

154.20 O-1: OFFICE DISTRICT.



(A) Purpose. This district permits office uses. This district may act as a buffer between residential property and more intensive nonresidential uses or may be located adjacent to any other use. No noise, odor or vibration shall be emitted which would cause a negative impact on the adjacent residential district. Such comparison shall be made at the property line.

(B) Permissive uses.

(1) Office uses.

(2) Banks and financial institutions.

(3) Beauty shop, barber shop, hair and nail salon.

(4) Church, or other place of worship, including incidental facilities.

(5) Club or association meeting space, provided there is no liquor license.

(6) Manager/caretaker residential uses within the structure.

(7) Incidental uses within a building or on a site owned in common with a primary office use for uses such as coffee or snack shop, restaurant, newsstand so long as it is not the primary use of the site.

(8) Institutions such as library, museum, schools, day care, senior transitional care facility, fire or police stations.

(9) Hospital and other health services.

(10) Medical supplies and services such as drug prescription and health care supplies, physical therapy office, shop for prosthetic or health aid devices, or medical or dental laboratory.

(11) Amateur radio antenna, up to 65 feet in height from grade.

(12) Public facilities.

(13) Park and ride facilities and parking lots.

(14) Photocopy, photography studio, shipping and messenger service offices.

(15) Public utility structures and facilities.

(16) Radio or television studios that do not exceed height limits.

(17) Storage structure or yard for equipment; provided, that outdoor equipment is stored behind a six-foot solid wall, and the storage is ancillary to an office use and located in the back or rear yard.

(C) Conditional uses (requiring use permit).

(1) Amateur radio antenna over 65 feet in height from grade;

(2) Community residential care facilities;

(3) R-3 multi-family uses above the first floor;

- (4) Retail or restaurant facilities that are not permissive and incidental to other uses on the site;
 - (5) Office uses that exceed the height limits of this district;
 - (6) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material as defined in Article III, Section [154.75](#)(D).
- (Ord. 18-20)