

CHAPTER 1271“O-1” (GENERAL OFFICE)

1271.01 PURPOSE:

The “0-1” (General Office) Zoning District has been established to permit low to moderate intensity office projects and similar uses. This district is intended to protect and enhance the value of properties, while providing an attractive, well planned transition from lower intensity residential areas to higher intensity non-residential areas.

1271.02 PERMITTED USES:

A. PRINCIPAL USES:

The following uses shall be permitted in accordance with the provisions of this Ordinance:

1. Professional and business office buildings;
2. Medical office buildings, laboratories and clinics for the treatment and aid of humans;
3. Churches, Synagogues, Temples, and other places of worship;
4. Public and private educational facilities, including those devoted to general learning and religious instruction;
5. Trade and business schools;
6. Federal, state, and local government buildings;
7. Museums;
8. Any use that is determined by the City of Solon to be substantially similar to any of the above listed uses.

B. ACCESSORY USES:

Any use that is customarily incidental and accessory to any of the above listed permitted uses as determined by the City of Solon shall be permitted on the same lot as the principal use, subject to the provisions of this Ordinance. All accessory uses, except parking, fences, walls, mechanical equipment and approved signage, shall be wholly enclosed within the main building or other approved structure.

C. PROHIBITED USES:

Prohibited uses within the "O-1" zoning district shall include, but are not limited to, those listed below. This list shall be considered to be supplementary to "Item A" (Principal Uses) and "Item B" (Accessory Uses) of this Chapter.

1. Residential use of any building or premises;
2. Commercial retail use of any building or premises, except as an incidental and minor component of a listed principal use, in accordance with the provisions of this Ordinance;
3. Any use that is determined by the City of Solon to pose a general nuisance, or an imminent danger to the health, safety and welfare of the general public;
4. Any use that is determined by the City of Solon to be substantially similar to any of the above listed Prohibited Uses.

(Ordinance 2014-129, passed 7/21/14, effective 11/25/14)

1271.03 LOT, BUILDING, AND PARKING STANDARDS:

A. LOT REQUIREMENTS

1. MINIMUM LOT AREA: The minimum lot area shall be two (2) acres.
2. MINIMUM LOT WIDTH: The minimum lot width at both the street line and the building line shall be two hundred (200) feet.
3. MINIMUM GREEN SPACE: At least thirty percent (30%) of any lot shall be reserved as green space.
4. MINIMUM FRONT YARD GRADE – The finished grade line of the front yard shall have a minimum two percent (2%) grade falling from the front of the building to the street grade.

B. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:

1. MINIMUM FRONT YARD SET-BACKS – The minimum front yard set-back for any structure shall be seventy five (75) feet.
2. MINIMUM SIDE YARD SET-BACKS - No building may be located closer than twenty (20) feet to any interior side property line, nor closer than fifty (50) feet to any side street, nor closer than fifty (50) feet to any side property line abutting residentially zoned land.
3. MINIMUM REAR YARD SET-BACKS - No building may be located closer than twenty (20) feet to any interior rear property line nor closer than fifty (50) feet to rear street, nor closer than fifty (50) feet to any rear property line abutting residentially zoned land.
4. MINIMUM SET-BACK BETWEEN STRUCTURES - A minimum setback of twenty five (25) feet shall be provided between buildings on the same, or adjacent lots.
5. MINIMUM AND MAXIMUM BUILDING SIZE - No principal structure may exceed twenty five thousand (25,000) square feet in floor area, nor shall any principal structure contain less than twelve hundred (1,200) square feet of floor area.
6. MAXIMUM BUILDING AND IMPERVIOUS SURFACE COVERAGE - No more than thirty three percent (33%) of any lot may be covered with buildings, and total impervious surface area (including all buildings and paved surfaces) shall not exceed seventy percent (70%) lot coverage.
7. MAXIMUM HEIGHT – No structure may exceed thirty five (35) feet in height above finished grade, nor shall any structure contain more than three (3) stories. However, elevator housings or other rooftop mounted mechanical equipment may extend to a height of fifteen (15) feet above the roofline of the structure on which they are located, provided that they are set-back from all main building walls, and provided that they are designed as an integral part of the building or are otherwise enclosed with similar architectural treatment as are the main building walls.

C. PARKING AREA SET-BACKS AND DIMENSION REQUIREMENTS:

1. MINIMUM FRONT YARD SET-BACK - Parking areas shall be located no closer than twenty five (25) feet to any front property line.
2. MINIMUM SIDE YARD SET-BACKS - Parking areas shall be located no closer than fifteen (15) feet to any interior side property line abutting non-residentially zoned land, nor closer than twenty five (25) feet to any interior side property line abutting residentially zoned land, nor shall such parking areas be located closer than twenty-five (25) feet to any side street. Street access drives shall maintain the same set-backs

prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.

3. MINIMUM REAR YARD SET-BACKS – Parking areas shall be located no closer than fifteen (15) feet to any interior rear property line abutting non-residentially zoned land, nor closer than twenty-five (25) feet to any interior rear property line abutting residentially zoned land, nor shall such parking areas be located closer than twenty five (25) feet to any rear street. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.
4. MINIMUM SETBACK FROM BUILDINGS - Parking areas and street access drives shall be located no closer than ten (10) feet to any building.
5. MINIMUM PARKING AREA GREEN SPACE: Large unbroken parking areas shall be avoided. Therefore, no parking area shall contain more than twenty (20) spaces without interruption by green space, and at least five percent (5%) of the interior area of any parking area containing twenty one (21) or more parking spaces shall be reserved as green space. Parking area green space shall be included in the calculation of total site green space.

**SUMMARY TABLE OF
“O-1” (GENERAL OFFICE) REQUIREMENTS***

BUILDING

MIN. FRONT SETBACK.....	75 ft
MIN. SIDE YARD SET-BACK	
(interior).....	20 ft
MIN. SIDE YARD SET-BACK	
(street).....	50 ft
MIN. SET-BACK BETWEEN STRUCTURES	
ON SAME LOT.....	25 ft
MIN REAR YARD SET-BACK.....	20 ft
MAX. BUILDING HEIGHT	35 ft
MAX. BUILDING SIZE.....	25,000 sq ft

PARKING

MIN. FRONT SET-BACK.....	25 ft
MIN. SIDE YARD SET-BACK	
(interior).....	15 ft
MIN. SIDE YARD SET-BACK	
(street).....	25 ft
MIN. REAR YARD SETBACK.....	15 ft

LOT

MIN. LOT WIDTH.....	200 ft
MIN. LOT AREA.....	2 ac.
MIN. GREEN SPACE.....	30%
MAX. IMPERVIOUS COVERAGE.....	70%

* SEE TEXT FOR COMPLETE REQUIREMENTS