



### **Zone District: O-1 (Neighborhood Office District)**

**Purpose.** The standards of this district (O-1) are designed to provide areas for limited office and adjunct uses which may be introduced into residential areas without reduction of the character of the area.

**Setbacks:** Front: 25' Side: 5'\* Rear: 15'\*

\* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 50%  
Floor Area Ratio: .5  
Max. Height: 20'  
Minimum Lot Width: 50'  
Minimum Lot Size: 5,000 Square Feet

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### **PERFORMANCE STANDARDS:**

#### **Sec. 17-4-5.**

#### **Schedule of District Regulations (Part IV, Nonresidential).**

The applicant shall submit proof that he or she can or will meet the applicable performance standards listed below.

(1) O-1, B-1, B-2, B-3 and B-4 Districts; performance standards.

- a. All portions of the land area of the parcel and the adjacent street rights-of-way and alleys upon which it fronts shall be landscaped, graded, paved, fenced, planted or covered by buildings, so that no dust will blow off the site and no soil or debris will be washed upon the sidewalks, alleys or streets from the parcel in the event of a rainstorm.
- b. All outdoor storage areas shall be enclosed by tight fencing, walls or closely planted landscape material, sufficient in height to totally obscure the storage areas as seen from a height of five (5) feet along the property line, and such areas and all others shall be constructed, used and maintained to have an orderly appearance at all times.
- c. No sound, smoke, odor, vibration, dust, glare or heat shall be measurable beyond the outer boundaries of the parcel.

**Outdoor Lighting:** § 17-4-52 Outdoor Lighting Performance Standards.

**Off Street Parking:** § 17-4-43. Off-street parking non-residential.

**Landscape:** Required. § 17-4-7

**Public Sidewalks:** § 17-4-44

**Permitted Uses:  
§ 17-4-51 (9.2)**

**Uses by right.**

1. Accounting services.
2. Advertising agency.
3. Architect.
4. Architect, landscape.
5. Bed and breakfast home.
6. Chemist.
7. Chiropodist.
8. Chiropractor.
9. Christian Science practitioner.
10. Counseling service.
11. Consulting service.
12. Dentist.
13. Detective and protective service.
14. Dietician.
15. Drafting and cartographic services.
16. Engineer, professional.
17. Financial office.
18. Insurance agency.
19. Interior decorator.
20. Lawyer.
21. Management and public relations.
22. Midwife.
23. Naturopath.
24. Nurse, registered or practical.
25. Nutritionist.
26. Occupational therapist.
27. Optometrist.
28. Osteopath.
29. Patent solicitor.
30. Personnel supply service.
31. Physical scientist.
32. Physician.
33. Physiotherapist.
34. Psychologist.
35. Psychotherapist.
36. Podiatrist.
37. Real estate office.
38. Referee in bankruptcy.
39. Security and commodity service.
40. Surveyor.
41. Typing service.
42. Utilities, as outlined in Section 17-4-30.

**Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.**

1. Agency office.
2. Answering and paging service.
3. Artificial limbs, fitting and custom manufacturing.
4. Bacteriological laboratory, nonmanufacturing.
5. Beauty and barber shop.
6. Bed and breakfast inn.

7. Biological chemist, nonmanufacturing.
8. Biological laboratory, nonmanufacturing.
9. Blood bank or donor station.
10. Charitable institution (office only).
11. Commercial artist.
12. Commercial testing laboratory.
13. Computer and data processing service.
14. Dental laboratory.
15. Government office.
16. Medical laboratory, nonmanufacturing.
17. Optometric laboratory, repair and custom manufacturing.
18. Pathological laboratory.
19. Pharmacy.
20. Residence – commercial.
21. School, private.
22. X-ray laboratory, nonmanufacturing.