*: Including but not limited to: Bakery – Retail; Convenience Store; Dairy Bar – Retail; Delicatessen; Ice Cream Store – Retail; *Restaurant – Family*; Yogurt Store – Retail.
- (B) Government Use: Including but not limited to: Fire Station; Police Station; Post Office – with outdoor parking of delivery vehicles.
- (C) Public Facilities: Including but not limited to: Heliports – Landing Pads and Stations for Helicopters (Helistop) including facilities for maintenance of helicopters and accessory uses; Public or Private, *Park –Active or Passive*.
- (D) Recreation: Including but not limited to: *Country Club*; Fairgrounds; *Golf Course*; Golf Driving Range; Swimming Pool - private or public.
- (E) Residential: Including but not limited to: *Dwelling Project, Multifamily* (see Section 21-03.03 (b) (14) for applicable *development standards*); *Dwellings, Multifamily* (apartment, townhouse or row house type projects located along a *block face* – see Section 21-03.03 (b) (15) for applicable *development standards*); *Dwelling Unit* – upper level; Convalescent Home; *Family Care Home*; *Group Home*; Nursing Home; Rest Home.
- (F) Retail \*\*: Including but not limited to: Apparel Shop; Art Gallery; Arts and Craft Store; Book Store; Camera Store; Card Shop; Computer Store; Flower Shop; Frame Shop; Gift Shop; Jewelry Store; Newsdealer; Shoe Store; Stationery Store.

\*\* - Provided, however, any Food Sales & Service or Retail use authorized by *Special Exception* shall not exceed twenty-five percent (25%) of the *gross floor area* of any *building* in which such *uses* are located.

- (1) *Accessory Uses* – See Section 21-03.11 (a) – Accessory Uses, Buildings and Structures.
- (2) *Temporary Uses* – See Section 21-03.11 (b) – Temporary Uses, Buildings and Structures.
- (3) *Home Occupations* – See Section 21-03.11 (c) – Home Occupations.

(b) *Development Standards.*

(1) Minimum *Lot Width* and *Frontage* - each *lot* or *integrated center* shall have a minimum *lot width* and *frontage* on a *public street* of 35 feet.

(2) *Yards and Building Setbacks*

(A) Front - a *front yard* and *building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows:

<i>Limited Access Highway:</i>	50'
All other Streets:	25'

(B) Minimum *Side Yard* and *Setback*:

i. Minimum *Side Yard*:

a. Lots less than sixty (60) feet in width – five (5) feet; or,

b. Lots sixty (60) feet or more in width – eight (8) feet.

ii. Minimum *Side Residential Bufferyard* – eight (8) feet

(C) Minimum *Rear Yard* and *Setback*:

i. Minimum *Rear Yard* – fifteen (15) feet

ii. Minimum *Rear Residential Bufferyard* - fifteen (15) feet

(D) *Minimum Yards for Out Lots*:

i. *Out Lots Along A Street* – *Out lots* within an *integrated center* shall provide a minimum *yard* of five (5) feet along all *lot lines* in common with other *out lots* or ten (10) feet along all *lot lines* in common with the main portion of the *integrated center*.

ii. *Perimeter Out Lots* – If any portion of an *out lot* abuts the perimeter of the *integrated center*, that portion of the *out lot* shall be required to comply with the applicable *minimum front, side* or *rear yard* requirements set forth above.

- iii. Interior *Out Lots* – *Out lots* which are located on the interior of an *integrated center* (i.e., *out lots* which are not located along, oriented toward or primarily visible from a perimeter *street*) shall not be required to provide any *minimum yard*.
- iv. *Integrated Center* – The main portion of the *integrated center* shall not be required to provide a *minimum yard* along the *lot line* in common with any *out lot*.

(3) Use of *Minimum Yards* and *Residential Bufferyards*

All *minimum yards* and *residential bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 21-07.01 – Landscape Requirements of this Ordinance and shall remain free from *structures* except where expressly permitted below:

(A) Minimum *front yards* :

- i. along *limited access highways* – may include: *parking areas*, *loading areas*, *interior access drives*, or *interior access driveways*, provided that no portion of such area may be located closer to the *right-of-way* than fifteen (15) feet; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall be otherwise maintained as *open space* free from *buildings* or *structures*;
- ii. along all other *streets* - may include: *parking areas*, provided that no portion of the *parking area* may be located closer to the *right-of-way* than fifteen (15) feet; *driveways*; or *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.

(B) Minimum *Front Residential Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

(C) Minimum *Side Yards* and *Rear Yards* – minimum *side* and *rear yards* may include: *parking areas*; *interior access drives*; *interior access driveways*; *walkways*; or, pedestrian ways connecting to adjoining *lots* or developments, provided that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*;

- (D) Minimum *Side Residential Bufferyards* and *Rear Residential Bufferyards* – shall be maintained as *open space* free from *buildings* or *structures*.
- (4) Maximum *building height* – fifty (50) feet; not to exceed four (4) stories.
- (5) Maximum *Gross Floor Area* – Unlimited.
- (6) Landscaping – See Section 21-07.01 – Landscape Regulations.
- (7) Lighting – See Section 21-07.02 – Lighting Regulations.
- (8) *Signs* – See Section 21-07.03 – Sign Regulations.
- (9) Parking – See Section 21-07.04 – Off-Street Parking Regulations.
- (10) Loading – See Section 21-07.05 – Off-Street Loading Regulations.
- (11) *Greenway Connection Required* – If the *lot* abuts any portion of a *greenway*, a direct linkage from the *project* to such *greenway* shall be provided.
- (12) Outdoor Operations – All uses and operations (except *off-street parking*, *off-street loading* and delivery and walk-up customer service windows) shall be conducted completely within enclosed *buildings*, except where expressly permitted below:
- (A) Outdoor seating for restaurants:
- i. shall not be located between a *building line* and a *residential bufferyard*;
  - ii. shall not be located in any required *yard* or any *street right-of-way*;
  - iii. shall be located adjacent to the business' tenant bay or storefront;
  - iv. shall be included in the calculation of required *foundation landscaping area* and any applicable *building foundation landscaping area* and associated *plant unit value* shall be extended or relocated around the perimeter of the outdoor seating area;
  - v. shall not exceed 10% of the *gross floor area* of the restaurant; and,
  - vi. shall not block an entrance or exit to or from the business or *building*.

- (B) Walk-up or drive through customer service windows or Automated Teller Machines (ATM's), provided that such facilities shall:
  - i. be set flush with the façade of the *building*;
  - ii. if free-standing, abut the façade of the *building* or be located within a service unit island under a drive-through canopy attached to the *building*; and,
  - iii. be located so as to not interfere or conflict with *sidewalks, walkways, pedestrian ways, parking areas, loading areas, driveways, interior access drives, interior access driveways, perimeter landscape yards or foundation landscaping.*
  
- (13) Architecture:
  - (A) Additions to Existing *Buildings*: All additions to existing *buildings* shall utilize *building materials* that are compatible and harmonious with the materials used on the existing building.
  
  - (B) Exterior Renovations, Major Additions and *Accessory Buildings*: Exterior renovations, major additions and *accessory buildings* to existing *buildings* or facilities are encouraged to comply with the provisions in sub-Section (C), below, for new construction, however, the minimum requirement for exterior renovations, major additions and accessory buildings shall be the same as in sub-Section (A), above, for additions to existing *buildings*.
  
  - (C) New Construction: In order to create variation and interest in the built environment, all new primary *buildings* shall comply with one (1) of the following two (2) sets of architectural regulations regarding *building material* and architectural features on each facade visible from a *public street*:
    - i. All brick (excluding window, display window, door, roofing, fascia and soffit materials), provided that the brick used on each applicable facade shall include:
      - a. at least two (2) architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.); or,

- b. at least two (2) colors of brick, with the secondary color constituting a minimum of ten (10) percent of the façade (excluding windows, display windows, doors, roofing, fascia or soffit materials); or,
  - ii. Two (2) or more *building materials* (excluding window, display window, door and roofing materials), provided:
    - a. *Primary Building Material*: The primary *building material* shall be either: brick; stone (limestone, granite, fieldstone, etc.); architectural pre-cast concrete, if the surface looks like brick or stone; or, exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of fifty (50) percent of each applicable façade.
    - b. *Secondary Building Material*: The secondary *building material* shall constitute a minimum of ten (10) percent of the façade. Glass curtain wall or a faux window (not intended for use as a window or display window) may qualify as a secondary *building material*.
    - c. *Architectural Features*: In addition, the exterior *building material* selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated, etc.) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a *public street*.
- (14) *Development Standards for Dwellings, Multifamily.*

Notwithstanding anything in this O *District* to the contrary, a *multifamily dwelling* project shall be subject to the applicable *development standards* of the MF2 *District*.

- (15) *Development Standards for Dwellings, Multifamily Townhouse.*

Notwithstanding anything in this O *District* to the contrary, a *multifamily dwellings* (apartment, townhouse or row house type projects) located along a *block face* shall be subject to the applicable *development standards* of the MF1 *District*.