

CHAPTER 1116

CO-1 Commercial Office District

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1116.01 PURPOSE.

The Commercial Office District (CO-1) is intended to provide specific areas where office uses, compatible businesses, apartments, and certain public and semi-public uses may be developed. The CO-1 District is useful as a transitional zone between residential and more intensive commercial or industrial areas. Access to this district should be directly from an arterial or collector street and not through a residential district.

1116.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Club.
 - (b) Copy service establishment.
 - (c) Hospital.
 - (d) Meeting Hall.
 - (e) Nursing home.
 - (f) Office use, except for the following:
 - (1) Drive-in facility.
 - (2) Animal clinic.
 - (g) Optical, prosthetics, medical and dental supply store, limited to retail sales.
 - (h) Pharmacy limited to the retail sale of drugs and pharmaceutical products.
 - (j) Photographic studio.
 - (k) Financial institution.
 - (l) Family home.
- (Ord. 03-245. Passed 7-8-03.)

1116.03 PROVISIONAL USES PERMITTED.

A lot or building may be occupied by the following provisional uses:

- (a) Barber shop and styling salon when located within the same building of a principal use and having its access to the main entrance or to a central corridor of the building.
 - (b) Dwelling located above the ground floor of another principal use allowed in this district, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.
 - (c) Florist shop when located within the same building of a principal use and having its access to the main entrance or to a central corridor of the building.
 - (d) Religious institution subject to the requirements of Chapter 1135.
- (Ord. 05-238. Passed 9-20-05.)

1116.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Communication station and studio subject to the requirements of Chapter 1135. No communication tower may be located on the same lot with a station or studio.
- (b) Day-care center.
- (c) Drive-in facility associated with a financial institution.
- (d) Emergency housing, provided the minimum lot area shall be at least 300 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
(Ord. 02-177. Passed 4-16-02.)
- (e) Funeral home subject to the requirements of Chapter 1135.
- (f) Group care facility, provided the minimum lot area shall be at least 300 square feet for each occupant.
- (g) Helipad or helistop in conjunction with a hospital.
- (h) Laundromat.
- (i) Laundry and dry cleaning pick-up and delivery services establishment.
- (j) Public utility or public use, subject to the requirements of Chapter 1135.
- (k) Restaurant (does not include a drive-in restaurant).
- (l) Retail sale of merchandise as an accessory use in conjunction with an office of a professional person, provided the retail floor areas shall not exceed 10 percent of the total floor area. The areas of the retail floor area shall include all that space of a room or rooms in which merchandise is displayed.
- (m) School, specialized private instruction.
- (n) Museum together with specific, approved, related commercial operations to serve museum patrons (such as, by way of example, a museum store).
- (o) Art gallery together with specific, approved, related commercial operations to serve art gallery patrons (such as, by way of example, retail sale of art and framing studio.)
- (p) Personal services establishment.
(Ord. 05-238. Passed 9-20-05; Ord. 14-113. Passed 5-13-14.)
- (q) Community center, subject to the requirements of Chapter 1135.

1116.05 ACCESSORY USES PERMITTED.

(a) Nonresidential uses. For nonresidential uses permitted in this district, there may be any accessory use provided that:

- (1) Fences are erected according to Chapter 1156.
- (2) Off-street parking and loading are provided according to Chapters 1153.
- (3) Retail sale of merchandise shall be regulated as provided in Section 1116.04 above.
- (4) Signs are erected according to Chapter 1155.
- (5) Storage space shall not exceed 40 percent of the total floor area.

(b) Residential uses. For residential uses permitted in this district, the accessory uses as regulated in the RM-44 District, Chapter 1114, shall be permitted.

1116.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental requirements of Title Six, where applicable.

1116.07 SPECIAL PROVISIONS.

Development of a lot larger than two (2) acres shall be subject to the Special Provisions of Subsection 1108.07(b).
