

## CHAPTER 1159—"O" OFFICE DISTRICT

### 1159.01 PURPOSE

The purpose of the O Office District is to allow for areas within the City to be dedicated for low intensity office, professional, and other related services that provide a suitable transition between residential and more intensive non-residential uses.

### 1159.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Financial Institutions;
- B. Funeral Homes;
- C. Government Buildings;
- D. Offices;
- E. Personal Service Establishments;
- F. Public Recreation Areas.

### 1159.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Clinics;
- B. Day Care Centers;
- C. Hospitals;
- D. Hotels or Motels;
- E. Mixed Uses;
- F. Religious Places of Worship;
- G. Research and Development Laboratories.

### 1159.04 ACCESSORY USES

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Commercial Garages;
- C. Signs;
- D. Warehouses.

**1159.05 MAXIMUM HEIGHT**

The maximum height for all structures within this district shall be 45 feet.

**1159.06 MINIMUM LOT AREA**

No minimum lot area requirement.

**1159.07 MINIMUM LOT WIDTH**

For each permitted use within this district, there shall be a minimum lot width of 50 feet at the public road right-of-way.

**1159.08 MINIMUM FRONT YARD SETBACK**

- A. Buildings or uses shall be located no less than thirty (30) feet from any public road right-of-way.
- B. Buildings or uses shall be located no less than fifty (50) feet from any residential district or use.

**1159.09 MINIMUM REAR YARD SETBACK**

- A. Buildings or uses shall be located no less than twenty (20) feet from the rear lot line.
- B. Buildings or uses shall be located no less than fifty (50) feet from any residential district or use.

**1159.10 MINIMUM SIDE YARD SETBACK**

- A. Buildings or uses shall be located no less than ten (10) feet from each side lot line.
- B. Buildings or uses shall be located no less than fifty (50) feet from any residential