

District Requirements

Exclusive Office (District O)

Purpose: To provide areas which allow for exclusive office development in an elite, campus-type environment. The exclusive office area is further divided into two separate sub-districts, Exclusive Office A (O-A), which is for large developments of more than 40,000 square feet, and Exclusive Office B (O-B), for smaller projects of at least 5,000 square feet.

Permitted Uses: Professional offices and associated uses only. Specifically:

1. Computer, peripherals, and software (5045).
2. Finance, insurance, real estate offices:
 - a. Security brokers and dealers (621);
 - b. Commodity contracts, brokers, and dealers (622);
 - c. Security and commodity exchanges (623);
 - d. Security and commodity services (628);
 - e. Life insurance (631);
 - f. Accident and health insurance and medical service plans (632);
 - g. Fire, marine and casualty insurance (633);
 - h. Surety insurance (635);
 - i. Title insurance (636);
 - j. Pension, health and welfare funds (637);
 - k. Insurance carriers, NEC (639);
 - l. Insurance agents, brokers and service (641);
 - m. Real estate operators and lessors (651);
 - n. Real estate agents and managers (653);
 - o. Title and abstract offices (654);
 - p. Subdividers and developers (655);
 - q. Holding offices (671);
 - r. Investment offices (672);
 - s. Trusts (673);
 - t. Miscellaneous investing (679).
3. Business Services
 - a. Advertising agencies (731);
 - b. Credit reporting agencies (732);
 - c. Mailing, reproduction, commercial art and photography, stenographic services (733);
 - d. Personnel supply services (736);
 - e. Computer and data processing services (737);
 - f. Miscellaneous business services (738) (per DRT review);
 - g. News syndicates (738);

- h. Legal services (811);
- i. Membership organizations (860) (per DRT review);
- j. Business associations (861);

4. Miscellaneous Services

- a. Engineering, architectural and surveying services (871);
- b. Accounting, auditing and bookkeeping services (872);
- c. Research and testing services (873);
- d. Management and public relations (874);
- e. Non-commercial educational, scientific and research organizations (892).

5. Other Permitted Uses (Per DRT Review)

- a. Public administration offices;
- b. Administrative, sales and services offices of manufacturing, wholesaling, construction, transportation, public utility and mining firms;
- c. Office buildings built on speculation, provided at least 75 percent of the net leasable space be occupied by firms of the above-mentioned uses and the remaining 25 percent be leasable to uses that are compatible to the office development as a whole.
- d. In-house service and printing facilities clearly incidental and secondary to the primary permitted use.
- e. Health services (80) permitted only in Exclusive Office - A District

The Building: The Interstate 43 Business Center overall approach encourages a variety of architectural styles in the center. However, it is intended that a basic harmony of architecture prevail among the buildings so that no one structure detract from the attractiveness of the overall development.

The DRT shall review building design, exterior colors, materials and appearance in order to insure architectural compatibility and integrity.

Facade: Colors, materials, finishes and building forms shall be coordinated in a consistent manner of all facades.

All exterior walls shall be finished with the following materials:

- 1. Brick or natural stone (exterior use of brick, masonry, and manmade or natural stone, which does not require a foundation, generally is not permitted, DRT review and approval required). 50% masonry on all exterior walls which have street frontage and/or are visible from the street is required.
- 2. Decorative face concrete block.
- 3. Glass curtain walls.
- 4. Concrete panels.

5. Architectural metal - roof or accent only (minimum 20-year warranty on finish; at least 26 gauge metal; totally concealed fasteners, baseplates, and end trim required).

6. Other materials as approved by the DRT.

Painted concrete, cinder block, or prefabricated sheet metal are not permitted finishing materials for the Exclusive Office District.

Mechanical Equipment: All mechanical equipment, including roof-mounted, shall be enclosed or screened as part of the overall architectural design.

Exclusive Office A (O-A)

The Site

Density:

Minimum Lot Size - 5 acres (217,800 square feet)

Minimum Frontage - 300 feet

Maximum Floor Area Ratio (FAR) - 0.5

Setbacks:

Front - 100 feet

Rear - 100 feet

Side - 50 feet

20-20-05
PARKING AND PAVING ALONG I-43 = 15'

Minimum Building Gross Floor Area: 40,000 square feet

Exclusive Office B (O-B)

The Site

Density:

Minimum Lot Size - 65,340 square feet

Minimum Frontage - 100 feet

Maximum FAR - 0.5

Maximum Height - 35 feet or two (2) floors from curb level or per DRT review

Setbacks:

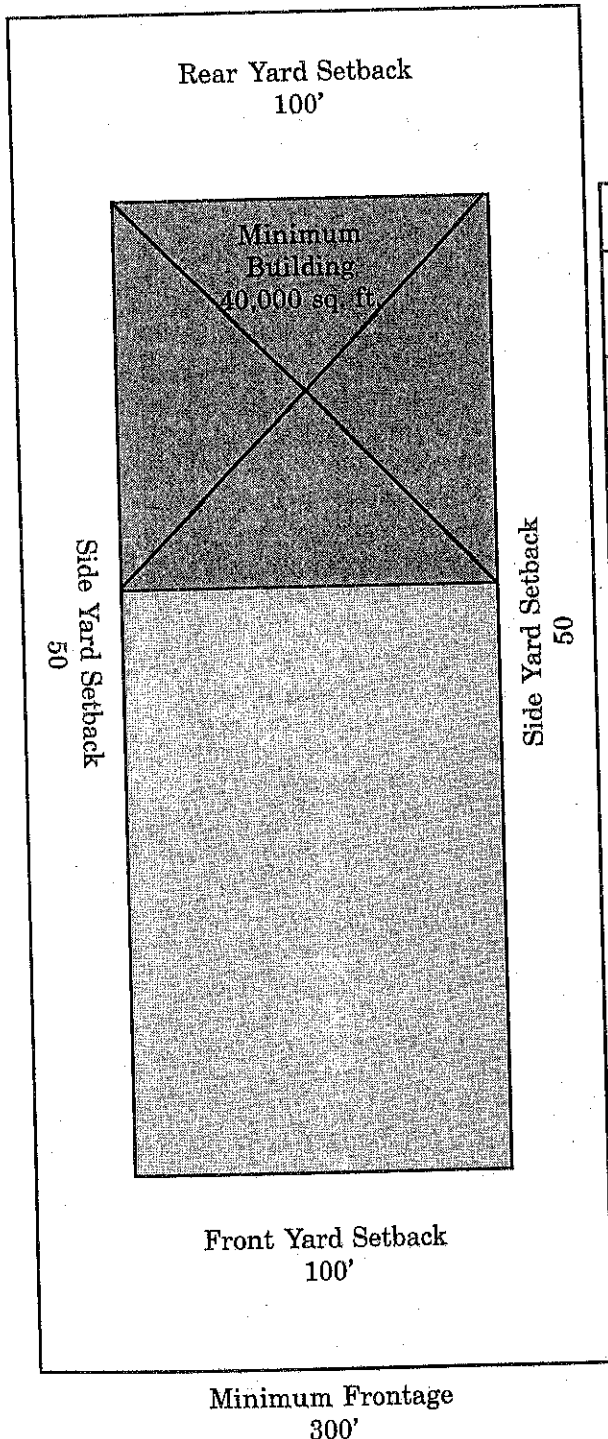
Front - 25 feet

Rear - 25 feet

Side - 25 feet or 10 percent of frontage if less than 250'; 15' minimum

Minimum Building Gross Floor Area: 5,000 square feet

**Exclusive Office - A
(District O-a)**



**FAR Calculation
(Example)**

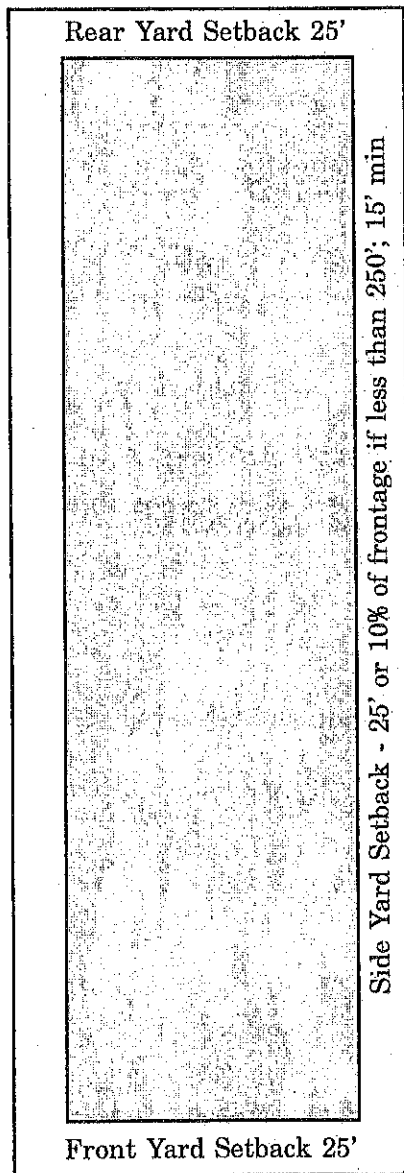
Size of Bldg.	Total Sq. Ft.	Lot Sq. Ft.	FAR
200' x 200' 1 Floor	40,000	217,800	0.18
200' x 200' 2 Floors	80,000	217,800	0.37
165' x 165' 4 Floors	108,000	217,800	0.5

Maximum FAR - 0.5

Minimum Building Size: 40,000 Square Feet

Scale 1" = 100'

**Exclusive Office - B
(District O-b)**



FAR Calculation (Example)			
Size of Bldg.	Total Sq. Ft.	Lot Sq. Ft.	FAR
50' x 50' 2 Floors	5,000	65,340	.08
50' x 100' 2 Floors	10,000	65,340	.15

Maximum FAR - 0.5

Minimum Building size; 5,000 square feet
Maximum Height: 35' or per DRT

Minimum Frontage 100'

Scale 1" = 100'