

155.040 Article 3 Zoning District Regulations

155.044 O-1 Office Building District

(A) Intent

The O-1 Office Building District is designed to accommodate office uses that provide limited impact on adjacent residential neighborhoods. These districts are intended to be located adjacent to major shopping centers or other large establishments generating greater volumes of vehicular and pedestrian traffic.

(B) Principal uses permitted

The following regulations shall apply in all O-1 Districts and no building, structure or premises, except as otherwise provided in the Zoning Code, shall be erect altered or used except for one or more of the following uses:

- (1) Office buildings for any of the following occupations: executive; administrative and professional, subject to the limitations contained below in division (D) of this section.
- (2) Medical and dental offices, including clinics, but excluding substance abuse treatment centers.
- (3) Publicly owned buildings, exchanges and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations, subject to the limitations contained below in division (D) of this section.
- (4) Other uses similar to the above uses.
- (5) Publicly owned Libraries, Post Offices, and similar Government offices.
- (6) Accessory buildings and structures.
- (7) Accessory uses and businesses.
- (8) Automobile parking space to be provided as required in Section 155.070 Article 6 General Development Standards.

(C) Uses permitted subject to special conditions

The following uses shall be permitted, subject to the conditions set forth in this Article, Article 5 Special Conditions and Land Use Standards and all applicable codes and ordinances set forth in this Zoning Code and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this Zoning Code:

- (1) An accessory use customarily related to a principal use authorized by this section, such as a pharmacy or apothecary shop, stores limited to corrective garments or bandages, optical company or restaurant may be permitted, provided it is within the building to which it is accessory and does not have a direct outside entrance for customers.
- (2) Nursing and convalescent homes.

- (3) Amateur Radio Antenna, subject to regulations of Section 155.210 Article 11 Wireless Communication Towers and Antennas.
- (4) Utility and Public Service Buildings without storage yards.
- (5) Nursery Schools.

(D) **Required conditions**

- (1) No interior display shall be visible from the exterior of the building, and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed 25% of the usable floor area or either the first or second story, or in the basement.
- (2) The outdoor storage of goods or materials shall be prohibited.
- (3) Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.

(E) **Area and bulk requirements**

For requirements limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements see Section 155.060 Article 4 Schedule of Regulations.