

§ 348-10.19. O-10 Office Zone.

A. Permitted uses.

- (1) (Reserved)¹
- (2) Offices for members of a recognized profession as defined in this chapter.
- (3) Offices of a business or public utility not involving the retail sale of goods.
- (4) An office building with 5,000 square feet or more of gross floor area may utilize a portion of the first floor, not to exceed 10% of the gross floor area of the office building, for types of retail trade which are ancillary to the office use and/or service workers during normal working hours. Such retail use must be located on the first floor of the office building, shall not be permitted in a separate building on the site and shall not have a separate exterior access or outdoor identification signage. The types of retail uses permitted include: **[Amended 4-11-1990 by Ord. No. 2729-90]**
 - (a) Restaurants and luncheonettes, but not including drive-in restaurants or restaurants which depend largely on takeout service for off-premises consumption.
 - (b) (Reserved)
 - (c) (Reserved)
 - (d) (Reserved)
 - (e) Retail uses which are normally and/or continually utilized by offices and office workers during normal working hours and do not primarily service the nonoffice worker and/or evening shopper.
- (5) Banks and financial institutions.
- (6) Federal, state, county and municipal offices, including public schools and educational offices. **[Amended 2-25-1997 by Ord. No. 3230-97]**
- (7) Medical and dental clinics.
- (8) Essential services.
- (9) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries and adult family care homes for elderly persons and physically disabled adults. **[Added 4-11-1990 by Ord. No. 2729-90; amended 11-26-2002 by Ord. No. 3748-02]**
- (10) Child-care centers. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (11) Adult-care centers. **[Added 9-24-1996 by Ord. No. 3196-96]**
- (12) Private and parochial schools not operated for profit. **[Added 2-25-1997 by Ord. No.**

1. Editor's Note: Former Subsection A(1), which listed single-family dwellings, was repealed 11-25-1997 by Ord. No. 3303-97.

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(13) Schools for vocational instruction. **[Added 2-25-1997 by Ord. No. 3230-97]**

B. Required accessory uses.

(1) Off-street parking subject to the provisions of § 348-8.20.

(2) Off-street loading subject to the provisions of § 348-8.19.

C. Permitted accessory uses.

(1) Fences subject to the provisions of § 348-8.13.

(2) Private swimming pools subject to the provisions of § 348-8.21.

(3) Signs subject to the provisions of § 348-8.26.

(4) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

D. Conditional uses subject to the provisions of Article IX of this chapter. **[Amended 12-26-1978 by Ord. No. 1801]**

(1) Churches and places of worship (§ 348-9.5).

(2) Public utilities (§ 348-9.6).

(3) Home professional offices (§ 348-9.11).

(4) Research laboratories (§ 348-9.22)

(5) (Reserved)²

(6) (Reserved)³

(7) (Reserved)⁴

E. Area, yard and building requirements.

(1) Minimum lot area:

(a) Single-family dwellings: 15,000 square feet.

(b) Offices: one acre (43,560 square feet).

(2) Minimum lot width:

(a) Single-family dwellings: 100 feet.

2. Editor's Note: Former Subsection D(5), concerning trailers as a conditional use, was repealed 2-8-1989 by Ord. No. 2633-89. For current provisions concerning trailers, see Ch. 308, Fire Prevention and Protection, Art. VIII.

3. Editor's Note: Former Subsection D(6), Community residences for the developmentally disabled, was repealed 11-26-2002 by Ord. No. 3748-02.

4. Editor's Note: Former Subsection D(7), Community shelters for victims of domestic violence, added 4-11-1990 by Ord. No. 2729-90, was repealed 11-26-2002 by Ord. No. 3748-02.

- (b) Offices: 150 feet.
- (3) Minimum lot frontage:
 - (a) Single-family dwellings:
 - [1] Interior lot: 50 feet.
 - [2] Corner lot: 110 feet on both streets.
 - (b) Offices: 150 feet.
- (4) Minimum lot depth:
 - (a) Single-family dwellings: 140 feet.
 - (b) Offices: 200 feet.
- (5) Minimum front setback:
 - (a) Minimum front setback: 40 feet on local, local collector and minor collector streets and 60 feet on major collector, minor or principal arterial highways. [**Amended 2-22-1995 by Ord. No. 3084-95**]
 - (b) Offices:
 - [1] Principal and accessory buildings: 100 feet.
 - [2] Parking areas and vehicular circulation aisles: 35 feet.
- (6) Minimum rear yard setback:
 - (a) Single-family dwellings:
 - [1] Principal buildings: 30 feet.
 - [2] Accessory buildings: 20 feet.
 - [3] Private swimming pools: 10 feet.
 - (b) Offices:
 - [1] Principal buildings: 30 feet.
 - [2] Accessory buildings: 30 feet.
- (7) Minimum side yard setback:
 - (a) Single-family dwellings:
 - [1] Principal building and accessory buildings: 15 feet.
 - [2] Private swimming pools: 10 feet.
 - (b) Offices:

- [1] Principal buildings: 20 feet with two combined side yards not less than 50 feet.
- [2] Accessory buildings: 20 feet.
- (8) Maximum building height: 45 feet subject to the provisions of § 348-5.12. **[Amended 4-25-2001 by Ord. No. 3597-01; 2-26-2019 by Ord. No. 4622-19]**
- (9) Minimum gross habitable floor area:
 - (a) One-bedroom house: 1,060 square feet.
 - (b) Two-bedroom house: 1,160 square feet.
 - (c) Three-bedroom house: 1,260 square feet.
 - (d) Four-or-more-bedroom house: 1,360 square feet.
- (10) Minimum floor area for office buildings: 1,500 square feet.
- (11) Maximum lot coverage by buildings: 10%, except that structures having 80% or more of their gross floor area on a single level shall be permitted a lot coverage of 15%. **[Amended 12-9-2003 by Ord. No. 3843-03]**
- (12) Minimum unoccupied open space: 35%.