#### **SECTION 20**

### OFFICE-1 DISTRICT (O-1)

# 20-100 Purpose of District

The Office-1 District provides for low-rise office and professional service development. The Office-1 District is appropriately located adjacent to residential districts and may be used as a transition or buffer between residential uses and more intensive non-residential activity. District regulations are designed to ensure compatibility with residential development by establishing maximum height, lot coverage and setback requirements.

#### 20-200 Permitted Uses

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

### 20-300 Lot Requirements

No requirements for minimum lot area, depth, or width are set forth.

# 20-400 Yard (Setback) Requirements

20-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

#### 20-420 Yards Adjacent to Streets

20-421 Yards adjacent to streets shall be measured from the existing right-of-way line of adjacent streets or the proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback.

20-422	Minimum Front Yards: Twenty-Five (25) Feet
20-423	Minimum Side Yards: Twenty (20) Feet
20-424	Minimum Rear Yards: Twenty-Five (25) Feet

### 20-430 Yards Not Adjacent to Streets

#### 20-431 Minimum Side and Rear Yards:

No side or rear yard is required except where a permitted use abuts a residential district boundary line, in which

event a minimum twenty (20) feet side or rear yard shall be provided on the side or rear adjacent to such residential district.

## 20-500 Maximum Lot Coverage

No maximum lot coverage is set forth.

### 20-510 Maximum Floor Area Ratio

No floor area ratio is set forth.

# 20-600 **Height**

Buildings or structures or parts thereof shall not be erected, altered or placed so as to exceed a maximum height of thirty (30) feet.

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

## Uses Permitted in the O-1 (Office 1) District

Analytical Laboratory\*

Antenna, Commercial Type 1\*

Antenna, Private

Athletic Club/Instruction, Indoor Facilities\*

Athletic Club/Instruction, Outdoor Facilities\*

Batching Plant, Temporary

Charitable Boarding, Temporary\*

Charter School\*

Church

Civic Club/Fraternal Lodge

College or University\*

Commercial School

Convention Facility\*

Drug Store/Pharmacv\*\*

Electric Generating Plant\*

Electric Substation\*

Financial Institution

Kindergarten, Preschool or Child Care Center\*

Library

Massage Therapy

Medical and Surgical Appliances\*\*

Medical Laboratory

Medical Office/Clinic

Mining\*

Museum or Art Gallery

Neighborhood Assistance Center

Office Equipment Sales, Repair and Maintenance\*

Office, General

Optical Dispensary\*\*

Printer, Small Scale\*\*

Radio, TV, Recording Studio\*

Sanitary Landfill\*

School, Public and Private

Sewage Treatment Plant\*

Stadium, Arena, Athletic Field\*

Water Reservoir or Well\*

Water Treatment Plant\*

Wind Generator\*

<sup>\*</sup> Allowed by Specific Use Permit only.

<sup>\*\*</sup> Allowed as a Secondary Use only.