

Sec. 18-190. - O&I-1, Office and Institutional District 1.

- (a) *Purpose.* The purpose of the Office and Institutional Districts shall be to provide areas that are conducive to the establishment and operation of institutional, office and limited commercial activities not involving the sale of merchandise, except as provided herein. Standards are designed so that these districts, in some instances, may serve as transitions between residential districts and other commercial districts. The principal means of ingress and egress for uses in the districts shall be along collector roads, minor arterials, and/or major arterials as designated on the city's Thoroughfare Plans.
- (b) *Uses permitted by right.* The following uses are permitted provided that they meet all requirements of this section and all other applicable requirements established in these regulations.
- (1) Artists, commercial including silk screening.
 - (2) Assembly hall.
 - (3) Banking services.
 - (4) Business services.
 - (5) Funeral home and crematory.
 - (6) Golf course, public or private.
 - (7) Hospitals, except animal hospitals.
 - (8) Medical supply stores, retail.
 - (9) Offices, medical.
 - (10) Offices, professional.
 - (11) Parks and recreation areas, municipal.
 - (12) Personal services.
 - (13) Post office.
 - (14) Recreation facility, private.
 - (15) Restaurants: standard and fast-food.
 - (16) Social services, including employment offices or contractors
 - (17) Spas and health clubs.
 - (18) Veterinary services with enclosed pens.
 - (19) Schools, college and universities.
 - (20) Schools, primary and secondary.
 - (21) Schools, trade, correspondence, and vocational.
 - (22) Community center.

(23) Within CDMU development, neighborhood-scale retail establishments as defined in 18-322(a).

(24) Domestic violence shelter.

(c) *Uses permitted under prescribed conditions.* The following uses are permitted provided that they meet all requirements of this section, Article 6, and all other applicable requirements established in these regulations.

(1) Day care, adult or child.

(2) Reserved.

(3) Cultural arts center, including theaters, offices, classrooms, etc.

(4) Governmental uses outside public rights-of-way, except offices.

(5) Group home supportive, medium.

(6) Group home supportive, large.

(7) Libraries.

(8) Historic mixed-use building.

(9) Motels and hotels.

(10) Religious institutions.

(11) Residential hotels.

(12) Residential uses as allowed in Commercial District Mixed Use.

(13) Telecommunication facility, unattended.

(14) Utility stations and plants outside public rights-of-way (public and private) including lift stations, substations, pump stations, etc.

(15) Assisted living residence.

(16) Nursing homes.

(17) Freestanding parking structures.

(18) Homestay lodging.

(19) Whole-house lodging.

(d) *Permitted by special use permit.* The following uses are permitted subject to the issuance of a special use permit and provided that they meet all requirements of this section, Article 6, and all other applicable requirements established in this chapter.

(1) Commercial parking lots.

(2) Reserved.

(3) Group day facility.

(4) Group home residential.

(5) Group home supportive, small.

(6) Communication facilities.

(e) *Permitted accessory uses.* Accessory uses clearly incidental and subordinate to the principal use and structures including the following uses, are permitted provided that they meet all requirements of this section, the requirements of Article 6 and all other applicable requirements established in these regulations.

(1) Internal services facilities incidental to permitted uses, including cafeterias, day care facilities, snack bars, and similar retail activities, conducted solely for the convenience of employees, or occasional visitors, provided any signage for such facilities is not visible beyond the premises.

(f) *Development standards.*

(1) *Dimensional requirements.*

Minimum lot area (square feet): 15,000.

Maximum lot coverage: 40%.

Minimum lot width (feet): 80.

Minimum front setback (feet): 20.

Minimum rear setback (feet): 20 ^{(b), (d)}.

Minimum interior side setback (feet): 10 ^{(c), (d)}.

Minimum corner lot side setback (feet): 20.

Height (feet): 45 ^(a).

Notes:

(a)

See subsection (f)(2) below for requirements for increased height up to 75 feet for structures.

(b)

When abutting a residential district, the minimum rear setback shall be twenty-five (25) feet.

(c)

When abutting a residential district, the minimum interior side setback shall be twenty (20) feet.

(d)

For every foot of increased height of structures over twenty (20) feet, the developer shall provide additional interior side and rear yard setbacks at a 1:1 ratio where abutting a residential district.

(2) *Height.* Structures within the O&I-1 District shall be limited to a maximum of forty-five (45) feet by right. Structures up to a maximum of seventy-five (75) feet in height may be permitted upon the issuance of a special use permit and if the following conditions are met:

- a. Maximum lot coverage. Thirty-five (35) percent.
 - b. Setback requirements. The following setback requirements must be met along any property line which is adjacent to a residentially used or zoned parcel:
 - i. Up to sixty (60) feet in height: Eighty (80) feet (minimum) building setback.
 - ii. Up to seventy-five (75) feet in height: One hundred forty-three (143) feet (minimum) building setback.
- (3) *Exposed exterior building materials.* Exterior building materials for new construction shall be limited to the following:
- a. Wood;
 - b. Stucco, including synthetic stucco material;
 - c. Brick;
 - d. Shingles, including both siding and roof shingles;
 - e. Vinyl or fiber cement board designed to resemble wooden lap siding or shingles;
 - f. Glass and glass framing materials;
 - g. Architectural concrete and concrete products;
 - h. Natural or manufactured stone products;
 - i. Ceramic products;
 - j. Metal roof material;
 - k. Tile roof material; or
 - l. A combination of the above-listed materials.
- (4) *Trash receptacles.* Trash receptacles and mechanical equipment must be screened from public view by an opaque fence.
- (5) *Site lighting.* Exterior lighting must be installed so as not to shine onto adjacent residentially used or zoned property.

(Ord. No. O-2006-116, §§ 1, 2, 12-12-06; Ord. No. O-2008-25, 4-8-08; Ord. No. O-2010-75, §§ 28, 29, 10-5-10; Ord. No. O-2011-67, § 1, 8-16-11; Ord. No. O-2016-65, § 1, 8-16-16; Ord. No. O-2018-14, §§ 1, 2, 2-20-18; Ord. No. O-2018-47, §§ 14, 15, 6-19-18, eff. 3-1-2019; Ord. No. O-2020-62, § 12, 10-20-20)