

**CHAPTER 165.27 C-O OFFICE BUSINESS DISTRICT**

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**165.27.010 Intent**

The C-O, Office Business District, is intended to include land and structures used primarily to provide office space. Some residential-type structures, for both permanent and transient occupancy and including residences associated with institutions, are permitted. Commercial uses which conform to the pattern of the district are also permitted. This district is characterized by large homes suitable for use as offices or parcels of land economically desirable for the construction of new office facilities. The uses permitted are characterized by a low volume of traffic and limited outdoor advertising, so as to protect the abutting and surrounding residential districts. This district is normally small in size and is often located as a buffer between residential and commercial areas.

**165.27.020 Use Regulations**

No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this Chapter, for other than one or more of the following specified uses:

- A. Principle Uses Permitted.
  - 1. Retail businesses which supply commodities on the premises, such as, but not limited to:
    - a. Doughnut shop
    - b. Deli
    - c. Cards and collectibles
    - d. Art shop and related studio
  - 2. Personal service establishment, which perform services on the premises, such as, but not limited to:
    - a. Barber shop
    - b. Beauty shop
    - c. Sun tanning establishment
    - d. Undertaking establishment and funeral parlor
  - 3. Business service establishment, which performs services on the premises, such as, but not limited to:
    - a. Bank, savings and loan, and financial institution not including drive-in facilities
    - b. Better business bureau
    - c. Business and management consultant

- d. Business office, in which chattels or goods, wares or merchandise are not displayed or sold on the premises except as incidental to the operation of the office
  - e. Chamber of Commerce
  - f. Charitable organization
  - g. Civic association
  - h. Credit agency
  - i. Insurance carrier
  - j. Insurance agency
  - k. Investment company
  - l. Labor union and organization
  - m. Mail order house
  - n. Merchants association
  - o. Political organization
  - p. Professional membership association
  - q. Real estate board
  - r. Real estate office
  - s. Social and fraternal associations
  - t. Trade association
4. Professional office establishment, such as, but not limited to:
- a. Accounting, auditing and bookkeeping
  - b. Artist and industrial designer
  - c. Attorney and law office
  - d. Chiropractor's office
  - e. Chiropractor's office
  - f. Dentist's office
  - g. Doctor's, surgeon's and physician's office
  - h. Engineering and architectural service
  - i. Landscape architect

- j. Medical and dental clinic
  - k. Minister
  - l. Optician's office
5. Public, quasi-public, and governmental buildings and facilities, not including child care centers and preschools (centers with seven or more children.)
6. Residential use, such as, but not limited to:
- a. Apartment hotel
  - b. Convalescent home, nursing home, rest home and sanitarium
  - c. Dormitory, fraternity, sorority and club
  - d. Home occupation
  - e. Single-family detached dwelling
  - f. Two-family dwelling

**B. Accessory Uses.**

Accessory buildings, structures, and uses customarily incidental to and commonly associated with a principal or special use, including storage garages where the lot is occupied by a multiple family residential use or institutional building, may be permitted, provided all such accessory uses are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the principal permitted or special use. Any storage garage or accessory building that is not a part of the main building shall be located in conformance with all yard requirements except as otherwise provided.

**C. Temporary Permit Uses Permitted.**

Upon application to and issuance by the Building Official of a permit, the following uses may be operated as temporary uses:

Same as those permitted in R-3.

**D. Special Use Permitted.**

The Board may, by special use permit, after public hearing pursuant to 165.72 and 165.80 and subject to such protective restrictions that it deems necessary, authorize the location, construction, extension or structural alteration, or an increase in their height, of any of the following buildings or uses:

- 1. Utility substation – A landscape screen and/or fence eight feet in height shall be erected around the perimeter of the substation to minimize the visual impact of the utility substation on the surrounding residential units or other uses.
- 2. Cemeteries and mausoleums
- 3. Child care center, preschool, kindergarten, day nursery or day care center
- 4. Non-commercial radio or television tower over fifty feet in height and not exceeding 99 feet in height

5. Antique shop
6. Drive-in banking facility
7. Multiple-family dwelling
8. Restaurant, excluding drive-in service or other restaurant serving customers while in their vehicles
9. Drugstore, limited to goods normally associated with drugs, pharmaceutical products and health care products, not to include other retail merchandise
10. Residence, when above the first floor and secondary to the office use of the premises.

E. Prohibited Uses.

All uses not expressly authorized in section 165.27.020, including, but not limited to:

1. Adult book store
2. Adult entertainment of a sexual nature
3. Bar, cocktail lounge, and tavern
4. Hotel and motel
5. Drive-in restaurant or other restaurant with service to customers while in their vehicles
6. Off-premise sign and billboard

**165.27.026 Special Provisions**

- A. Enclosure of operations. All business, servicing or processing shall be conducted within completely enclosed buildings, except off-street parking or loading.
- B. Parking requirements, in accordance with the applicable regulations set forth in section 165.65. In addition, the parking of trucks when accessory to the conduct of a permitted use shall be limited to vehicles having not over one and one-half tons capacity, except for pick-up and delivery services.
- C. Scope of operations. All business establishments shall be retail trade or service establishments dealing directly with consumers, and all goods produced on the premises shall be sold on the premises where produced.
- D. Screening. Where a commercial use abuts or is across the street from a residential district, adequate screening shall be provided in accordance with section 165.75.022.

**165.27.040 Height, Yard and Setback Requirements**

The height, yard and setback requirements within the C-O, Office Business District, shall be a required in Chapter 165.60.

**165.27.050 Sign Regulations**

The sign requirements within the C-O, Office Business District, shall be limited to those permitted in Chapter 165.67.