

2.10 OD - Office District

Intent - OD: Office *Districts* are established to promote the development of areas where office uses, compatible office-type businesses, and some public and semi-public uses are developed in close proximity with commercial areas while serving as a buffer or transitional area between commercial areas and existing or future residential areas. Uses within the OD *Districts* are regulated in character to assure harmonious development with the residential *Districts* which the OD *Districts* buffers from more intense commercial development.

A. Permitted Uses.

1. Primary Uses

Communication/Utilities

Telephone Exchange

Educational Use

Child Care Center

Day Nursery

Nursery School

Kindergarten

Library

School - Commercial, Trade or
Business

Governmental Use

Fire Station

Governmental Offices

Police Station

Post Office (without Storage of
Delivery Vehicles)

Miscellaneous

Clinic, Medical, Dental or
Optometrists

Office/Professional Services

Architect

Artist

Bank Machines

Bank / Savings & Loan / Credit Union

Dentist

Design Services

Engineer

Insurance Agent

Lawyer

Musician

Physician

Pharmacist

Photographic Studio

Professional Offices

Real Estate Office

Service Organization Office

Travel Agency

Public Facilities

Museum

Public Park

Religious Use

Residential

Assisted Living Facility

Convalescent Home

Nursing Home

2. Special Exception Uses

Communication/Utilities

Public Utility Substation

Public Wells

Sewage Treatment Plant

Water Treatment Plant

Food Sales and Service

Restaurant without Alcoholic

Beverages

Restaurant with Alcoholic Beverages

Miscellaneous

Artificial Lake

Hotel

Personal Service

Health Spa or Fitness Center

Public Facilities

Community Center

Neighborhood Recycling Collection
Point

Parking Garage

3. Accessory Uses - See Article IV.

4. *Temporary Uses* - See Article IV.

B. Development Standards.

1. *Minimum Lot Width and Frontage* - each *Lot* or *Integrated Center* shall have a minimum *Lot Width* and *Frontage* on a *Public Street* of 50 feet.
2. *Minimum Yards and Building Setbacks*
 - a. *Front* - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street.</i>	60'
<i>Primary Arterial Street.</i>	30'
<i>Secondary Arterial Street.</i>	30'
<i>Collector Street.</i>	30'
<i>Local Street / Cul-de-sac Street.</i>	30'
 - b. *Minimum Side Yard and Setback* - shall be provided from the *Lot Line* as follows:
 - (1) *Minimum Side Yard* - 10 feet
 - (2) *Minimum Side Bufferyard* - 15 feet
 - c. *Minimum Rear Yard and Setback* - shall be provided from the *Lot Line* as follows:
 - (1) *Minimum Rear Yard* - 10 feet
 - (2) *Minimum Rear Bufferyard* - 15 feet
 - d. *Minimum Yards for Out Lots* - *Out Lots* within an *Integrated Center* shall provide a *Minimum Yard* of five (5) feet along all *Lot Lines* in common with other *Out Lots* or with the main portion of the *Integrated Center*. If any portion of an *Out Lot* abuts the perimeter of the *Integrated Center*, that portion of the *Out Lot* shall be required to comply with the applicable *Minimum Front, Side* or *Rear Yard* requirements set forth above. The main portion of the *Integrated Center* shall not be required to provide a *Minimum Yard* along the *Lot Line* in common with an *Out Lot*.
3. *Use of Minimum Yards and Bufferyards*

Use of Minimum Yards and Bufferyards - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

 - a. *Minimum Front Yards* - may include *Driveways* and *Parking Areas* (provided that no portion of the *Parking Area* may be located closer to the *Right-of-Way* than the (10) feet; except for *Minimum Front Yards* abutting the Ronald Reagan Parkway or a *Frontage Street* parallel to the Ronald Reagan Parkway, where *Parking Areas* shall be prohibited) and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV;
 - b. *Minimum Front Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV;
 - c. *Minimum Side and Rear Yards* - *minimum Side and Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said *Yards* shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV;
 - d. *Minimum Side and Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV.
4. *Maximum Building Height* - 35 feet.

5. Parking and Loading - See Article IV.
6. *Signs* - See Article VII.
7. Outdoor Operations - All uses and operations (except *Off-Street Parking*, *Off-Street Loading* and delivery, walk-up customer service windows and drive-through customer service windows) shall be conducted completely within enclosed *Buildings*.
8. Landscape Requirements - See Article IV.

C. Architectural Review.

If any portion of a *Lot* proposed for development is located in the OD *District* and within six-hundred (600) feet of a Residential *District* or *Gateway Corridor*, the entire proposed development located on that *Lot* shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V.

D. Development Incentives.

Any proposed development located in the OD *District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.