

DIVISION 13. - O-D, OFFICIAL DESIGN DISTRICT

Sec. 48-585. - Intent.

For the O-D, official design district, in promoting the general purposes of this division, the specific intent of this section is to produce an orderly, harmonious and appropriate development of the areas with due regard to their special characteristics and peculiar suitability for particular uses, so that no building can be placed or built without considering its total effect on the whole design.

(Code 1973, § 81-52; Code 1982, § 38-27; Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996)

Sec. 48-586. - Principal uses permitted by right.

The following uses for the O-D, official design district shall be permitted as specified in the projected land use plan, as adopted by the council and planning commission in accordance with article II, division 4 of this chapter:

- (1) Municipal center area.
 - a. One-family dwellings.
 - b. Public buildings.
 - c. Public parks, playgrounds and community centers.
 - d. Professional office buildings, provided that the floor area of the building at the ground floor level may be designated for and devoted to any retail use permitted by right in the B-1 district, subject to the conditions set forth in section 48-488(2).
 - e. Hotels and motels when located within 200 feet of a primary state highway.
 - f. Any principal use permitted in the B-1 district when located within 200 feet of a primary state highway.
 - g. Any other use designated by an official design for all or any part of the district, approved by the planning commission and the council in accordance with the provisions of article II, division IV of this chapter.
- (2) *Historic area*.
 - a. One-family dwellings as regulated in the R-1B district.
 - b. Two-family dwellings as regulated in the R-1B district.
 - c. Townhouses, as regulated in the R-TH district.
 - d. Public buildings and facilities.
 - e. Churches, parish houses, and similar religious facilities.
 - f. Schools or day care facilities complying with the provisions of the state code.
 - g. Private, noncommercial clubs, lodges, and recreational or community facilities.
 - h. Residential institutions.
 - i. Group homes for no more than eight individuals as defined in section 48-2.

- j. Professional offices, including medical and dental.
- k. Boardinghouses, lodginghouses, or roominghouses.
- l. Inns, bed and breakfasts.
- m. Mixed-use redevelopments, as permitted and regulated in article V, division 5 of this chapter.
- n. Any principal use permitted in the B-2 district.

(Code 1973, § 81-52; Code 1982, § 38-27(a); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996; Ord. No. 2071, 12-11-2023)

Sec. 48-587. - Conditional uses permitted by special use permit.

Conditional uses permitted by special permit in the O-D, official design district are as follows:

- (1) Outdoor uses, as permitted and regulated in section 48-454(1).
- (2) Laundry or dry cleaning establishment, other than a depot or self-service laundry, subject to the same conditions imposed under section 48-454(6).
- (3) Satellite television antenna or ground-mounted conventional television or radio antenna, as permitted and regulated in article V, division 9 of this chapter.
- (4) Temporary shelters, with the following restrictions:
 - a. Shelters may operate only on nights between November 1 and March 31.
 - b. All persons admitted to shelters must be referred by the intake staff of a licensed county shelter.
 - c. No persons can be admitted to shelters after 9:00 p.m., unless accompanied by a member of the staff of a county shelter or a public human services agency or by a local law enforcement officer; every person in a shelter must leave by 8:00 a.m.
 - d. Transportation by van or other similar means that is sufficient for all persons admitted must be provided both to and from the shelters.
 - e. A total of no more than 30 homeless persons may be serviced by all shelters in the city on any single night.
 - f. No persons who are under the influence of alcohol or drugs can be allowed in the shelters.
 - g. All health, safety and fire codes must be complied with.
 - h. Any standards applicable to county shelters with regard to staff/client ratio, level of staff training, procedures for monitoring clients while at the shelter, and resources available for cases of emergency shall also apply as a minimum standard to every shelter in the city.

(Code 1973, § 81-52; Code 1982, § 38-27(b); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996)

Sec. 48-588. - Conditions applying to permitted uses.

Conditions applying to permitted uses in the O-D, official design district are as follows:

- (1) In any part of an O-D district no building permit or occupancy permit shall be issued, unless the building plan for a specific land parcel involved are prepared by a registered architect.
- (2) The applicant shall apply and confer at the initial and preliminary stages with the planning commission in order to provide use, architecture and site planning that is correlated with the objectives of architecture and land uses in the O-D district.
- (3) In any office building or group of office buildings, the floor area at the ground floor level may be designated for and devoted to retail uses, subject to the conditions set forth in subsection 48-488(2).

(Code 1973, § 81-52; Code 1982, § 38-27(c); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996)

Sec. 48-589. - Accessory uses permitted.

Accessory uses permitted in the O-D, official design district are as follows:

- (1) Accessory structures and uses customarily incidental to a permitted principal use on the same lot therewith, including those permitted in the R-1A district and such others as may be incidental to any other use permitted in this district.
- (2) Outdoor dining when extending a permitted principal indoor food sales or food service use. For additional supplementary regulations, including approval requirements, see sections 48-1219 through 48-1221.

(Code 1973, § 81-52; Code 1982, § 38-27(d); Ord. No. 1127, 12-9-1985; Ord. No. 1130, 1-27-1986; Ord. No. 1131, 3-10-1986; Ord. No. 1142, 6-23-1986; Ord. No. 1531, 12-11-1995; Ord. No. 1536, 2-26-1996; Ord. No. 1541, 3-26-1996; Ord. No. 1557, 10-15-1996; Ord. No. 1561, 12-9-1996; Ord. No. 2059, 3-27-2023)

Secs. 48-590—48-611. - Reserved.