

CHAPTER 1274

“O-2” (OFFICE PARK)

1274.01 PURPOSE:

The “O-2” (Office Park) Zoning District has been established to permit business and/or professional offices, as well as certain types of educational facilities and government buildings in moderate to higher density configurations. The district is designed to be compatible with adjacent commercial and/or industrial type uses and is not intended to abut residential uses of property.

(Ordinance 2008-199, passed 8/4/08, effective 12/13/08)

1274.02 PERMITTED USES:

A. PRINCIPAL USES:

1. Professional and Business Office Uses.
2. Medical and/or Dental Offices for the treatment and aid of humans.
3. Colleges, Universities, Trade Schools, Business Schools.
4. Federal, State and Local Government Offices.

B. ACCESSORY USES:

1. Any accessory use immediately and exclusively accessory to a use permitted on

the site, including automobile parking facilities; central heating, air conditioning and maintenance facilities wholly enclosed within a permitted building; utilities, mechanical equipment and/or storage facilities wholly enclosed within a permitted building as necessary for the proper functioning of permitted uses.

(Ordinance 2008-199, passed 8/4/08, effective 12/13/08)

| |
|--|
| 1274.03 LOT, BUILDING, AND PARKING STANDARDS: |
|--|

A. LOT REQUIREMENTS:

1. MINIMUM PROJECT SIZE: No office park project shall consist of less than fifteen (15) acres of contiguous area.
2. MINIMUM GREEN SPACE: At least thirty percent (30%) of any office project development shall be reserved as green space.

B. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:

1. MINIMUM FRONT YARD SET-BACKS – The minimum front yard set-back for any structure shall be one hundred (100) feet when adjacent to non-residentially zoned land, and a set-back of at least two hundred (200) feet shall be maintained when adjacent to residentially zoned land.
2. MINIMUM SIDE YARD SET-BACKS - No building may be located closer than one hundred (100) feet to any interior side property line, nor closer than one hundred (100) feet to any side street, nor closer than two hundred (200) feet to any side property line abutting residentially zoned land.
3. MINIMUM REAR YARD SET-BACKS - No building may be located closer than one hundred (100) feet to any interior rear property line nor closer than one hundred (100) feet to a rear street, nor closer than two hundred (200) feet to any rear property line abutting residentially zoned land.
4. MINIMUM SET-BACK BETWEEN STRUCTURES - A minimum setback distance shall be maintained between any two buildings on the same lot that is equivalent to the average of the heights of the structures, however, under no circumstance shall such set-back be less than twenty-five (25) feet.
5. MINIMUM AND MAXIMUM BUILDING SIZE - No principal structure may exceed twenty five thousand (25,000) square feet in area per floor, nor shall any

principal structure contain less than twelve hundred (1,200) square feet of floor area.

6. **MAXIMUM BUILDING AND IMPERVIOUS SURFACE COVERAGE** - No more than twenty five percent (25%) of any lot may be covered with buildings, and total impervious surface area (including all buildings and paved surfaces) shall not exceed seventy percent (70%) lot coverage.
7. **MAXIMUM HEIGHT** – No structure may exceed fifty (50) feet in height above finished grade, nor shall any structure contain more than four (4) stories. However, elevator housings or other rooftop mounted mechanical equipment may extend to a height of fifteen (15) feet above the roofline of the structure on which they are located, provided that they are set-back from all main building walls, and provided that they are designed as an integral part of the building or are otherwise enclosed with similar architectural treatment as are the main building walls.

C. PARKING AREA SET-BACKS AND DIMENSION REQUIREMENTS:

1. **MINIMUM FRONT YARD SET-BACK** - The minimum front yard set-back for any parking area shall be forty feet (40) feet when adjacent to non-residentially zoned land, and a set-back of at least one hundred (100) feet shall be maintained when adjacent to residentially zoned land.
2. **MINIMUM SIDE YARD SET-BACKS** - Parking areas shall be located no closer than forty (40) feet to any interior side property line abutting non-residentially zoned land , nor closer than one hundred (100) feet to any interior side property line abutting residentially zoned land, nor shall such parking areas be located closer than forty (40) feet to any side street. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.
3. **MINIMUM REAR YARD SET-BACKS** – Parking areas shall be located no closer than forty (40) feet to any interior rear property line abutting non-residentially zoned land , nor closer than one hundred (100) feet to any interior rear property line abutting residentially zoned land, nor shall such parking areas be located closer than forty (40) feet to any rear street. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.
4. **MINIMUM SETBACK FROM BUILDINGS** - Parking areas and street access drives shall be located no closer than ten (10) feet to any building.
5. **MINIMUM PARKING AREA GREEN SPACE:** Large unbroken parking areas shall be avoided. Therefore, no parking area shall contain more than twenty (20) spaces without interruption by green space, and at least five percent (5%) of the interior area of

any parking area containing twenty-one (21) or more parking spaces shall be reserved as green space. Parking area green space shall be included in the calculation of total site green space.

**SUMMARY TABLE OF
“O-2” (OFFICE PARK)
REQUIREMENTS***

BUILDING

| | |
|--|-----------------------------------|
| MIN. FRONT SETBACK..... | 100 ft |
| MIN. SIDE YARD SET-BACK (interior)..... | 100 ft |
| MIN. SIDE YARD SET-BACK (street)..... | 100 ft |
| MIN. SET-BACK BETWEEN STRUCTURES ON SAME LOT..... | 25 ft |
| MIN REAR YARD SET-BACK..... | 100 ft |
| MAX. BUILDING HEIGHT | 50 ft |
| MAX. BUILDING SIZE..... | 25,000 sq ft per floor |

PARKING

| | |
|--|--------------|
| MIN. FRONT SET-BACK..... | 40 ft |
| MIN. SIDE YARD SET-BACK (interior)..... | 40 ft |
| MIN. SIDE YARD SET-BACK (street)..... | 40 ft |
| MIN. REAR YARD SETBACK..... | 40 ft |

LOT

| | |
|--------------------------------------|------------|
| MIN. LOT WIDTH..... | N/A |
| MIN. LOT AREA..... | N/A |
| MIN. GREEN SPACE..... | 30% |
| MAX. IMPERVIOUS COVERAGE..... | 70% |

** SEE TEXT FOR COMPLETE REOUIREMENTS*