

SECTION 21

OFFICE-2 DISTRICT (O-2)

21-100 Purpose of District

The Office-2 District provides for general office and professional service uses. This district also accommodates limited support services for office activities such as restaurants, personal services and specialized retail. The Office-2 District allows low-, mid-, and high-rise office development and is generally not appropriate adjacent to residential districts.

21-200 Permitted Uses

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

21-300 Lot Requirements

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

21-400 Yard (Setback) Requirements

21-410 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.

21-420 Yards and Setbacks Adjacent to Streets

21-421 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.

21-422 Minimum Front and Rear Yards For the Lower Two (2) Stories: Twenty-five (25) feet.

21-423 Minimum Side Yards For the Lower Two (2) Stories: Twenty (20) feet.

21-424 Minimum Setbacks Adjacent to Streets for Portions of Buildings Above Two Stories

For the portions of any building above two (2) stories, the horizontal distance from any point on the building above two (2) stories to any residential district line shall be not less than twice the height of the highest point on the building above grade, or shall be not less than one-half ($\frac{1}{2}$) the height of the highest point on the building above grade from the nearest property line, whichever is greater. No front setback shall

be required to be more than one-hundred (100) feet and no side or rear setback in excess of seventy-five (75) feet shall be required.

21-430 Yards and Setbacks Not Adjacent to Streets

21-431 Side and Rear Yards and Setbacks:

No side or rear yard is required for the lower two (2) stories except where a permitted use abuts a residential district boundary line, in which event a minimum of twenty (20) feet side or rear yard shall be provided on the side or rear adjacent to such residential district. For the portions of any building above two (2) stories, the horizontal distance from any point on the building above two (2) stories to any residential district line shall be not less than twice the height of the highest point on the building above grade, or shall be not less than one-half ($\frac{1}{2}$) of the height of the highest point on the building above grade from the nearest property line, whichever is greater. No setback shall be required in excess of one-hundred (100) feet.

21-500 Maximum Lot Coverage

No maximum lot coverage is set forth.

21-510 Maximum Floor Area Ratio

No floor area ratio is set forth.

21-600 Height

Buildings or structures may be erected to any legal height, subject to provisions of Sections 21-424 and 21-431.

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-2 (Office 2) 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 Clubs/Fraternal Lodge
College or University*
Commercial School
Convenience Store*
Convention Facility*
Drug Store/Pharmacy**
Dry Cleaner**
Electric Generating Plant*
Electric Substation*
Financial Institution
Helipad*
Hotel/Motel, Full Service
Hotel/Motel, Limited Service*
Kindergarten, Preschool or Child Care Center*
Laundromat**
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**
Parking Garage or Lot, Commercial
Printer, Small Scale
Radio, TV, Recording Studio
Restaurant
Restaurant, Drive-Through*
Retail Sales/Personal Service*
Sanitary Landfill*
School, Public and Private
Sewage Treatment Plant*
Stadium, Arena, Athletic Field*
Water Reservoir or Well*
Water Treatment Plant*
Wind Generator*

* Allowed by Specific Use Permit only.

** Allowed as a Secondary Use only.