

CHAPTER 6.1 O-P, OFFICE PROFESSIONAL DISTRICT

Section 6.1.1 Purpose and Intent

The office-professional district is intended to encourage and provide suitable areas for professional, medical, research and scientific functions, general offices, and certain related activities. This district applies to several single-function office buildings and to certain office parks and planned office complexes. The OP district is considered appropriate in areas designated as "office/professional" on the future land use plan of the city's comprehensive plan. In some cases, the OP district may be appropriate as a transition between a commercial zoning district and a single-family or multi-family residential zoning district.

Section 6.1.2 Permitted and Conditional Uses

Permitted and conditional uses shall be as provided in Table 6.1, "Permitted and Conditional Uses for Office and Commercial Zoning Districts."

Section 6.1.3 Dimensional Requirements

Dimensional requirements shall be as provided in Table 6.2, "Dimensional Requirements for Office and Commercial Zoning Districts."

CHAPTER 6.5 I-1, OFFICE AND BUSINESS DISTRIBUTION DISTRICT

Section 6.5.1 Purpose and Intent

The I-1 district was initially established in the 1971 Zoning Ordinance of the city as a light industrial district, permitting a wide variety of light industrial uses. With only a few exceptions, land zoned I-1 is limited to one (1) large, contiguous district. Much of the development that has occurred in the I-1 district has been for business parks and offices with showrooms and/or distribution centers in a landscaped, campus-style environment. The city's comprehensive plan does not support the expansion of I-1 districts, because suitable land for such districts is scarce and the demand for such uses is believed to be limited. In addition, expansion of the opportunities for uses in this district would be contrary to the city's economic development objectives and counter to the needs of the local labor force. Uses within the I-1 district are more restrictive than the uses that were initially permitted when this district was established in the 1971 Zoning Ordinance. This district is generally suitable only in areas shown as "light industrial/showroom/wholesale" on the future land use plan of the comprehensive plan. Because the city's I-1 district still contains some undeveloped land, and because the city has witnessed considerable rezoning from the I-1 district to other zoning districts, additional rezoning to the I-1 district will be strictly scrutinized as to the need for such development and its consistency with comprehensive plan policies.

Section 6.5.2 Permitted and Conditional Uses

Permitted and conditional uses shall be as provided in Table 6.1, "Permitted and Conditional Uses for Office and Commercial Zoning Districts."

Section 6.5.3 Dimensional Requirements

Dimensional requirements shall be as provided in Table 6.2, "Dimensional Requirements for Office and Commercial Zoning Districts."

TABLE 6.1

PERMITTED USES IN OFFICE AND COMMERCIAL ZONING DISTRICTS

TABLE INSET:

USE	O- P	C- 1	C- 2	C- 3	I- 1
Accessory uses and structures not otherwise listed in this table, determined by the zoning director to be normally incidental to one or more permitted principal uses (*)	P	P	P	P	P
Adult businesses (see also Article 10)	X	X	X	X	P
Adult care center	P	P	P	P	P
Animal hospitals and veterinary clinics (see also Article 10)	X	X	X	C	P

Automobile broker	P	P	P	P	P
Automobile sales establishments	X	X	X	P	X
Automobile service establishments	X	X	X	P	P
Bed and breakfast inns	C	P	C	P	X
Big box retail, new buildings	X	X	X	P	X
Business service establishments, not exceeding 2,500 square feet of gross floor area	P	P	P	P	P
Business service establishments of more than 2,500 square feet of gross floor area	C	P	C	P	P
Car washes	X	X	X	C	X
Cemeteries (see also Article 10)	C	C	C	P	P
Churches, temples, synagogues, and places of worship, including cemeteries as accessory uses (see also Article 10)	C	P	P	P	P
Clinics	P	P	P	P	C
Club or lodge, nonprofit, sponsored by a civic or similar organization	P	P	P	P	C
Colleges and universities	P	C	C	P	P
Commercial recreational facility, indoor	C	P	X	P	P
Commercial recreational facility, outdoor	X	X	X	C	C
Communication towers and antennas pursuant to ordinance (see also Article 10)	X	X	X	P	P
Conservation areas	P	P	P	P	P
Contractor's establishments, including cabinet shops	X	C	X	P	P
Convenience stores without fuel pumps	X	P	P	P	X
Convenience stores with fuel pumps (see also Article 10)	X	X	X	P	X
Cottage industries	X	P	X	X	X
Day care centers serving no more than 18 persons (see also Article 10)	C	P	P	P	C
Day care centers serving more than 18 persons (see also Article 10)	C	P	P	P	C

Distribution of products and merchandise	X	X	X	X	P
Dwellings for caretaker or night watchman	X	C	X	C	P
Dwelling, condominium, townhouses (see also Article 10.36)	X	C	C	C	C
Dwellings, single-family detached, fee-simple	X	X	X	C	X
Dwellings, single-family attached (townhouses) (see also Article 10)	X	X	X	X	X
Dwellings, located within a building containing another principal use but not on the ground floor, limited to 50 percent of total floor area of the mixed use	X	X	X	X	X
Dwellings, multi-family	X	X	X	X	X
Exterminating and pest control businesses and disinfecting services, but not including the outside storage of vehicles	X	P	P	P	P
Exterminating and pest control businesses and disinfecting services, including the outside storage of vehicles	X	X	X	P	P
Finance, insurance and real estate establishments, less than 2,500 square feet of gross floor area per establishment	P	P	P	P	P
Finance, insurance and real estate establishments with 2,500 or more square feet of gross floor area per establishment	P	P	C	P	P
Funeral homes and mortuaries	C	C	X	P	P
Health spas not exceeding 1,500 square feet of floor area (see also Article 10)	X	P	P	P	C
Health spas exceeding 1,500 square feet of floor area (see also Article 10)	X	P	X	P	C
Helicopter landing areas (see also Article 10)	C	C	C	C	C
Hospices	P	P	C	C	X
Hospitals	C	C	C	C	X
Inns	X	P	X	P	X
Institutional residential living and care facilities, serving less than eighteen persons (see also Article 10)	P	P	P	P	C
Institutional residential living and care facilities, serving eighteen or more persons (see also Article 10)	C	C	C	P	C
Instrument assembly and manufacturing	X	X	X	X	P
Kennels, commercial (see also Article 10)	X	X	X	C	P
Lodging services, hotel (see also Article 10.36)	X	C	C	C	C

Lodging services, motel	X	X	X	P	X
Machine shops	X	C	X	P	P
Manufacturing, processing, recycling, and assembling within buildings, not otherwise specified	X	X	X	X	C
Mini-warehouses and self storage facilities	X	X	X	X	P
Mixed-use development (see also Article 10.36)	X	C	C	C	C
Museums	P	C	C	P	P
Non-profit service organization	X	X	X	X	P
Offices	P	P	P	P	P
Open storage yards as principal uses	X	X	X	C	P
Optical goods manufacturers	X	X	X	X	P
Parking lots, decks, and structures, off-site or on-site, as principal or accessory uses	X	P	C	P	P
Personal service establishments	X	P	P	P	X
Pharmaceuticals and medical supplies manufacturers	X	X	X	X	P
Printing, blueprinting, publishing, and book binding facilities	X	P	C	P	P
Public and semi-public uses	P	P	P	P	P
Radio and television stations, studios, and offices, excluding transmission towers and dishes	P	P	X	P	P
Recycling and recovery facilities	X	X	X	X	P
Restaurants, including outside seating areas but not including drive-ins or drive-through facilities	C	P	P	P	C
Restaurants, including drive-ins or drive through facilities	X	X	X	P	C
Research, scientific, and testing laboratories	X	X	X	X	P
Retail trade establishments, enclosed	X	P	X	P	X
Retail trade establishment, enclosed, limited to 5,000 square feet of heated floor area and no more than 15 employees	X	P	P	P	X
Retail trade establishment, enclosed, of more than 5,000 square feet of heated floor area or more than 15 employees	X	P	C	P	X
Schools for the arts, not exceeding 5,000 square feet in gross	P	P	P	P	C

floor area					
Schools for the arts, more than 5,000 square feet in gross floor area	X	X	X	P	C
Schools, private elementary, middle, and high	C	P	P	P	C
Schools, public elementary, middle, and high	P	P	P	P	P
Schools, special	C	P	P	P	C
Schools, trade	C	P	X	P	P
Service and fuel filling stations (see also Article 10)	X	X	X	P	C
Showrooms, as principal uses	X	X	X	P	P
Special event facilities	C	P	C	P	C
Taxi cab and limousine services	X	P	X	P	P
Temporary structures and uses approved by the zoning director (*)	P	P	P	P	P
Therapeutic camps	X	X	X	X	X
Used Automobile Sales Establishment	X	X	X	C	C
Warehouses and storage buildings	X	X	X	X	P
Wholesale trade establishments	X	X	X	X	P

(Ord. of 5-14-2008, § 2; Ord. of 7-14-2008(1), § 1; Ord. No. 2009-01-02, § 4, 1-12-2009)

TABLE 6.2

DIMENSIONAL REQUIREMENTS FOR OFFICE AND COMMERCIAL ZONING DISTRICTS

TABLE INSET:

DIMENSIONAL REQUIREMENT (measurement)	O-P	C-1	C-2	C-3	I-1
Minimum site area to rezone to this district (acres)	None	None	None	None	None
Minimum front yard setback from major street right-of-way (feet)	15	None	30	30	30
Minimum front yard setback from minor street right-of-way (feet)	10	None	20	20	20
Minimum side setback, interior lot line or other side not otherwise specified (feet)	10	None	10	10	10
Minimum side setback, corner lot, major street		None			

(feet)	10		20	20	20
Minimum side setback, corner lot, minor street (feet)	10	None	15	15	15
Minimum rear setback (feet)	35	None	35	10	10
Minimum setback when abutting an E-1, E-2, R-1, R-2, or R-5 district (feet)	50	50	50	50	60
Minimum width of natural buffer abutting an E-1, E-2, R-1, R-2, or R-5 district (feet)	40	40	40	40	50
Minimum setback when abutting any other "R-" district	50	50	50	50	60
Minimum width of natural buffer abutting any other "R-" district (feet)	40	40	40	40	50
Maximum height (feet)	40	50	40	40	50
Maximum height (stories)	3	3	3	3	3
Maximum lot coverage (percent)	25	60	25	25	35
Minimum landscape strip required along right-of-ways for any nonresidential or multi-family use (width in feet)	10	None	10	10	10
Minimum landscape strip required along side property lines for any nonresidential or multi-family use (width in feet)	5	None	5	5	5
Minimum landscaped open space (percent)	25	None	25	20	25
Minimum heated floor area per dwelling unit (square feet) (if permitted)	N/A	900	N/A	700	700