

ARTICLE 8.00

O-1 OFFICE DISTRICT

Section 8.01 -- STATEMENT OF PURPOSE

The O-1 Office Districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

Section 8.02 -- PERMITTED PRINCIPAL USES

In an Office District, no uses shall be permitted except for the following:

- (a) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
- (b) Medical office, including clinics.
- (c) Banks, credit unions, savings and loan associations, and similar uses, with drive-in facilities as an accessory use only.
- (d) Off-street parking lots.
- (e) Churches.
- (f) Uses determined to be similar to the above uses by the Planning Commission.
- (g) Uses or structures accessory to the above when located on the same lot, subject to the regulations in Section 21.11.

Section 8.03 -- CONDITIONS APPLICABLE TO ALL PERMITTED USES

All permitted principal uses shall be subject to the following minimum conditions:

- (a) No interior display shall be visible from the exterior of the building and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed twenty-five (25) percent of the usable floor area of either the first or second story, or in the basement.
- (b) The outdoor storage of goods or material shall be prohibited.
- (c) Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.

Section 8.04 -- PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) An accessory use customarily related to a principal use authorized by this Section, including by way of example but not limitation: a pharmacy or apothecary shop, sales of corrective garments or bandages, or optical services.
- (b) Mortuary establishments, when adequate assembly area is provided off- street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
- (c) Municipal buildings and uses; utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (d) Private or public clubs, except those having the nature of a commercial or wholesale sales outlet.
- (e) Nursery schools, day nurseries, child care centers, day care centers, and pre-schools. (See specific minimum requirements set forth in Section 21.29.)
- (f) Schools, including vocational trade and training schools and technical training schools.
- (g) Facilities for human care such as hospitals, sanitariums, rest and convalescent homes. (See specific minimum requirements set forth in Section 21.29.)
- (h) Personal service establishments including barber shops, beauty shops, and health salons.
- (i) Family day care home. (See specific minimum requirements set forth in Section 21.29.)
- (j) Group day care home, large group home, small group home. (See specific minimum requirements set forth in Section 21.29.)
- (k) Uses determined to be similar to the above uses by the Planning Commission.
- (l) Uses or structures accessory to the above when located on the same lot, subject to the regulations in Section 21.11.

Section 8.05 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

Section 8.06 -- SITE PLAN REVIEW

Site plan review requirements are as provided in Section 21.28.