

Section 1. - O-1 office development - residential character.

- a. *Purpose.* This district is established to provide for office development in which the site development, building architecture and overall aesthetics of the project are of a residential character. Typically, this district would be proximate to residential districts and uses, and serve as a buffer between such residential uses and more conventional office or commercial development.
- b. *Permitted uses:*
1. Uses permitted in the R-4(P) district.
 2. Banks and financial institutions, including savings associations.
 3. Professional offices and business offices, including medical clinics.
 4. Public utilities uses for all public utilities service and operation except those uses listed as special uses.
 5. Municipal or government office buildings.
 6. Off-street parking facilities in accordance with article 13
 7. Self-service storage facility as part of an office building or complex (size of storage facility cannot exceed size of office building).
 8. Signs as permitted by article 9
 9. Accessory buildings and uses customarily incidental to any of the above uses.
 10. Uses approved as special uses as provided in article 15
 11. Any use otherwise allowed in this district may be developed as a planned development in accordance with article 12
- c. *Subdivision.* Subdivision of land is permitted in O-1 district subject to the requirements of this ordinance and further subject to the terms and conditions of the Hamilton County Subdivision Control Ordinance. See "Subdivision" under use specifications which follow in paragraph B of this article.
- d. *Development standards:*
1. Minimum lot area - 30,000 feet.
 2. Minimum lot frontage on road or street - 50 feet.
 3. Minimum setback lines:
 - (a) Front yard - 60 feet.
 - (b) Side yard:
 - (1) For side yards adjoining a road or street - not less than 60 feet.
 - (2) For side yards abutting a residential area - 60 feet.
 - (3) For all other side yards - 15 feet.
 - (c) Rear yard - 20 feet, unless the rear yard abuts a residential area, in which case the rear yard setback shall be 60 feet.
 4. Minimum lot width at building line - 50 feet.

5. Maximum building height - 35 feet.
 6. Minimum ground level square footage required - None; however, not more than 80 percent of the total area of any lot or any development on multiple lots shall be occupied by buildings, roads, parking lots, drainage facilities or other accessory uses.
 7. Off-street and/or private parking and loading and unloading berths shall be provided in accordance with the provisions of article 13
- e. *Use specifications.* Use specifications for O-1 district are as provided under paragraph B of this article.
(Ord. No. 01-09-95-A, 1-23-1995)