

Sec. 113-126. - Office-institutional district (O-I).

(a) *Permitted uses:*

- (1) Accounting, auditing and bookkeeping services;
- (2) Adult day care centers;
- (3) Advertising agencies excluding sign contractors;
- (4) Amphitheaters;
- (5) Appraisers;
- (6) Art galleries;
- (7) Assembly halls;
- (8) Attorneys;
- (9) Auditoriums;
- (10) Automobile claims adjusters;
- (11) Blueprinting and photocopying services;
- (12) Business agents and brokers;
- (13) Business service support establishments;
- (14) Churches and other places of worship and accessory facilities;
- (15) Clerical services;
- (16) Collection services;
- (17) College and university industry associated research and training facilities;
- (18) Commercial photography, art and graphics offices;
- (19) Commercial vocational schools;
- (20) Computer or data processing offices;
- (21) Convention or exhibition halls;
- (22) Counseling and guidance services;
- (23) Credit reporting services;
- (24) Cultural facilities;
- (25) Dental care services;
- (26) Detective agency and protective services (excluding armored cars and animal rental);
- (27) Drafting services;
- (28) Eating establishments as an accessory use;
- (29) Employment agencies;
- (30) Engineering, planning and architectural offices;

- (31) Finance, insurance and real estate institutions;
- (32) Health services clinics;
- (33) Historical society/welcome, information centers;
- (34) Home health care;
- (35) Interior decorators;
- (36) Libraries;
- (37) Management, consulting and public relations services;
- (38) Medical and dental laboratories;
- (39) Medical photography and arts;
- (40) Message answering services;
- (41) Museums;
- (42) Occupational physical therapy services;
- (43) Optician and optometry stores as an accessory use;
- (44) Parcel and express services;
- (45) Pharmacies as an accessory use;
- (46) Photographic studios;
- (47) Political organizations;
- (48) Radio and television broadcasting stations;
- (49) Recording and developing studios;
- (50) Specialized non-degree schools (beauty school);
- (51) Talent and theatrical booking agents;
- (52) Telecommuting centers;
- (53) Ticket brokers;
- (54) Travel agencies; and
- (55) Utility business offices.

(b) *Conditional uses (see article VII):*

- (1) Animal hospitals and veterinary clinics;
- (2) ATMs;
- (3) Automobile brokers;
- (4) Cemeteries;
- (5) Child caring institutions (June 6, 2013);
- (6) Day nurseries and kindergartens;

- (7) Electric transformer stations, gas regulator stations and telephone exchanges;
- (8) General building contractors;
- (9) Private or parochial elementary and high schools; and
- (10) Public utility facilities.

(c) *Development standards:*

- (1) Minimum lot width—125 feet (July 5, 2007);
- (2) Yard setbacks:
 - a. From a major or minor thoroughfare—80 feet;
 - b. From a collector street—70 feet;
 - c. From a residential street—55 feet;
 - d. Rear yard setbacks—30 feet;
 - e. Side yard setbacks—Eight feet;
- (3) Maximum building height—35 feet;
- (4) Any service area, loading area, refuse or outside storage area which is visible from the street shall be screened in accordance with the provisions of this section; and
- (5) Where the lot adjoins a single-family residential or the AR zoning district—75-foot buffer (June 21, 2001).

(Revised June 6, 2013; Ord. No. 2020-04A, § 1, 9-17-2020)