

SECTION 26 0-1 - OFFICE DISTRICT - 1 (LOW INTENSITY)

26.1 GENERAL PURPOSE AND DESCRIPTION:

The O-1, Office District - 1 is established to create a flexible District for low intensity office and professional uses (less than ten thousand (10,000) square feet of floor area). The District can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting heights to two (2) stories and utilizing buffers and landscape requirements. Adaptive reuse of existing structures is encouraged. Sites zoned O-1 may be built in excess of ten thousand (10,000) square feet if located away from any properties zoned for a single family. Buildings in this District should be compatible and in similar scale with residential uses and adjacent property.

26.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Accessory uses to the main use
3. Professional, administrative, and general office uses
4. Uses permitted by Specific Use Permit according to Section 35

26.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Two (2) stories (see Section 26.4 A. 4).
- B. **Roof Pitch** - Buildings shall have a minimum roof pitch of 4:12 if adjacent to a residential use or zoning district.

26.4 AREA REGULATIONS:

- A. **Size of Yards:**
 1. **Minimum Front Yard:** Twenty-five feet (25'); all yards adjacent to a street shall be considered a front yard.
 2. **Minimum Side Yard:** Exterior, twenty feet (20'); interior, none
 3. **Minimum Rear Yard:** Twenty feet (20').
 4. **Adjacent to a Single-Family District:** The side or rear setback, whichever is adjacent to the single-family zoning district, shall observe a sixty-foot (60') setback if the office use is over one story in height.
- B. **Size of Lots:**
 1. **Minimum Lot Size:** Ten thousand (10,000) square feet
 2. **Minimum Lot Width:** Sixty feet (60')
 3. **Minimum Lot Depth:** One hundred feet (100')
- C. **Size of Building:** Maximum gross leasable square footage of building shall be ten thousand (10,000) square feet. The maximum floor area may exceed ten thousand (10,000) square feet if the entire structure is over two hundred feet (200') from a residential use or zone.
- D. **Maximum Lot Coverage:** Fifty percent (50%); including accessory buildings.

26.5 SPECIAL DISTRICT REQUIREMENTS:

- A. **Parking Requirements:**
 1. As established by Section 38, Off Street Parking and Loading Requirements
 2. Access to off-street parking in the O-1 District shall be provided from side streets rather than major arterials. Where such access is not possible due to lot location or configuration, access shall be permitted from major arterials reflected and approved on the site plan submitted at the time of approval for building permit.
- B. Open storage is prohibited.
- C. For site plan requirements, see Section 42
- D. Recreational vehicles, travel trailers or mobile homes may not be used for on-site dwelling or nonresidential purposes.

- E. All mechanical, heating and air conditioning equipment shall be screened from public view.
- F. **Other Regulations:** As established in the Development Standards, Sections 36 through 45.